

FOR LEASE



MELVIN MARK
EST. 1945

BROADWAY BUILDING

MARKET LEADING
BROKER BONUSES FOR
QUALIFIED NEW LEASES

WELL-CAPITALIZED
OWNERSHIP GROUP

BROADWAY BUILDING

625 SW Broadway Portland, Oregon 97205

Space Available Now from 3,652 to 9,904 RSF

\$23.50/SF Full Service

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

BRYN HOKKANEN

503.546.4534
bhokkanen@melvinmark.com
Licensed in OR & WA

CHAD ALEXANDER

503.546.4526
calexander@melvinmark.com
Licensed in OR

Melvin Mark Brokerage Co.
111 Southwest Columbia
Portland, Oregon 97201
P: 503.223.9203 | melvinmark.com

BROADWAY BUILDING FOR LEASE

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.



LEASE AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF
6	Penthouse	910	\$23.50
5	500	4,228	\$23.50
3	Full floor	9,904	\$23.50
2	200	3,652	\$23.50

BUILDING HIGHLIGHTS

- Plug & play space ready to occupy ASAP
- New carpet, ceilings, LED lighting, restrooms
- Lobby renovation and fitness center addition are in progress
- Adjacent to Pioneer Square, Portland's "Living Room" and TriMet MAX line
- Secure bicycle parking area
- On-site shower facility, updates in progress
- Customer parking nearby



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



SUSTAINABLE PRACTICES



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY

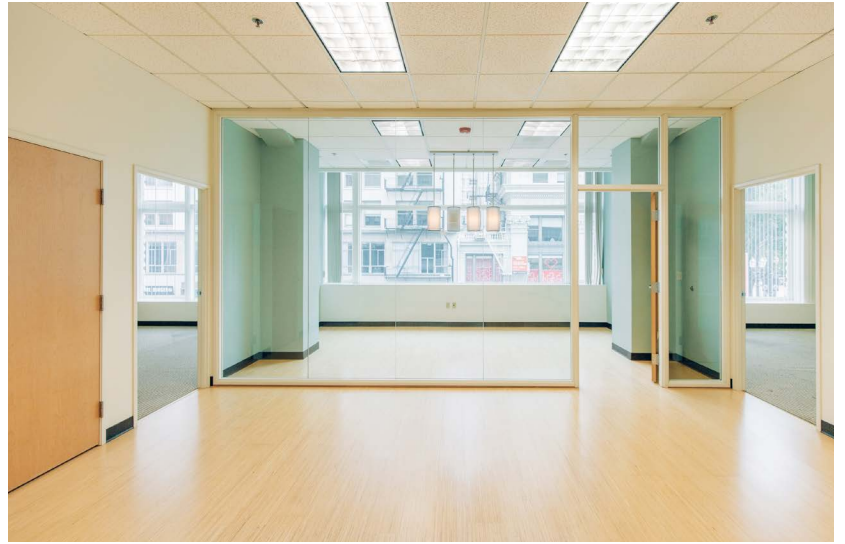
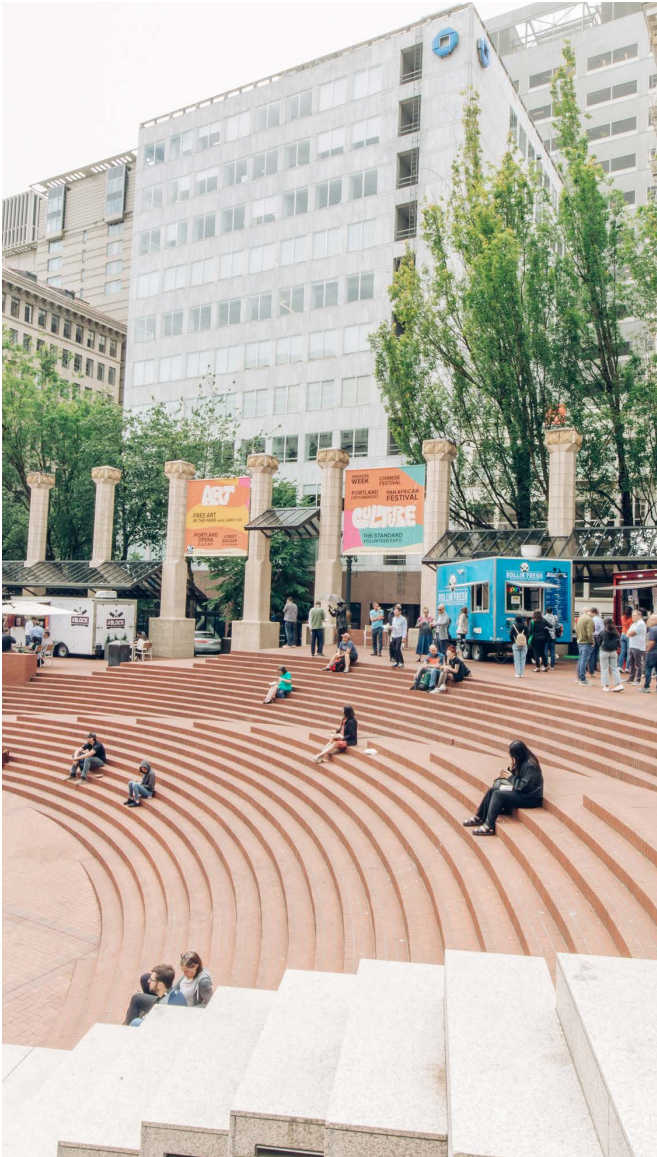


CREATIVE WORK SPACE AVAILABLE



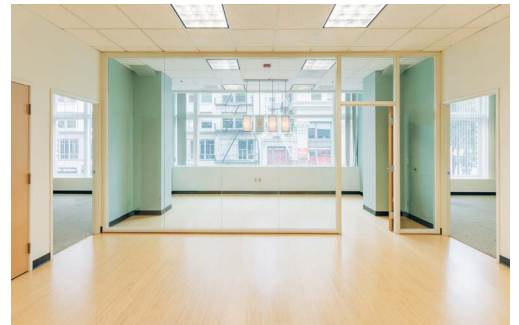
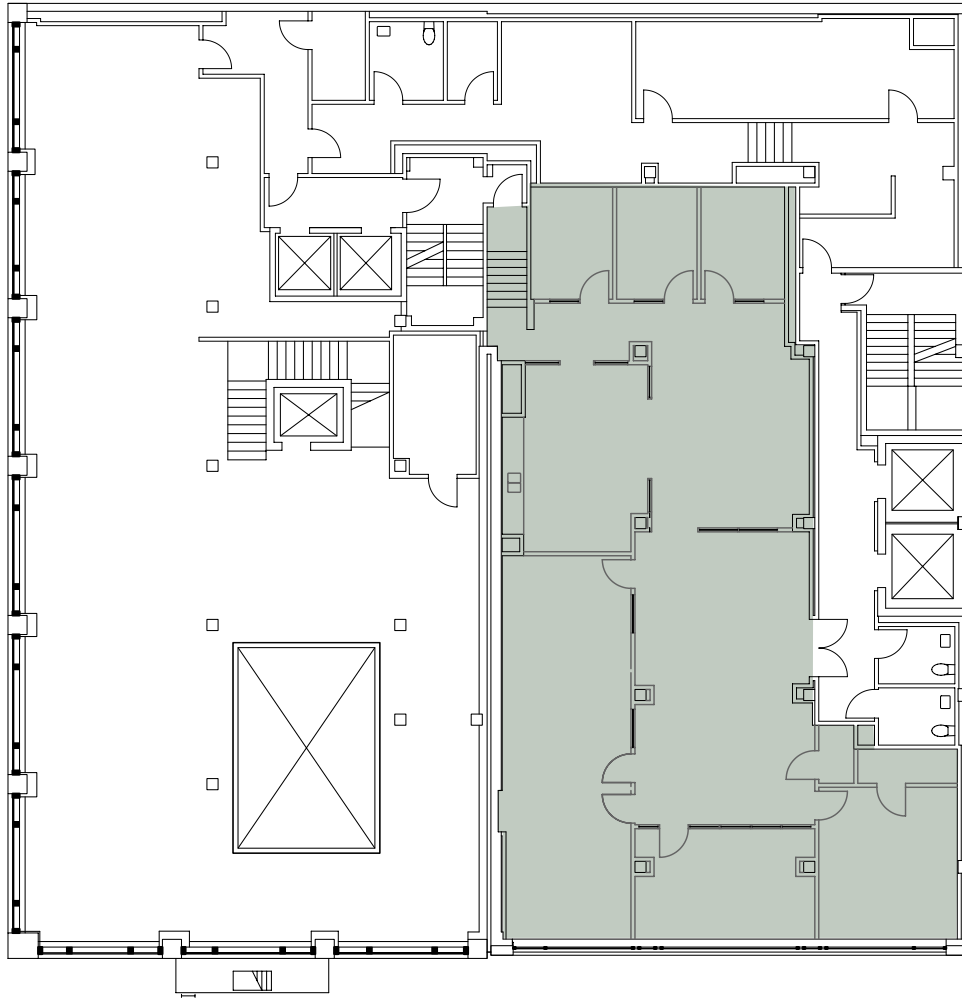
CENTRAL LOCATION





BROADWAY BUILDING AVAILABILITY

625 SW Broadway
Portland, OR 97205



SUITE 200 3,652 RSF (approx.)

Available Now

\$23.50/SF Full Service

Landlord Will Pursue Aggressive As-is Deals

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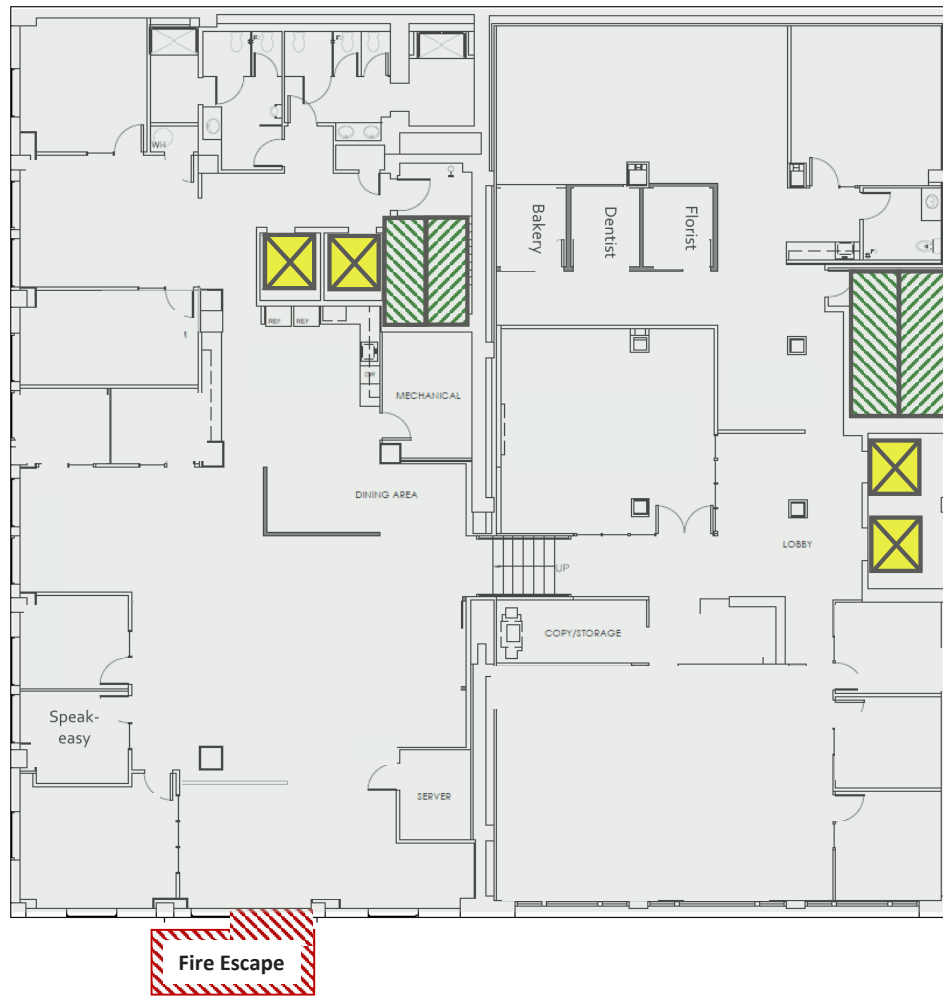
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BROADWAY BUILDING AVAILABILITY

625 SW Broadway
Portland, OR 97205



FLOOR 3 9,904 RSF (approx.)

Available Now

\$23.50/SF Full Service

Can be combined with the 4th floor, up to 14,452 RSF

EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶

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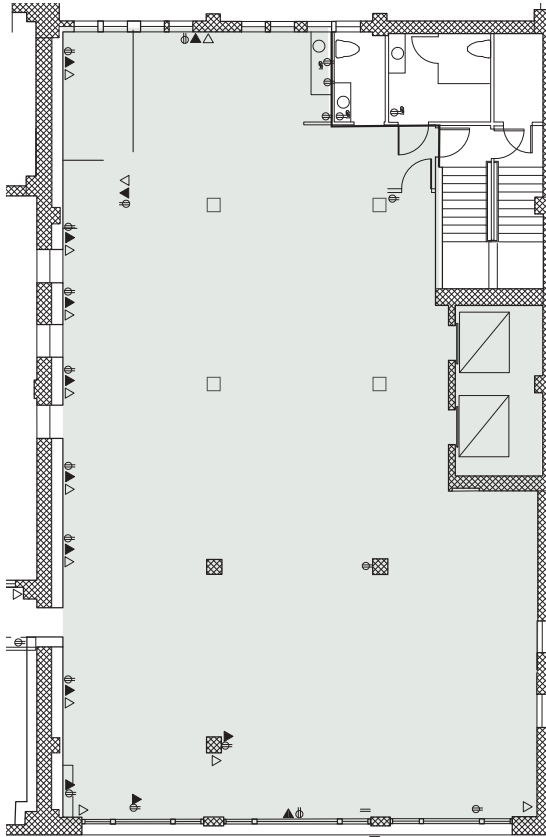
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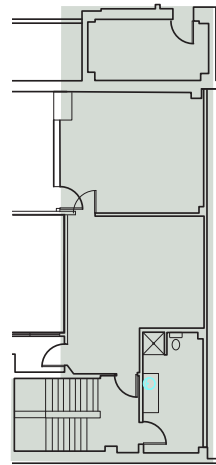
SUITE 500

4,228 RSF



6TH FLOOR PENTHOUSE

910 SF



FLOOR 5 & 6 Up to 5,138 RSF (approx.)

Available Now

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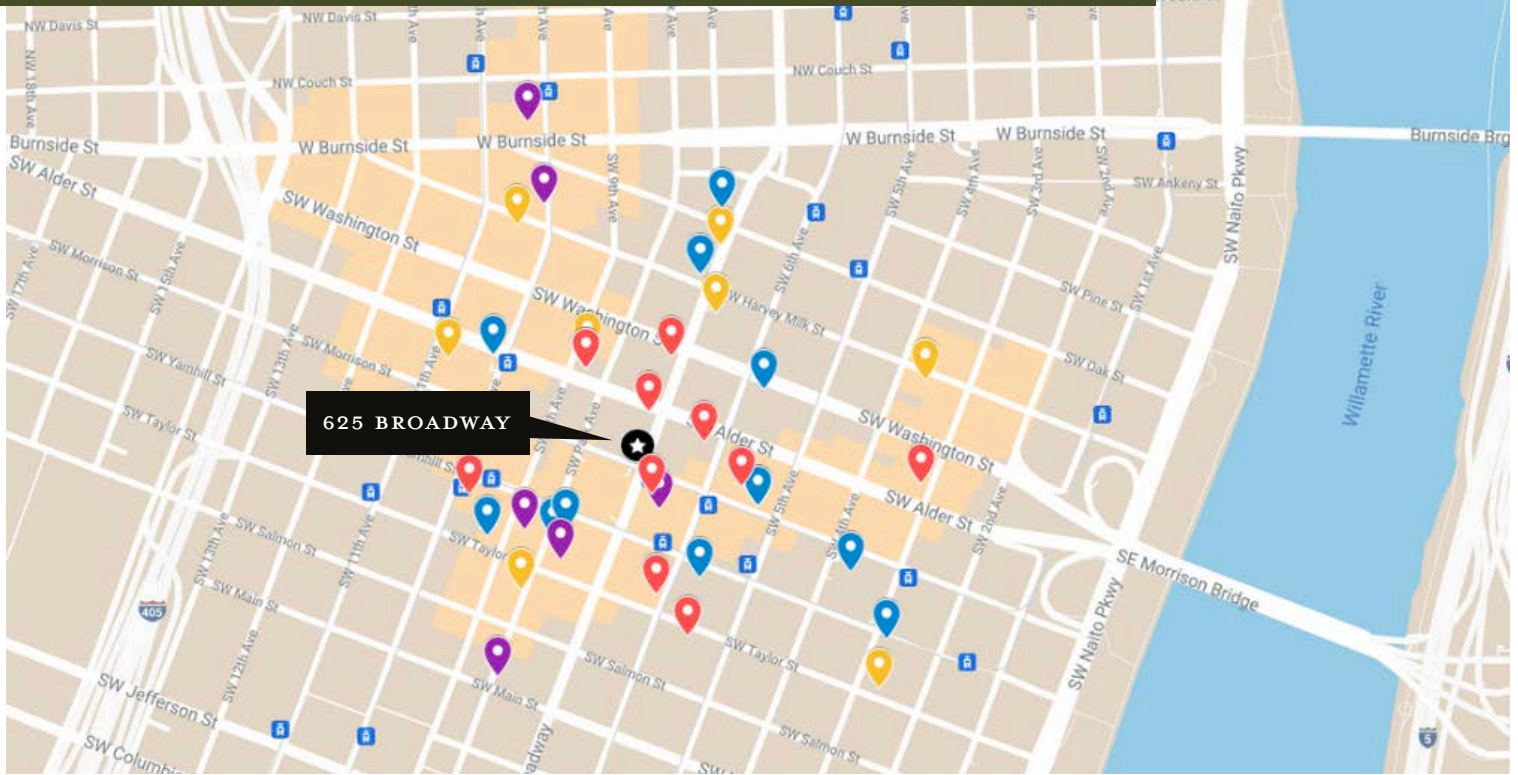
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BROADWAY BUILDING FOR LEASE



HOTELS

- Woodlark
- Ace Hotel
- The Nines Hotel
- Hi-Lo Hotel
- Paramont Hotel
- Hotel Lucia
- The Sentinel Hotel
- Benson Hotel
- AC by Marriott
- Ritz-Carlton

CAFES

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

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"

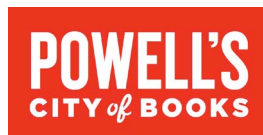


96
BIKE SCORE
"Biker's Paradise"



93
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY





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