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Storied Local Brand Increases Its Portland Presence

Steven Smith Teamaker, a longtime Portland-based brand, has expanded its business in the Central Eastside Industrial District. The company is currently headquartered at 110 SE Washington St and recently leased an additional 9,300 square feet of industrial space just four blocks away.

“We are thrilled to welcome such a beloved local brand to our 115 SE Yamhill St building,” says Nick Ehlen, managing partner of landlord Melvin Mark Investors, LLC (MMI). “Our property’s location enjoys close proximity to Steven Smith’s existing Teaworks, making this expansion within the neighborhood convenient from an operational standpoint.”

MMI acquired the 29,000 square-foot property at 115 SE Yamhill St in 2021 as part of a three-property portfolio. Shortly after, MMI made a variety of capital improvements including a new roof, new paint, new signage, and various other cosmetic upgrades, increasing the building’s operational efficiency and curb appeal.

When Steven Smith Teamaker decided to expand, they wanted a location that not only kept them in the neighborhood but was convenient to their current operation. Melvin Mark Brokerage Company’s Tim Parker and Don Drake represented MMI in this long-term lease, which brings the building to 100% occupancy. Brad Carnese of Cushman & Wakefield represented Steven Smith.

Smith CEO Darren Marshall noted that “Portland has nurtured a unique culture of craft and culinary excellence which has fueled Smith’s commercial performance. We are proud of our hometown and excited to expand our presence in the Central Eastside Industrial District, particularly in a property of such high quality.”

About Steven Smith Teamaker

Portland native Steven Smith always had a love for tea and co-founded Stash Tea Company in 1972 and Tazo Tea in 1994 before founding Steven Smith Teamaker in 2009. Today, Smith is one of the fastest growing beverage brands in the US enabled by its integrated, omni-channel business model and its “head, heart & hustle” culture. Crafted in Portland, the brand is proudly served in many of the country’s most discriminating hotels, restaurants and offices, and can be found at premium grocers across the country or at www.smithtea.com.

About Melvin Mark Investors

Melvin Mark Investors is a division of Melvin Mark Companies, which has developed, financed, owned, and managed property in Portland since 1945. Founded in 2019 and led by an internal



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team of experienced investors, MMI acquires and operates office, industrial, and multifamily properties, focusing on stabilized and value-add assets. Learn more at www.melvinmarkinvestors.com.