

FOR LEASE



MELVIN MARK
EST. 1945

COLUMBIA SQUARE

111 SW Columbia Street, Portland, Oregon 97201

Office Space Available

Up to 48,000 RSF Contiguous

\$29.95 - \$36.00 Full Service

TOM BECIC

503.546.4513

tbecic@melvinmark.com

Licensed in OR

PAUL ANDREWS

503.546.4542

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Licensed in OR

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

EXPLORE THE SPACE
WITH A VIRTUAL TOUR



COLUMBIA SQUARE FOR LEASE

BUILDING HIGHLIGHTS

- Local ownership and responsive property management
- Building lobby and common area renovations complete
- Remodeled, multi-media conference center
- Fitness center, shower & locker rooms
- Secure bike storage
- Green Building Initiative awarded 4 Globes (highest rating)

COLUMBIA SQUARE AVAILABILITY

Up to 48,000 RSF Contiguous

Floor	Suite	RSF	FS Rate/RSF
15 & 14		36,500	\$36.00
13	1320	1,800	\$32.00
11	1180	5,000*	\$31.00
	1100	5,100*	\$32.50
10	1030	5,900	\$32.50
	1090	1,300	\$33.00
9	945	2,800*	\$31.00
	940	3,800*	\$32.00
	900	3,100*	\$33.00
8	895	1,800	\$33.00
7	715	1,200	\$31.50
	705	2,000	\$31.50
6	650	12,200	\$29.95
5	550	14,600	\$29.95
3 & 4		21,000	\$29.95

*Contiguous space



CREATIVE
WORK SPACE
AVAILABLE



CLASS
A SPACE
AVAILABLE



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK



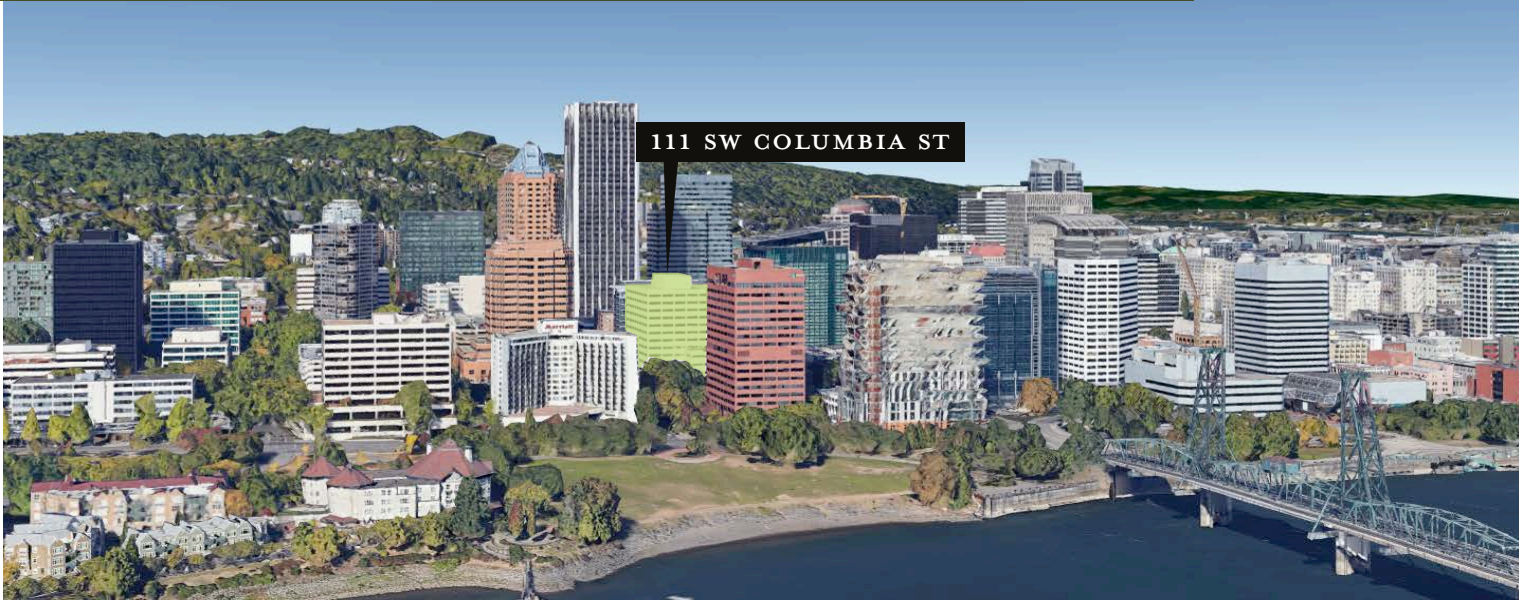
CENTRAL
LOCATION



PARKING
AVAILABLE

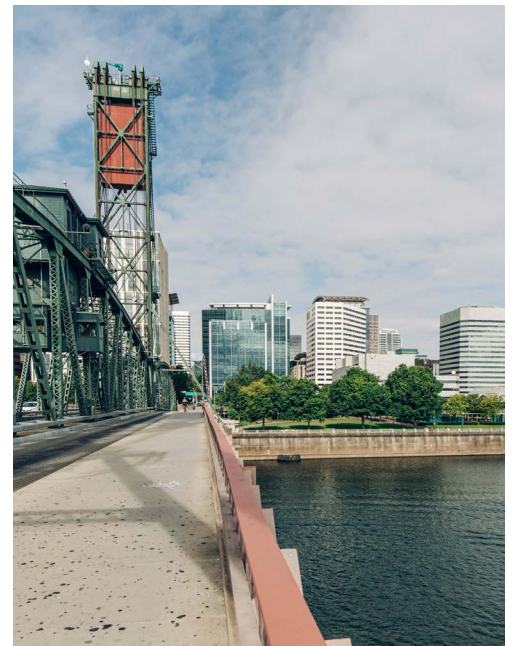
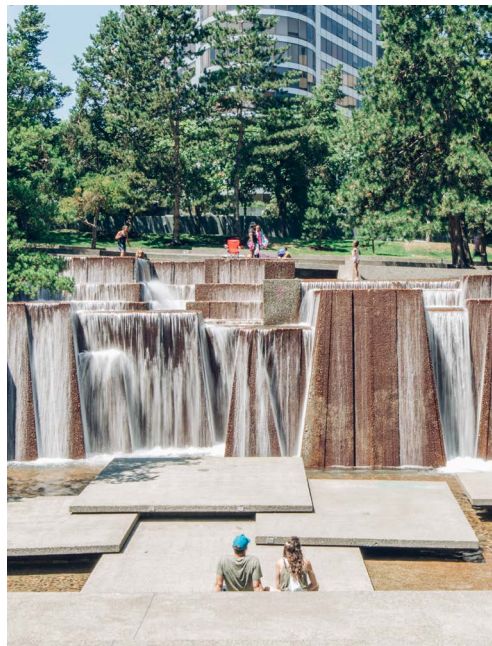


COLUMBIA SQUARE LOCATION



LOCATION HIGHLIGHTS

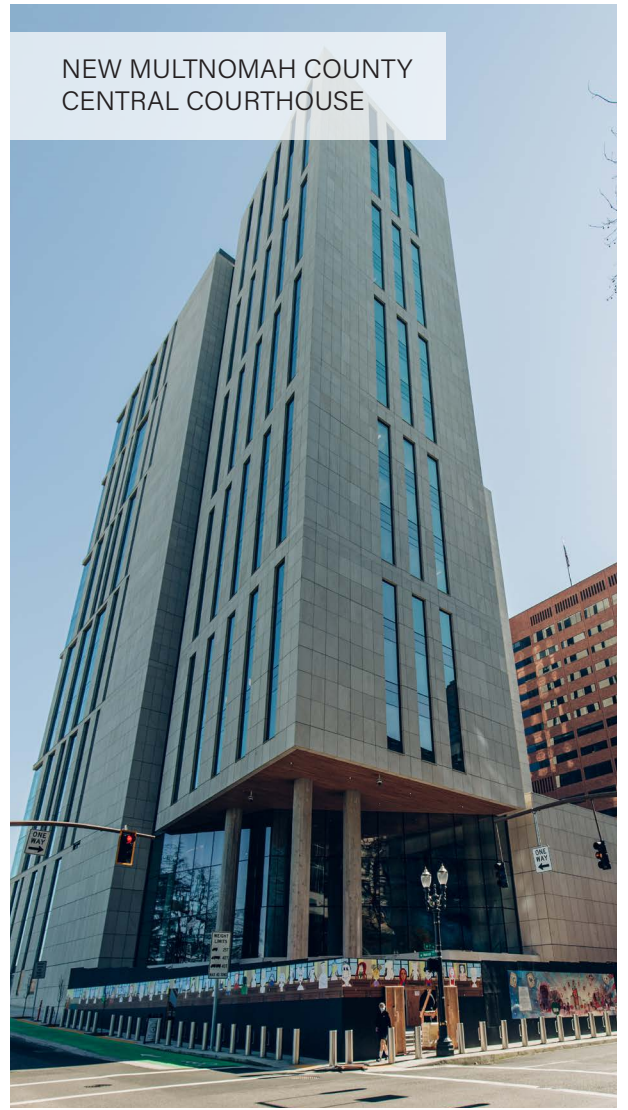
- Fountain District location
- Located one block from Waterfront Park
- Full complement of urban services and amenities within blocks
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Easy access to I-5 North/South, US 26, I-84, Hawthorne and Morrison Bridges
- Near fine dining, numerous cafes, and delis
- Close to Transit Mall, MAX light rail, bus routes, and Portland Streetcar lines
- Adjacent to the new Porter Hotel, Astoria Portland Apartments and Multnomah County Courthouse



STEPS FROM THE WATERFRONT



NEW MULTNOMAH COUNTY
CENTRAL COURTHOUSE



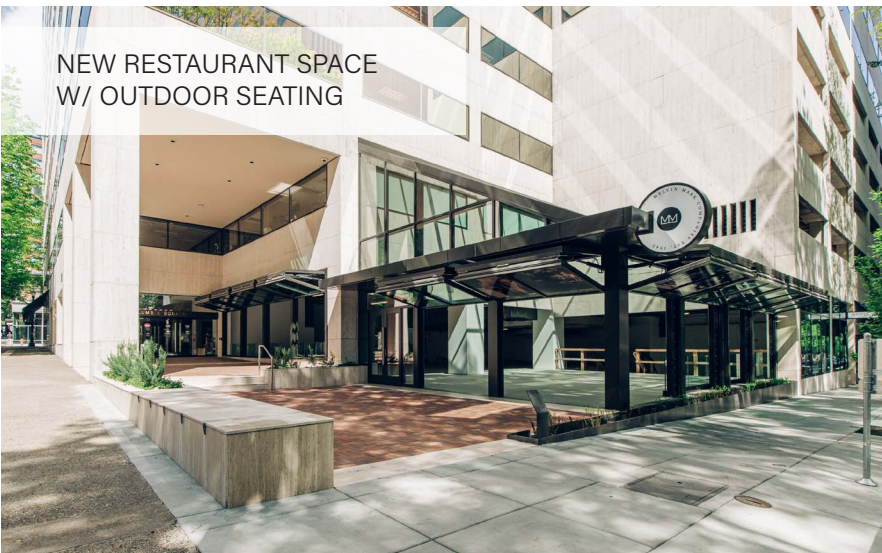
140 SW COLUMBIA:
20 STORY MIXED-USE



THE PORTER HOTEL



NEW RESTAURANT SPACE
W/ OUTDOOR SEATING



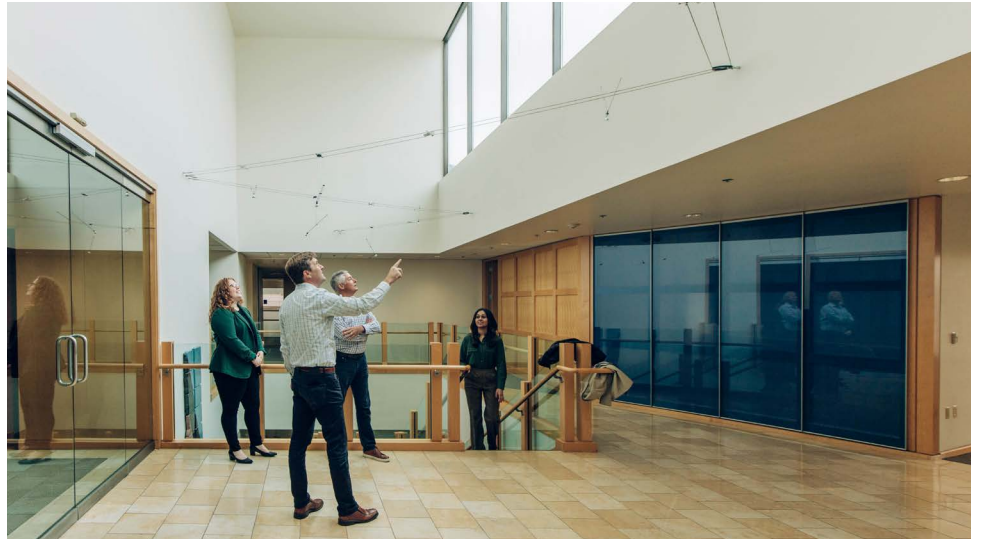
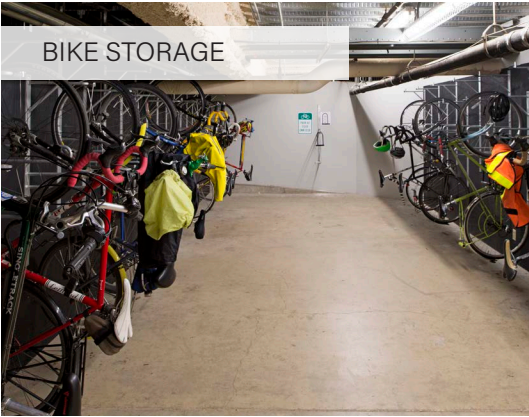
8TH FLOOR
CONFERENCE ROOM



FITNESS CENTER



BIKE STORAGE



14TH & 15TH
FLOOR AVAILABILITY



COLUMBIA SQUARE NEIGHBORHOOD

PARKING GUARANTEED

1:1,000 RSF on-site with up to 4:1,000 RSF within one block



TRANSPORTATION



INNER EASTSIDE
9 Minutes



YAMHILL DISTRICT MAX STATION
1 Minute

TO BEAVERTON
33 Minutes



PIONEER SQUARE
6 Minutes

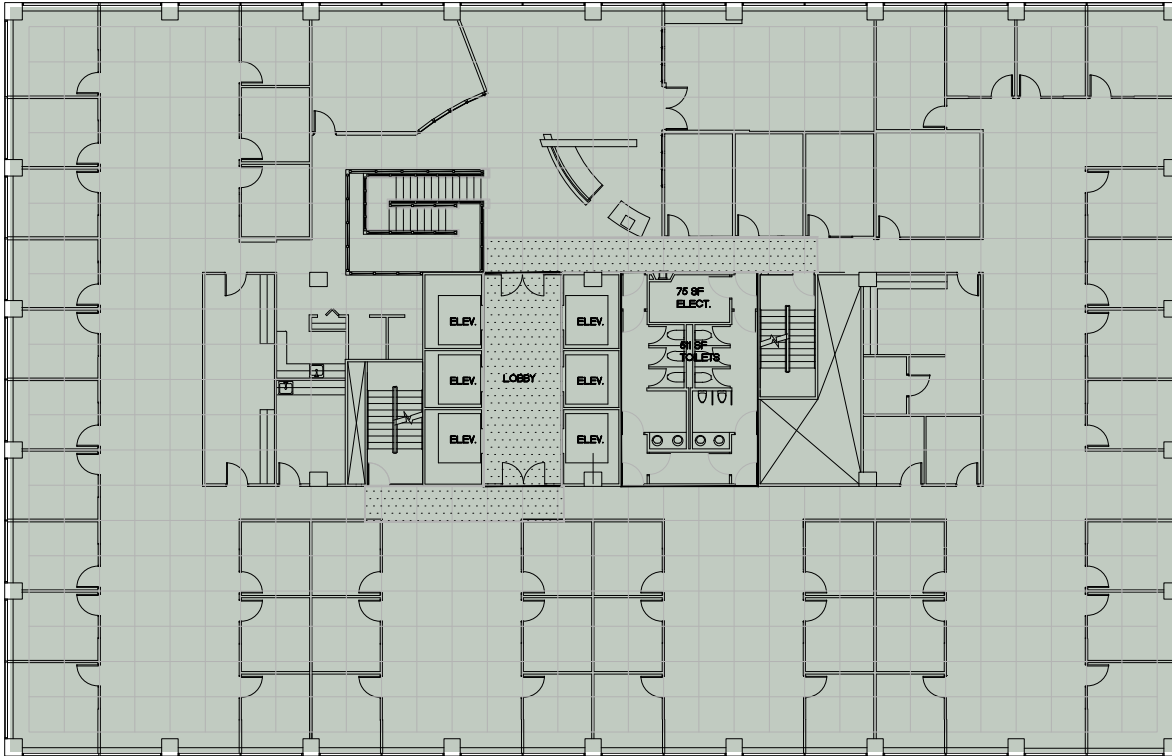
WATERFRONT PARK
1 Minute



PDX AIRPORT
15 Minutes

INNER EASTSIDE
5 Minutes





- Outstanding, panoramic views
- Dramatic skylight and staircase connection between floors
- Large, efficient floor plan with extensive window line
- Floors 14 & 15: up to 36,500 RSF and staircase connection to the 13th floor



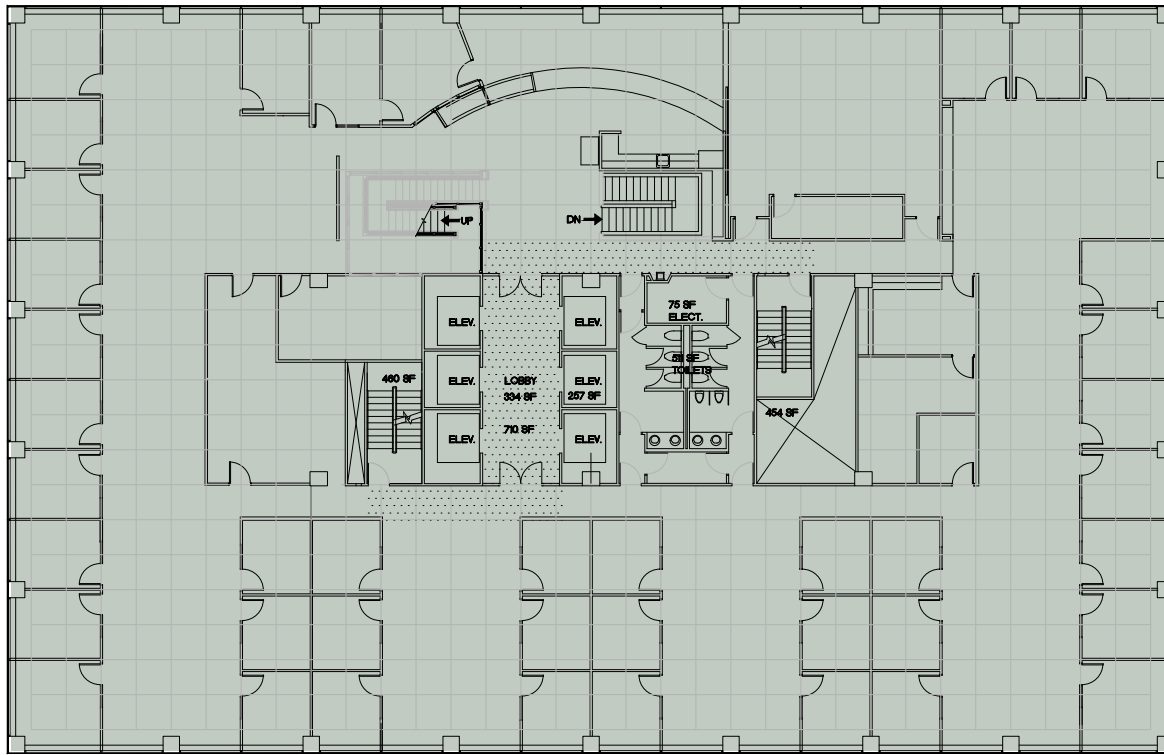
15TH FLOOR UP TO 36,500 RSF (approx.)

\$36.00 Full Service

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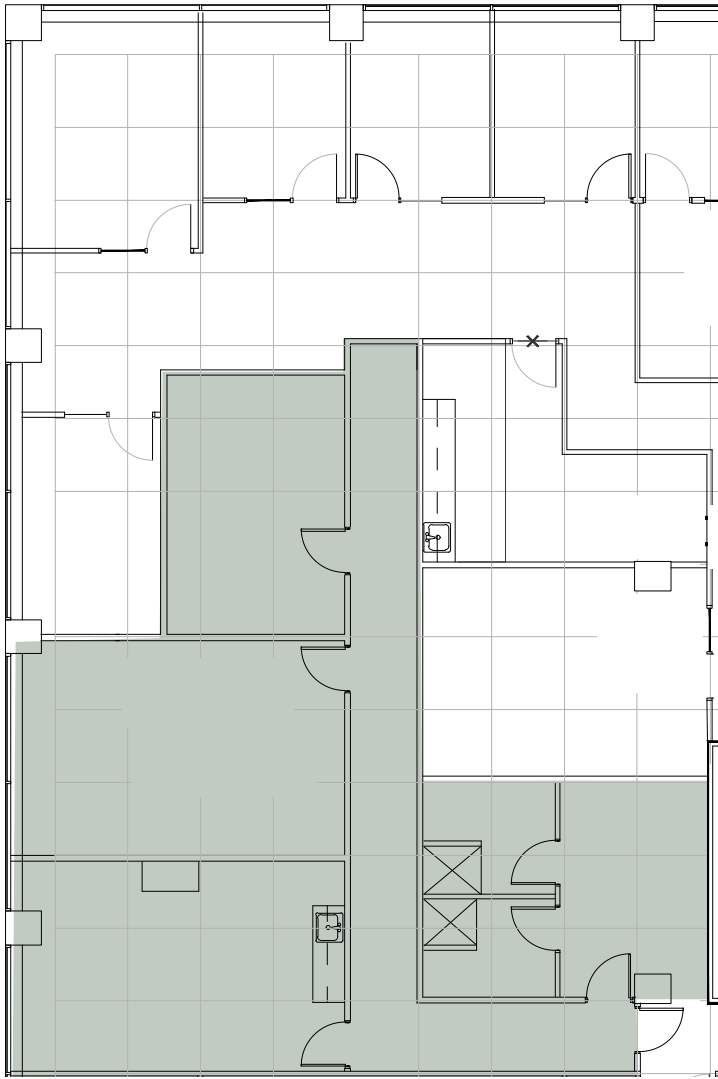
14TH FLOOR UP TO 36,500 RSF (approx.)

\$36.00 Full Service

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- Supplemental space to the 14th & 15th floors
- Staircase connection to the 14th floor
- Private shower rooms
- Lockers
- Break room
- Server Room

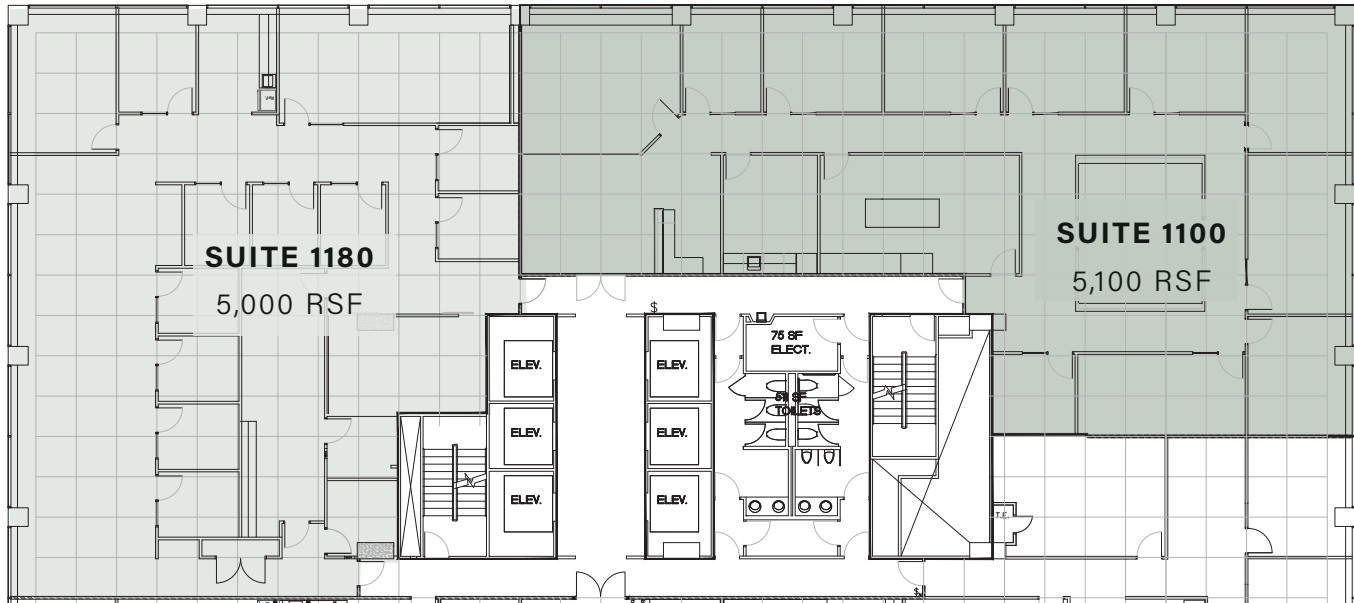
SUITE 1320 1,800 RSF (approx.)

\$32.00 Full Service

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SUITE 1180 - \$31.00/FS

- NW/SW corner views
- Break room
- Contiguous to Suite 1100 for up to 10,100 RSF

SUITE 1100 - \$32.50/FS

- Built-out for law firm
- Elevator lobby entrance
- Above standard improvements
- Mount St. Helens/Willamette River views
- Contiguous to Suite 1180 for up to 10,100 RSF



11TH FLOOR 5,000-10,100 RSF (approx.)

\$31.00-\$32.50 Full Service

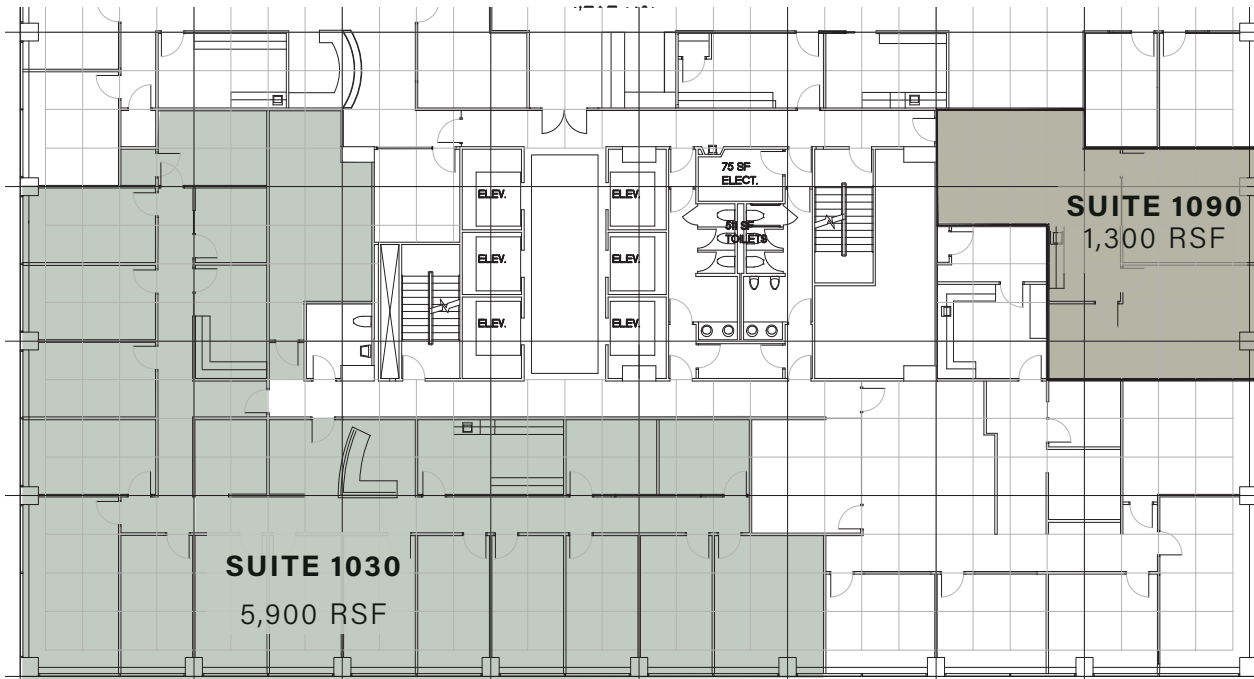
EXPLORE SUITE 1100
WITH A VIRTUAL TOUR ▶

EXPLORE SUITE 1180
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SUITE 1030 - \$32.00/FS

- SW corner views
- Divisible to suit

SUITE 1090 - \$33.00/FS

- View of the Willamette River
- Ready for move-in



10TH FLOOR 1,300-5,900 RSF (approx.)

Available Now

\$32.00-\$33.00 Full Service

EXPLORE THE SPACE
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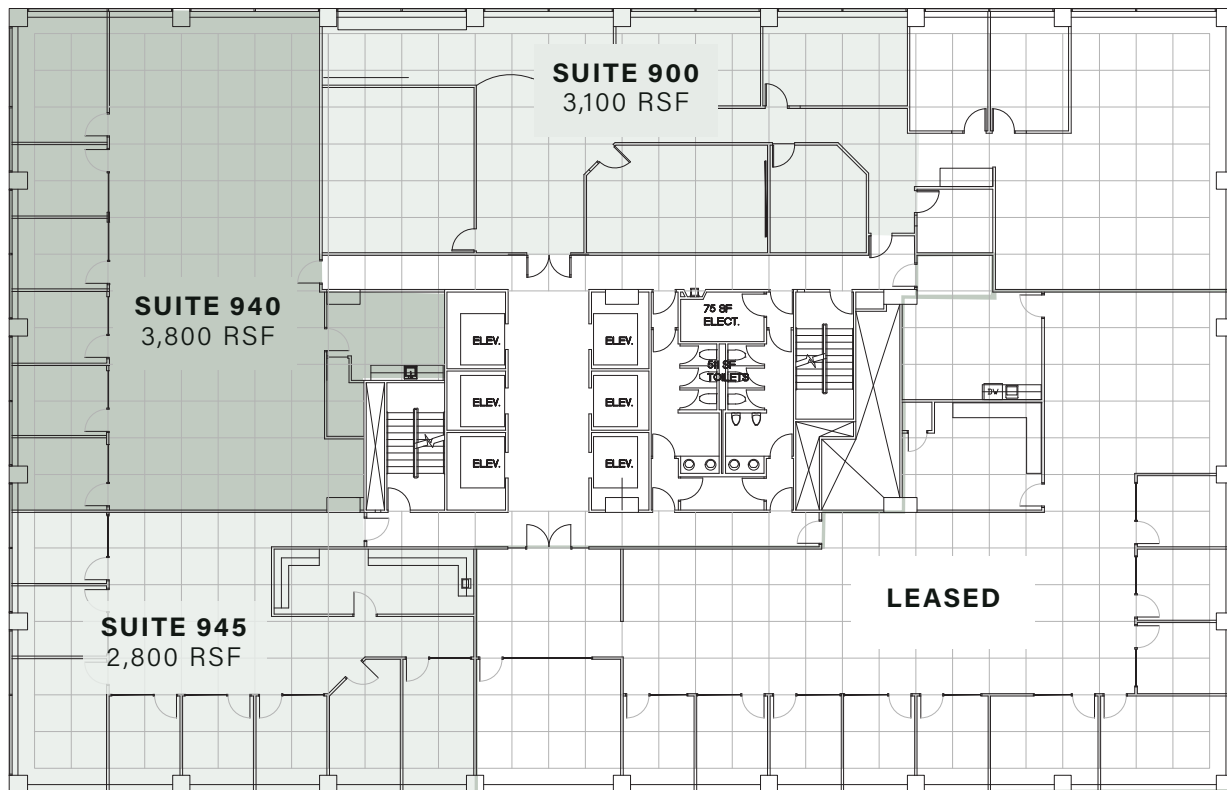
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- Elevator lobby entrances
- Outstanding views
- Built-out for professional services firm
- Divisible to suit

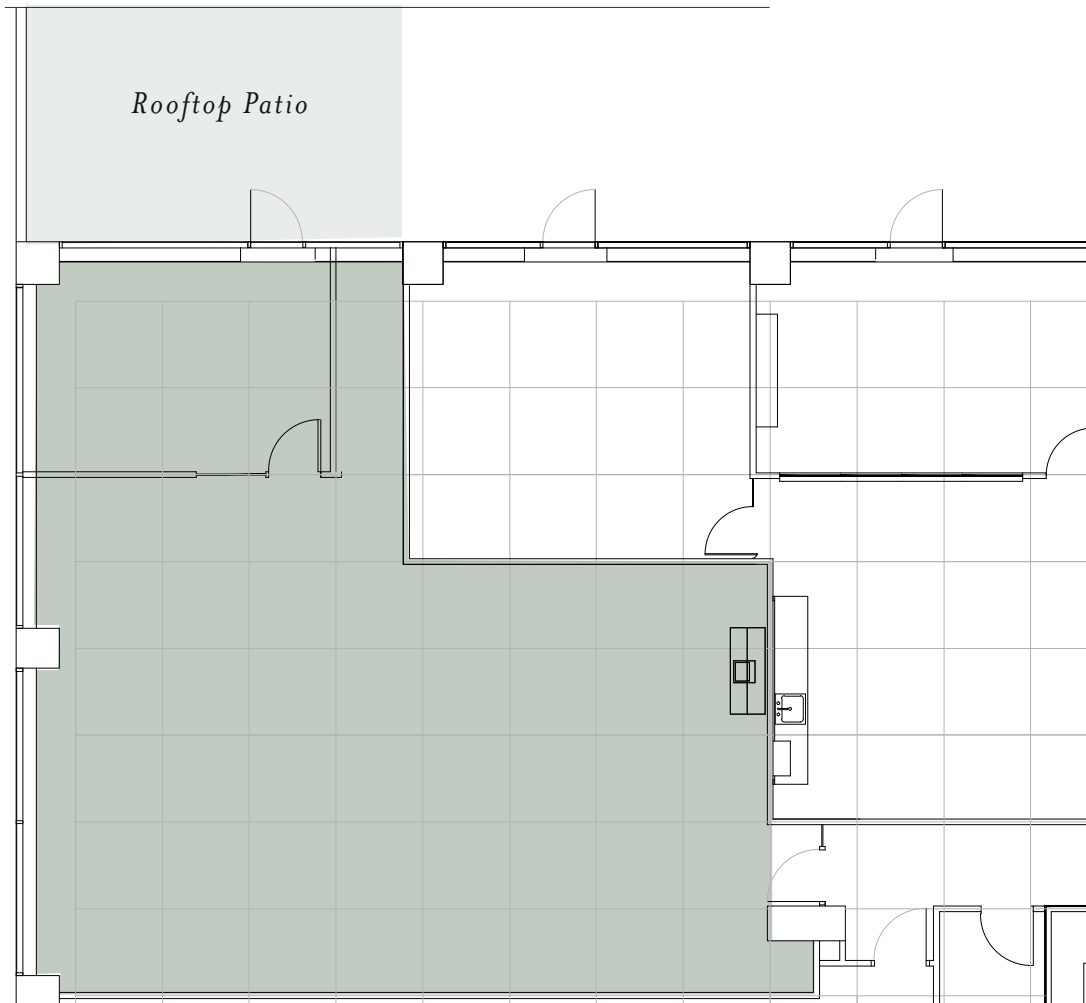
9TH FLOOR Up to 9,700 RSF (approx.)

\$31.00-\$33.00 Full Service

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- NW corner views
- Access to rooftop patio
- Coffee bar

SUITE 895 1,800 RSF (approx.)

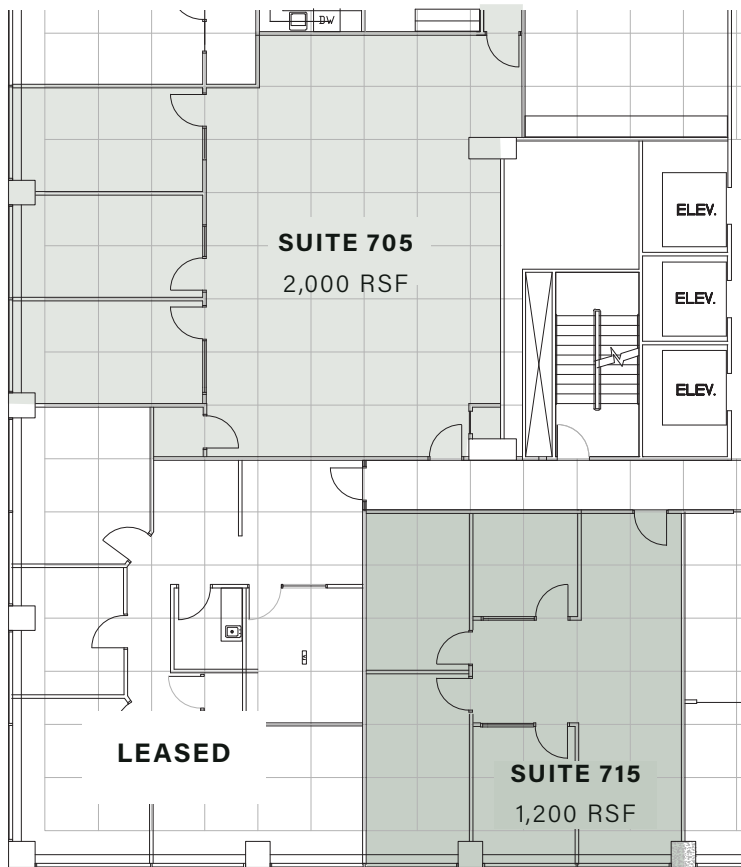
Available Now

\$33.00 Full Service

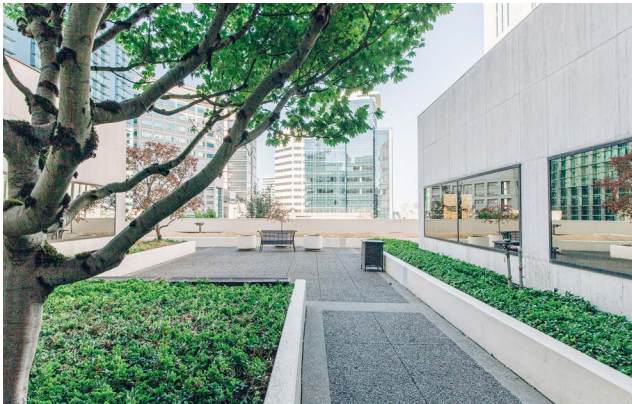
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- Ideal for professional services firm
- Access to the roof top patio and private showers on the floor



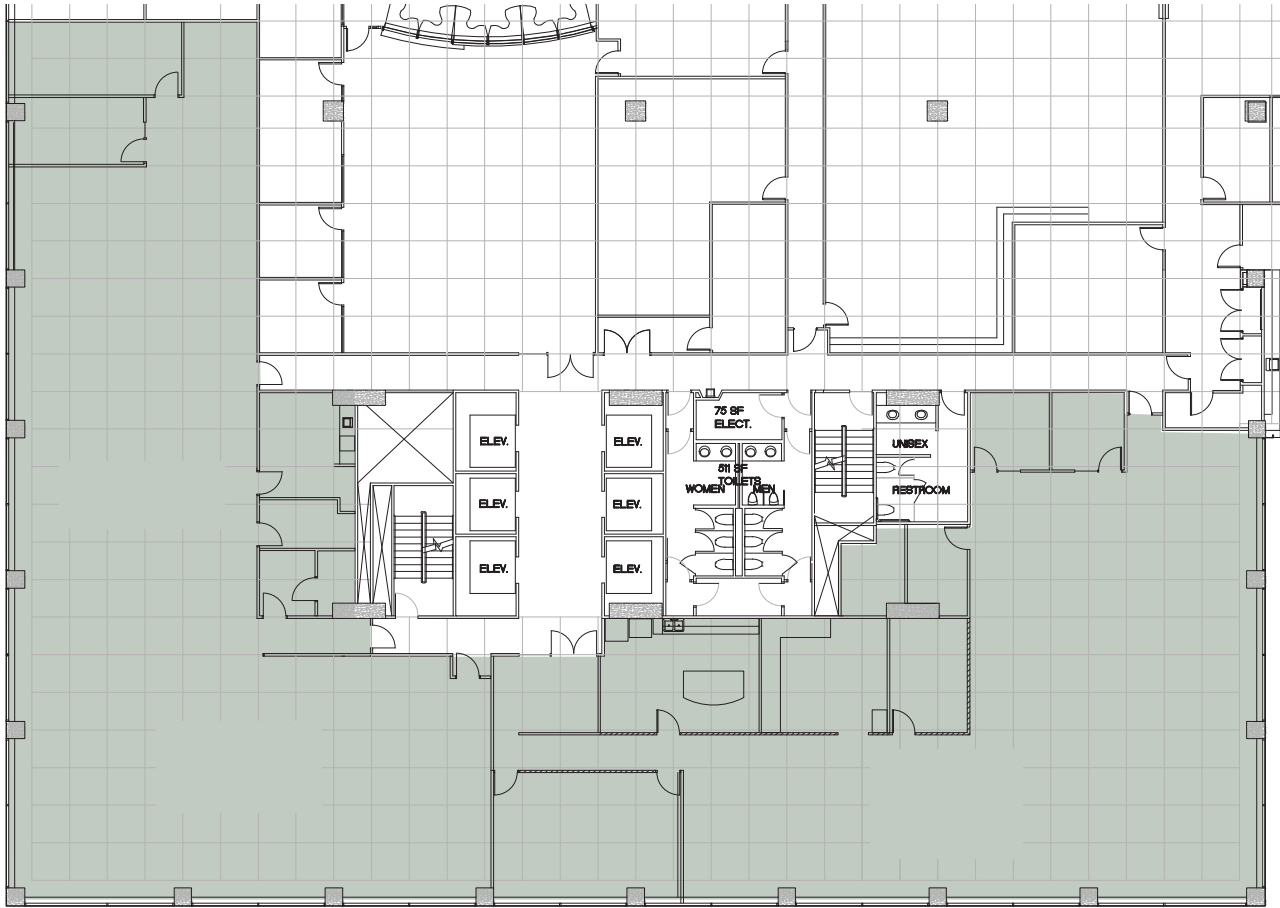
7TH FLOOR 1,200 & 2,000 RSF (approx.)

\$31.50 Full Service

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SUITE 650 12,200 RSF (approx.)

Divisible to 5,000 RSF

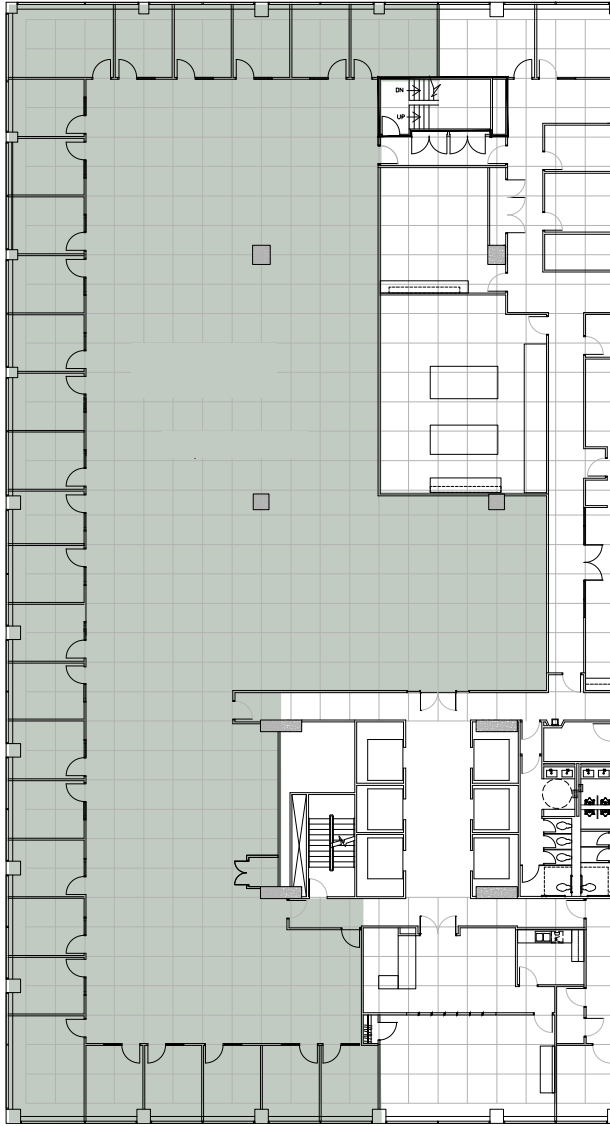
\$29.95 Full Service

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FLOOR 5

- Elevator lobby entrance
- Large, efficient floor plan with extensive window line



SUITE 550 14,600 RSF (approx.)

Divisible to 10,000 RSF

\$29.95 Full Service

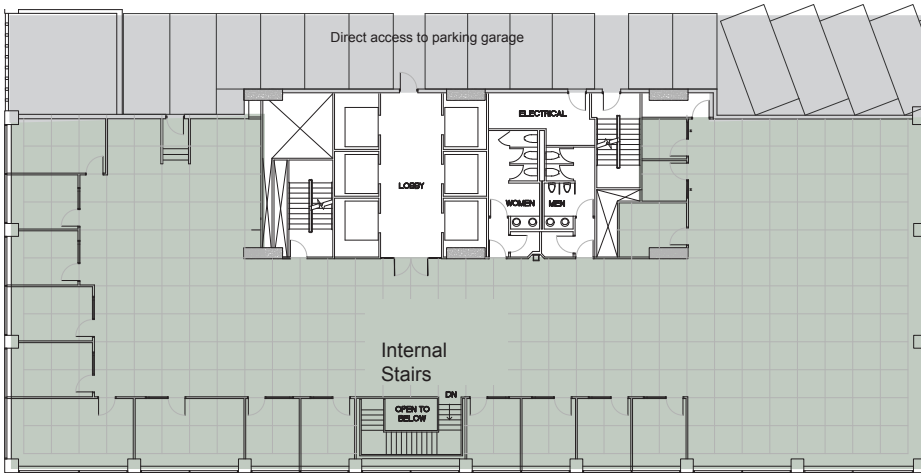
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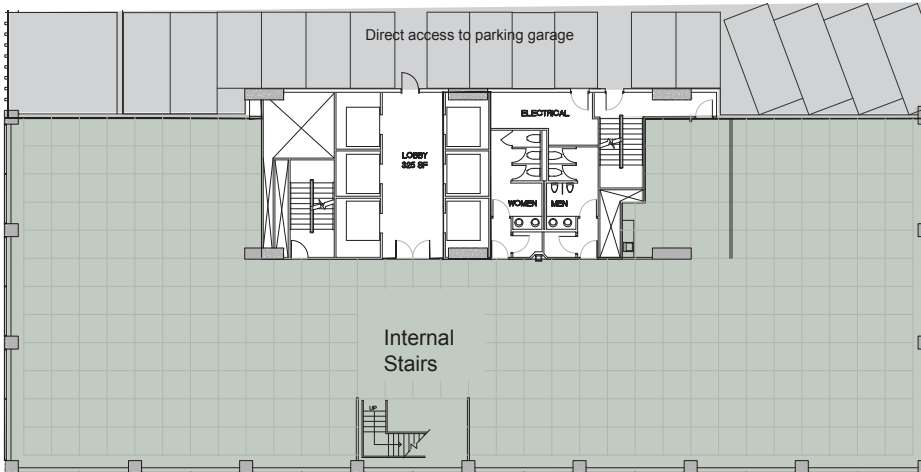
COLUMBIA SQUARE AVAILABILITY

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4TH FLOOR

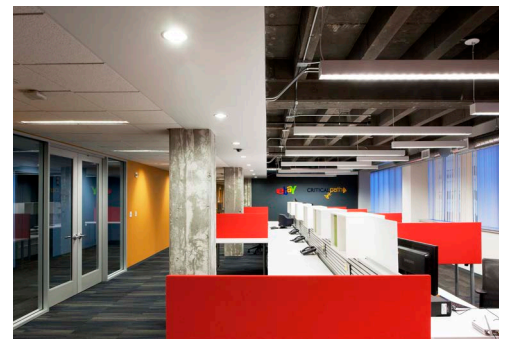
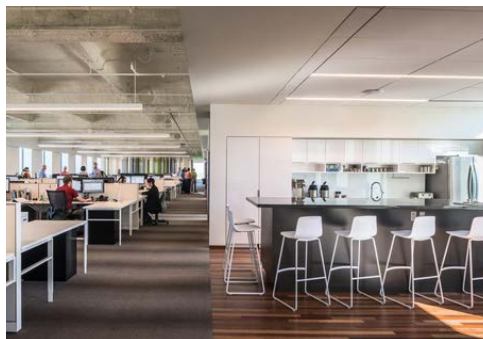
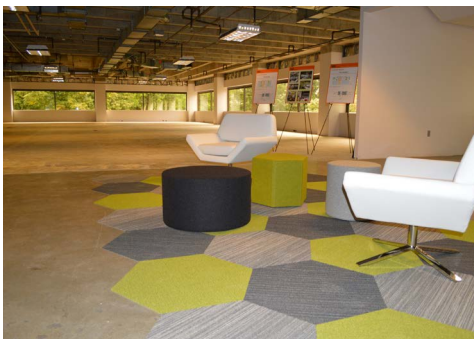


3RD FLOOR



- 21,000 RSF on two floors with connecting stairway
- Large, efficient floor plan with extensive window line
- Expansion space available on 5th floor
- Direct access to parking

Potential Creative Concepts



FLOORS 3 & 4 21,000 RSF (approx.)

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