

# FOR LEASE OFFICE/RETAIL

**M**  
**MELVIN MARK**  
EST. 1945



## UNION BANK BUILDING

707 SW Washington Portland, Oregon 97205

*Office or Retail Opportunity*  
*Ground Floor 28,915 - 33,258 RSF*

\$35.00-\$39.00 Full Service

**PAUL ANDREWS**  
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Portland, Oregon 97201  
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EXPLORE THE SPACE  
WITH A VIRTUAL TOUR ▶

OUR COVID BUILDING &  
TOURING PROTOCOL ▶

# UNION BANK BUILDING FOR LEASE



## BUILDING HIGHLIGHTS

- 35-Foot high lobby ceiling with slate and teak features
- New building exercise facility, showers and lockers
- Strategically positioned in Portland's business and financial district with easy access to bridges, airport and transit
- 24/7 Secured Building
- 1.5 per 1,000 parking ratio
- Wired Certified Platinum featuring best-in-class connectivity



At the epicenter of Portland's business and financial districts, the 15-story, Class A building sets the standard of excellence in high performance work environments.



CREATIVE  
WORK SPACE  
AVAILABLE



CLASS  
A SPACE  
AVAILABLE



PROFESSIONAL  
SERVICES



RETAIL SPACE  
AVAILABLE



SUSTAINABLE  
PRACTICES



BIKE  
ACCESSIBILITY



COFFEE  
SHOP(S)  
WITHIN 1 MILE



DINING  
WITHIN 1 MILE



MANAGED BY  
MELVIN MARK



CENTRAL  
LOCATION

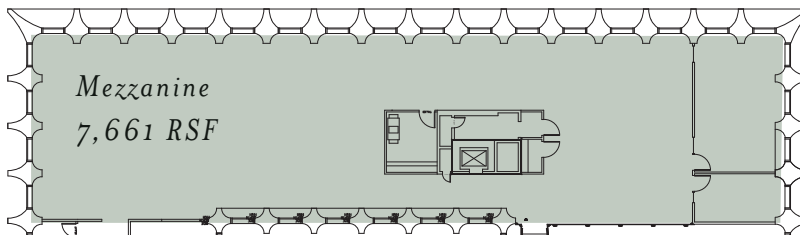
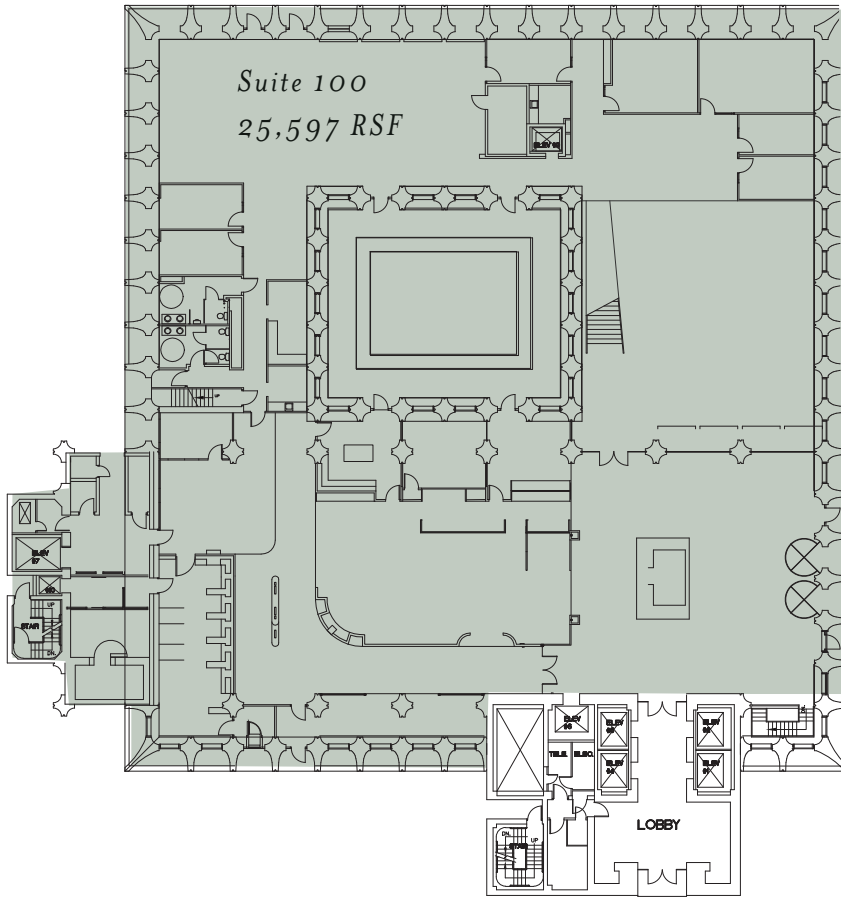


PARKING  
AVAILABLE



## SPACE HIGHLIGHTS

- Building signage rights available
- 30 foot ceilings
- Private interior outdoor fountain and atrium
- 18 market rate reserved parking spaces with separate unique access
- In-suite kitchen and restrooms
- Two separate unique building entrances
- Private loading dock



## SUITE 100 28,915 - 33,258 RSF (approx.)

Office or Retail Opportunity  
\$35.00-\$39.00 Full Service  
Available July 1, 2021

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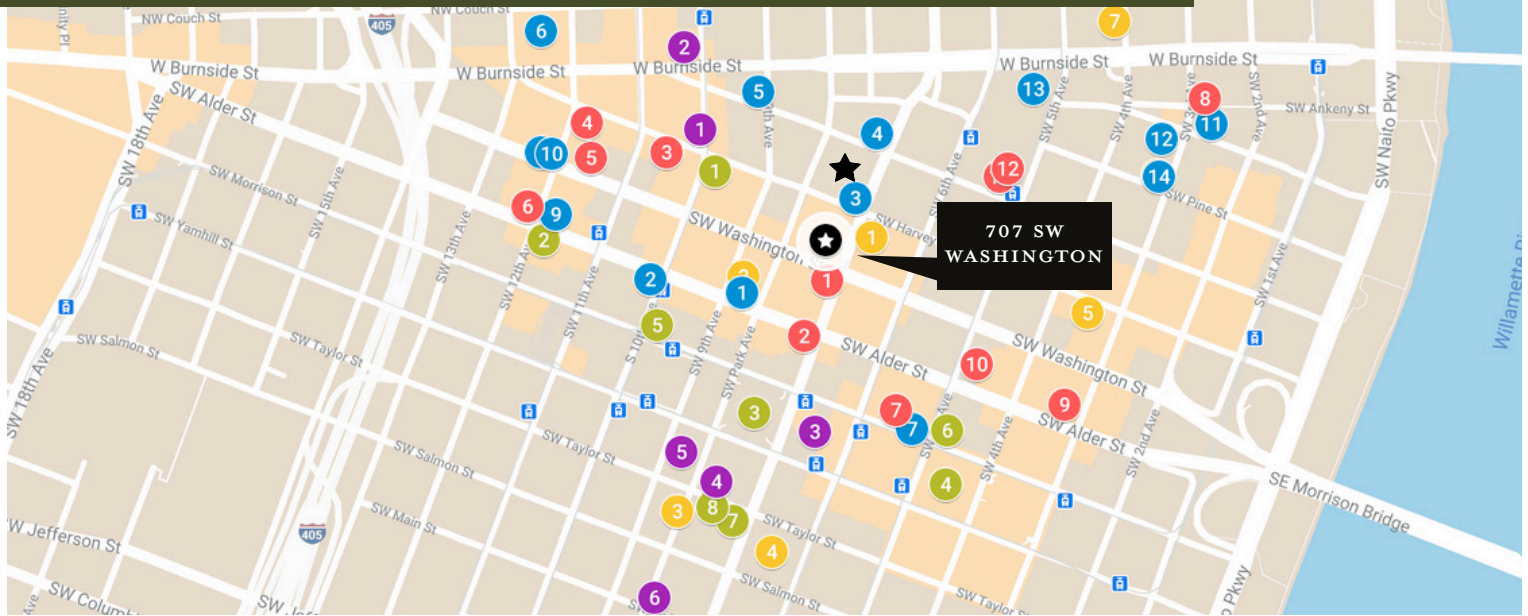
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# UNION BANK BUILDING FOR LEASE



## RESTAURANTS

1. Bullard
2. Jake's Grill
3. El Gaucho
4. The Independent Sports Bar & Grill
5. Thai Peacock Restaurant
6. Whole Foods Market
7. Departure
8. Grassa
9. Toki
10. Lardo
11. AFURI Ramen + Dumpling
12. Mother's Bistro & Bar
13. Portland City Grill
14. Kingsland Kitchen

## CAFES

1. St. Honoré Bakery
2. Public Domain
3. Stumptown Coffee Roasters
4. Kure Juice Bar
5. Heart Coffee
6. Never Coffee
7. Upper Left Roasters
8. Voodoo Doughnut
9. Barista
10. Spella Cafe
11. Starbucks
12. Pop Bagel

## ATTRACTIONS

1. Living Room Theaters
2. Powell's Books
3. Pioneer Courthouse Square
4. Regal Cinemas Fox Tower 10
5. Director Park
6. Arlene Schnitzer Concert Hall

## RETAIL

1. Wildfang
2. Frances May
3. Nordstrom
4. Pioneer Place
5. Target
6. Nike
7. Columbia Sportswear
8. Mountain Hardwear

## HOTELS

- ★ The Benson Hotel (attached to Union Bank)
- 1. Hotel Lucia
- 2. Woodlark
- 3. Paramount Hotel
- 4. Hilton Hotel (299 rooms)
- 5. Hi-Lo Hotel
- 6. Embassy Suites by Hilton Portland Downtown
- 7. The Hoxton (119 rooms)

## NOTABLE TENANTS

- New Relic
- Puppet Labs
- Survey Monkey
- Guidespark
- Airbnb
- Aruba Networks
- Sq1
- Tripwire
- University of Oregon, Portland Campus



**100**  
WALK SCORE

"Walker's Paradise"



**97**  
BIKE SCORE

"Biker's Paradise"



**97**  
TRANSIT SCORE

"Rider's Paradise"

## IN GOOD COMPANY



**STUMPTOWN  
COFFEE ROASTERS**



# UNION BANK BUILDING FOR LEASE



## LOCATION HIGHLIGHTS

- Central downtown location, convenient to public transit system and freeway access
- Full complement of urban services, amenities and retail within blocks
- Direct freeway and bridge access means less congestion
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Technology companies in the neighborhood include **New Relic**, **Puppet Labs**, **Survey Monkey**





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