

FOR LEASE



MELVIN MARK

EST. 1945



BROADWAY BUILDING

625 SW Broadway Portland, Oregon 97205

*Plug & Play space ready to occupy ASAP
from 4,228 to 14,452 RSF*

\$23.50/SF Full Service

- Base rent of \$19.50/SF for "as-is" leases

PAUL ANDREWS

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Licensed in OR

BRYN HOKKANEN

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Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

BROADWAY BUILDING FOR LEASE



BUILDING HIGHLIGHTS

- Adjacent to Pioneer Square, Portland's "Living Room" and TriMet MAX line
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- On-site shower facility
- Customer parking nearby

At the epicenter of Portland's business and financial districts, the 5-story, historic building sets the standard of excellence in high performance work environments.



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



SUSTAINABLE PRACTICES



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY

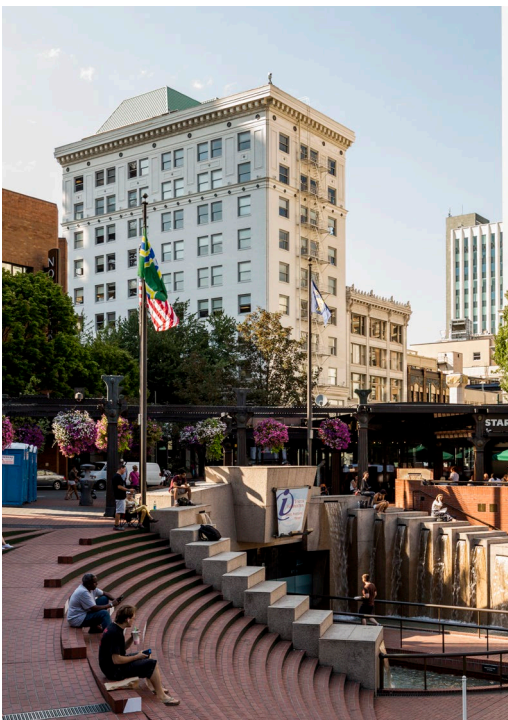


CREATIVE WORK SPACE AVAILABLE



CENTRAL LOCATION







FLOOR 3 9,904 RSF (approx.)

Available Now

\$23.50/SF Full Service

\$23.50/SF and 14,452 RSF for the combined space

EXPLORE THE SPACE
WITH A VIRTUAL TOUR

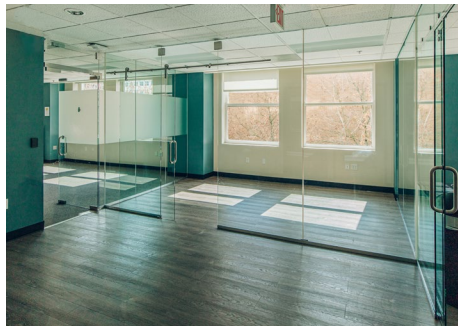
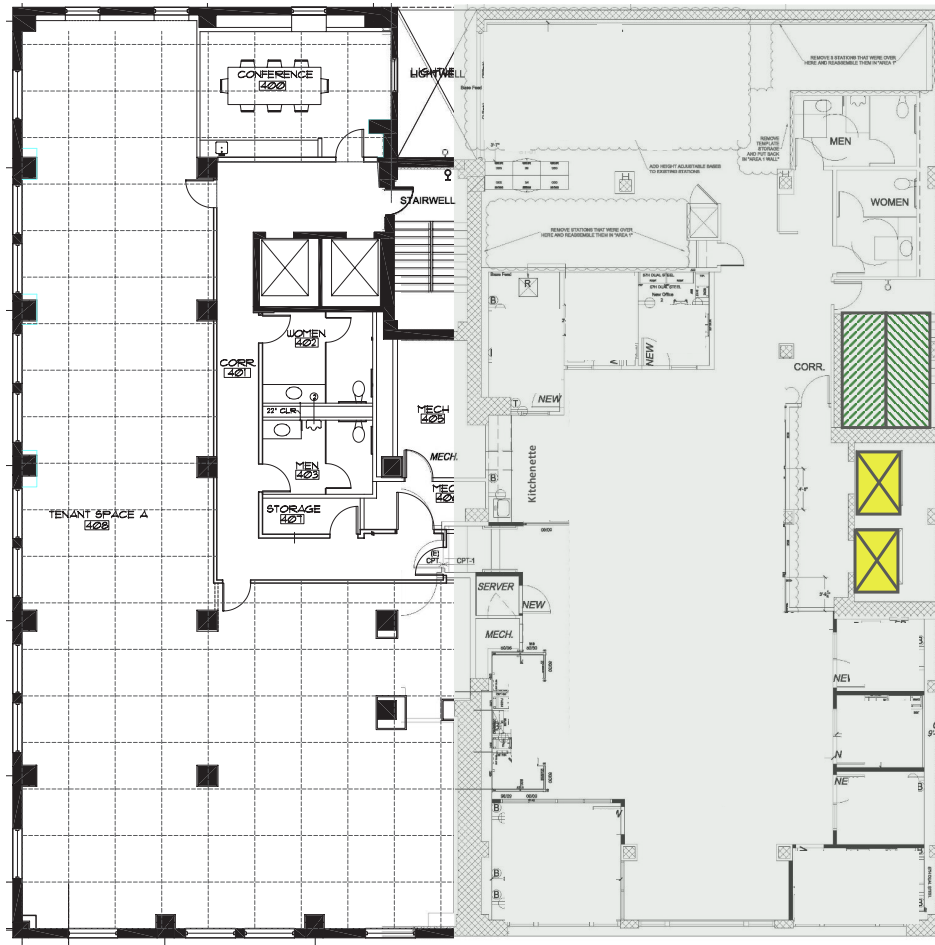
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BROADWAY BUILDING AVAILABILITY

625 SW Broadway
Portland, OR 97205



FLOOR 4 5,281 RSF (approx.)

Available Now

\$23.50/SF Full Service

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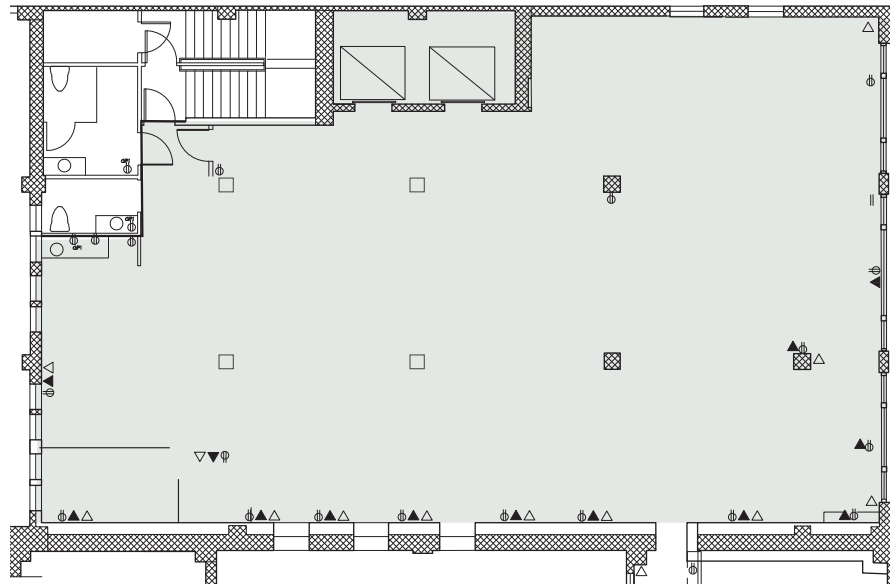
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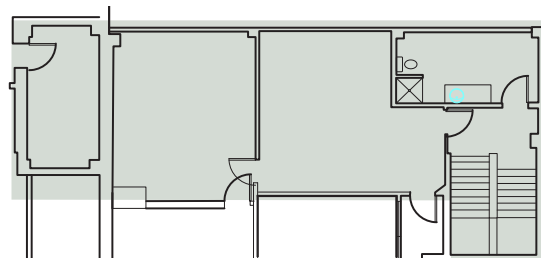
SUITE 500

4,228 RSF



6TH FLOOR PENTHOUSE

910 SF



FLOOR 5 & 6 Up to 4,228 RSF (approx.)

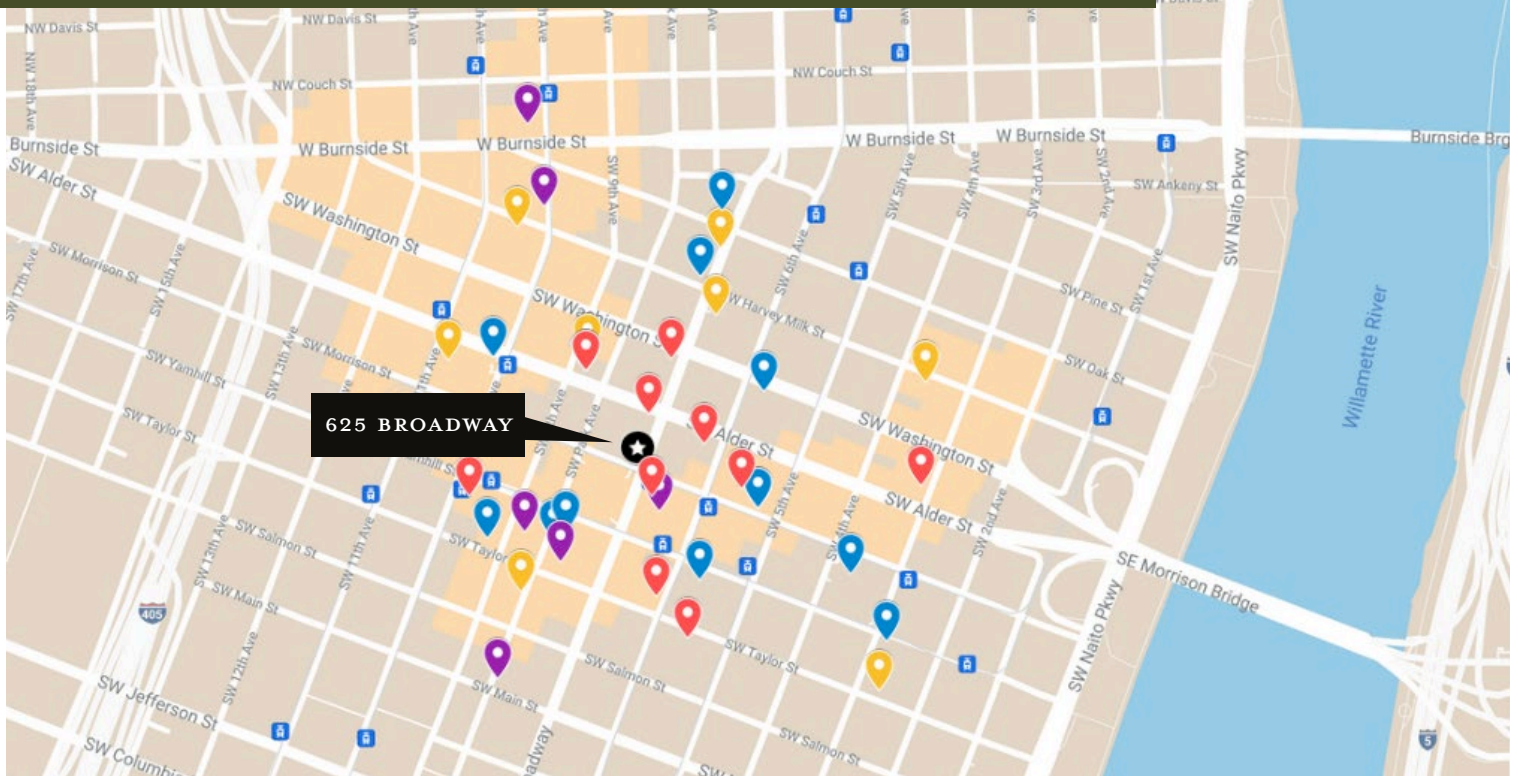
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BROADWAY BUILDING FOR LEASE



HOTELS

Woodlark
 Ace Hotel
 The Nines Hotel
 Hi-Lo Hotel
 Paramount Hotel
 Hotel Lucia
 The Sentinel Hotel
 Benson Hotel
 AC by Marriott

CAFES

Starbucks
 Upper Left Roasters
 Good Coffee
 St. Honoré Bakery
 Case Study Coffee Roasters
 Water Avenue Coffee
 Kure Juice Bar
 Barista

ATTRACTIONS

Pioneer Square
 Director Park
 Fox Tower Cinemas
 Portland Art Museum
 Arlene Schnitzer Concert Hall
 Oregon Historical Society
 Park Blocks
 Powell's Books

RESTAURANTS

Bullard
 Departure Restaurant + Lounge
 Swine Bar
 Jake's Grill
 Flying Elephants at Fox Tower
 Ben & Jerry's
 The Independent Sports Bar & Grill
 El Gaucho
 Punch Bowl Social
 Chipotle Mexican Grill
 Pastini Pastaria



100
 WALK SCORE
"Walker's Paradise"



98
 BIKE SCORE
"Biker's Paradise"



96
 TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



STUMPTOWN
COFFEE ROASTERS



POWELL'S
 CITY of BOOKS





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