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INVESTORS

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Melvin Mark Investors Acquires Historic Downtown Property

Melvin Mark Investors (MMI) recently added to its quickly growing portfolio with the acquisition of Downtown Portland's historic Alderway Building. The 46,000 square-foot office and retail building sits at the Northwest corner of SW Alder St and SW Broadway and was purchased by MMI Alderway Owner LLC for \$8,525,580.00.

At 521-539 SW Broadway, the property was originally the Pantages Theater, which opened in 1911 and brought the vaudeville entertainment genre to Portland. After it closed in the mid-1920s, the building was significantly renovated by Chicago architects Clausen & Clausen. Today, it is 67% leased and consists of four stories, a basement, and a penthouse comprised of 35,000 square feet of office space and 10,600 square feet of storefront retail space.

The Alderway Building sits just blocks from a variety of hotels, shops, and office & retail buildings including The Woodlark Hotel, The Galleria, Nordstrom, The Moxy Hotel, Pioneer Courthouse Square, and The West End Building. It is also near new projects like 11W, a 110,000-square foot mixed-use building delivering Q1 2023, as well as Block 216, soon to be the Pacific Northwest's first-ever Ritz-Carlton Hotel & Residences in Q2 of 2023. Block 216 will also house 158,000 square feet of class-A office space and nearly 11,000 square feet of high-end retail space.

The building's Downtown location also provides easy access to TriMet's MAX and bus stations, the Portland Streetcar, a BIKETOWN hub, the Morrison Bridge, and Interstate 405.

"We are thrilled to have the opportunity to add to our growing portfolio with the Alderway Building acquisition," said Nick Ehlen, Managing Partner of MMI. "The Alderway's phenomenal location and iconic design position it well for Downtown Portland's ongoing recovery, and we look forward to unveiling plans for our full-scale redevelopment of the building's retail façade."

With the help of Hennebery Eddy Architects, MMI is planning a full-scale redevelopment of the Alderway Building's retail level spaces including redesigning and replacing the existing storefront glazing, signs, and awnings. The main office lobby entrance on SW Alder St will also see changes with new cosmetic finishes, new lighting, a new tenant directory, and updated artwork.

Though the Alderway Building isn't currently on the National Register of Historic Places, MMI is undergoing a preliminary study of its future eligibility. It is, however, listed as one of Portland's Historic Significant Resources.

MMI continues to pursue office, industrial, retail, and multifamily opportunities in the Portland Metro area.