



FOR LEASE

THE LAWRENCE BUILDING

308 SW 1ST AVENUE
PORTLAND, OR 97204

PLEASE CALL FOR RATES

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LICENSED IN OREGON AND WASHINGTON

Originally commissioned by The George Lawrence Company in 1902, The Lawrence Building was recently renovated to artfully blend historic features with modern amenities. The building's beautiful façade, tasteful interior, abundance of natural light, and proximity to transit and parking options make it an excellent fit for a wide range of tenants.

LOCATION

The Lawrence Building is situated in a premier downtown location, just one block from Tom McCall Riverfront Park and within Portland's Technology Triangle. There are numerous nearby food, drink, and entertainment options, multiple modes of public transportation, and convenient parking locations.

The Lawrence Building is adjacent to the Morrison Bridge and eight bus and four streetcar lines all have stops within four blocks of the building.

HIGHLIGHTS

- Exposed brick and beam space
- Common area conference room
- Abundant natural light
- Shower facilities
- Bike storage
- 19' exposed ceilings
- Operable windows
- After hours access
- Contemporary central atrium
- Willamette River views*

*from select suites

Exposed
brick and wood
finishes

Common area
conference room

Abundant
natural light

Multiple adjacent
parking options



Walk Score
97



Transit Score
95



Bike Score
93

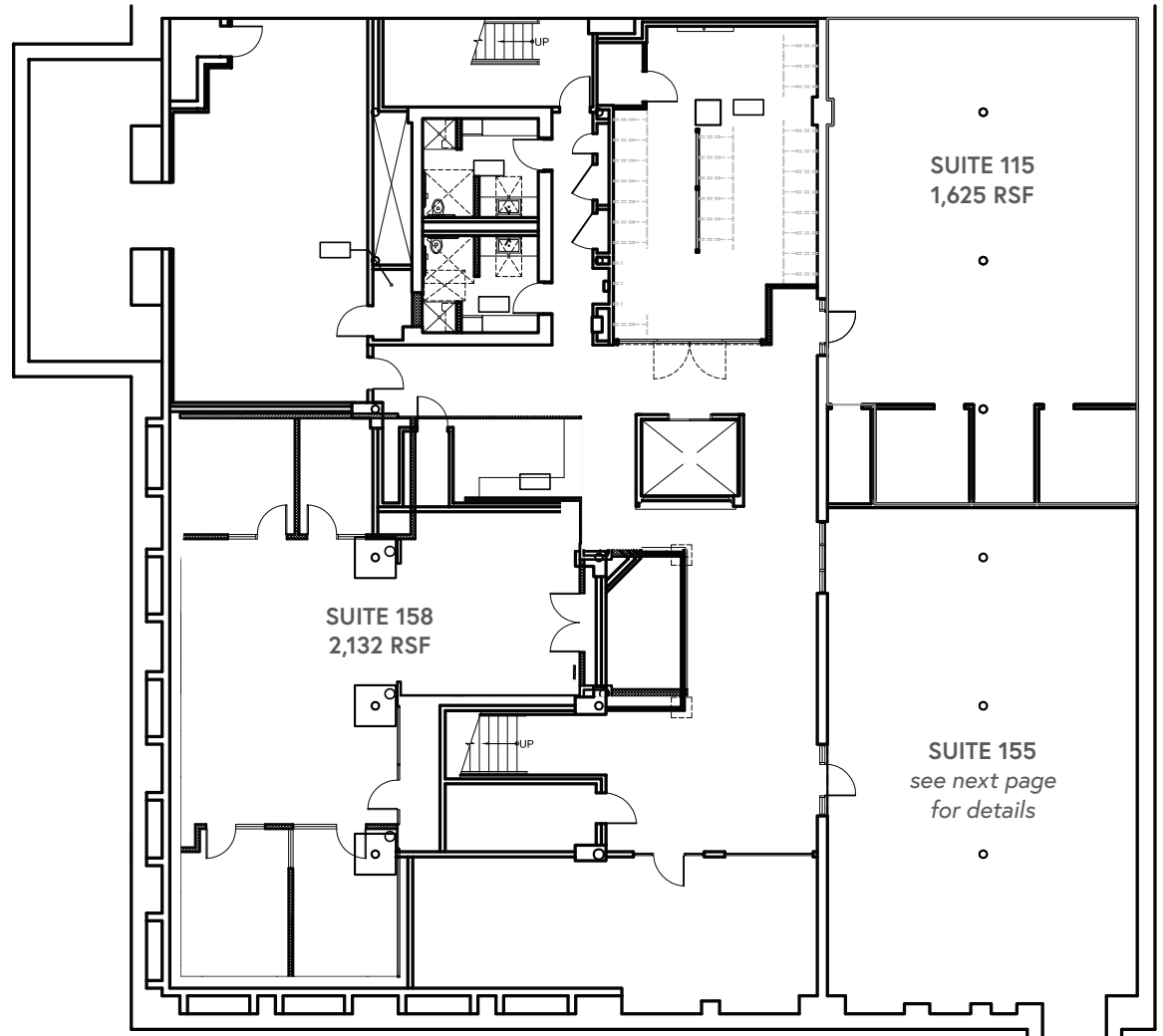


SUITE 115 | +/-1,625 RSF

- Cheap, windowless suite, great building amenities

SUITE 158 | +/-2,132 RSF

- Mix of private and open space, kitchenette and conference room

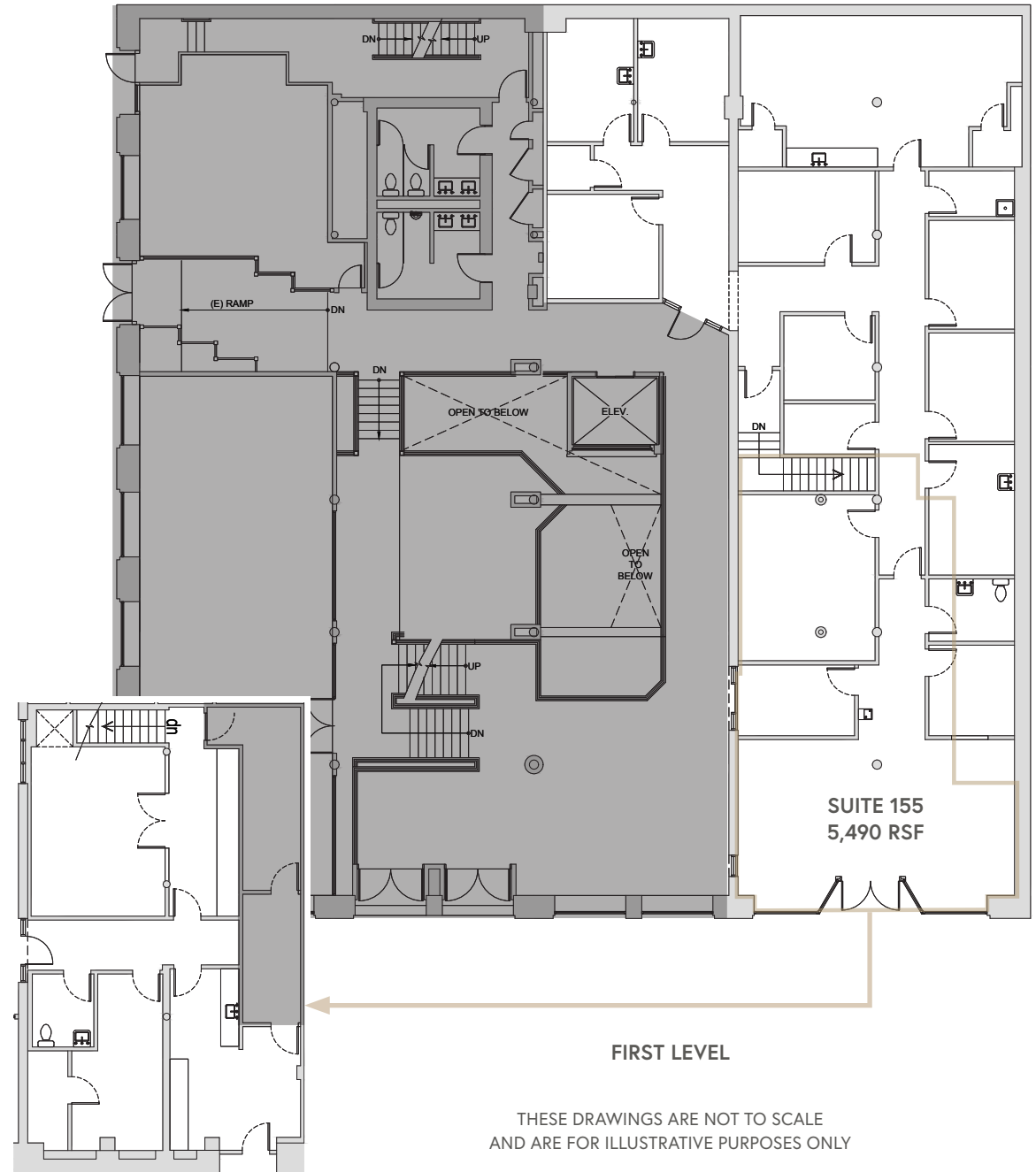


LOWER LEVEL

THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

SUITE 155 | +/-5,490 RSF

- Dedicated entrance
- Internal staircase
- 13 flex rooms, three with plumbing
- Two conference rooms



FIRST LEVEL

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LOWER LEVEL

SUITE 110 | +/-958 RSF

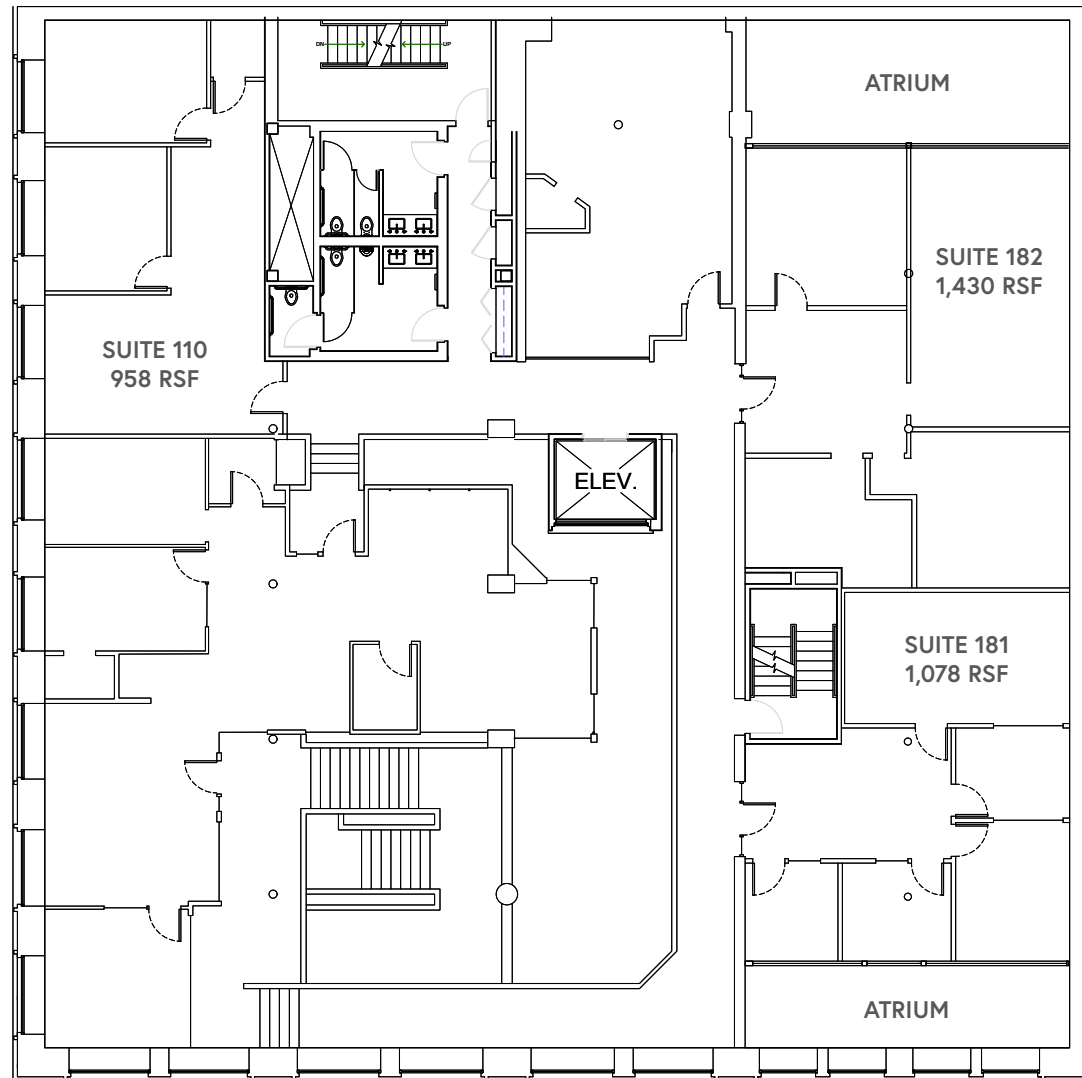
- Three private offices

SUITE 181 | +/-1,078 RSF

- Two private offices, conference room

SUITE 182 | +/-1,430 RSF

- Three private offices, conference room within suite



MEZZANINE

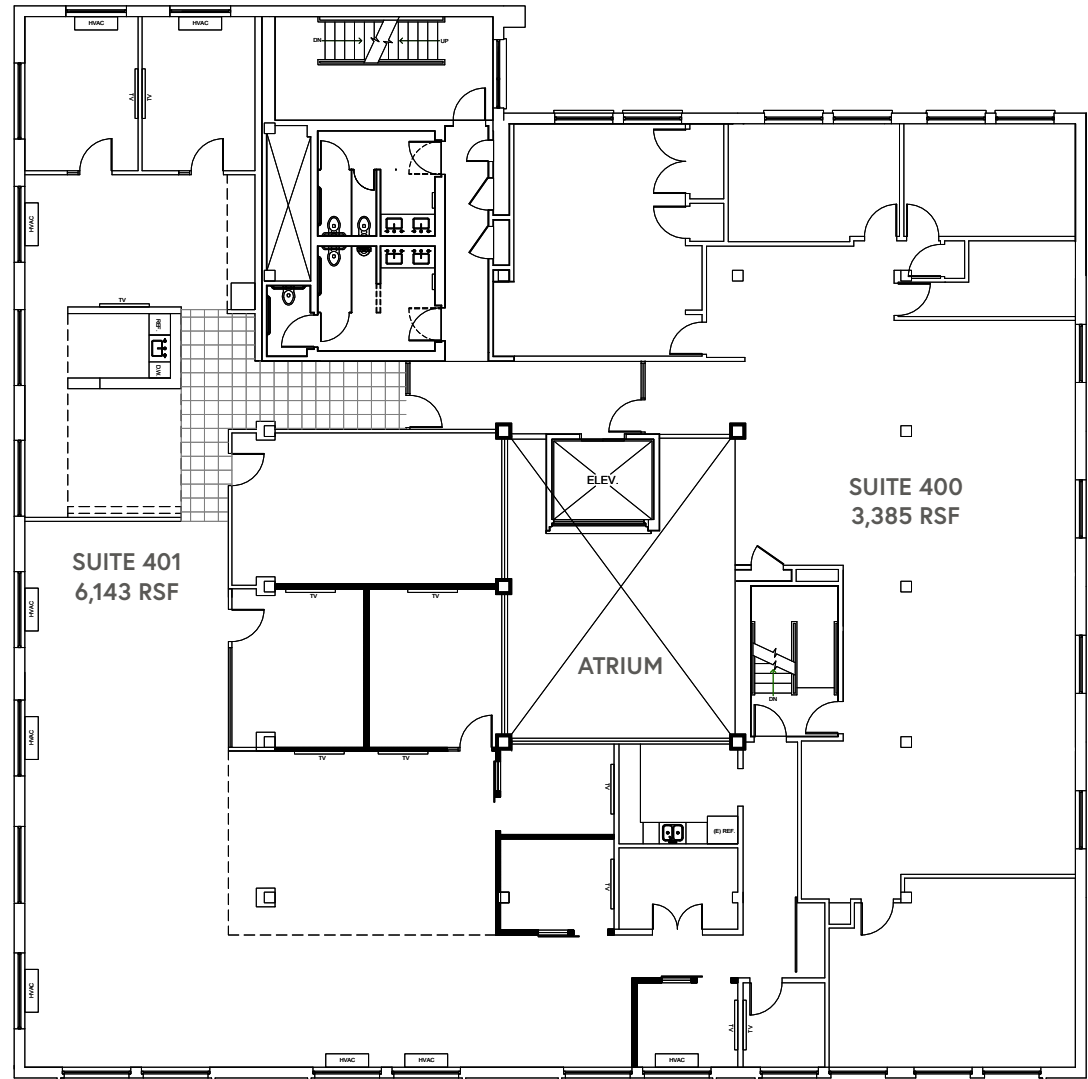
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SUITE 400 | +/-3,385 RSF

- Mix of open plan w/ 4 conference / flex rooms, kitchenette

SUITE 401 | +/-6,143 RSF

- Top floor, 2 sides of glass, 9 private offices, 1 conference room, 2 kitchenettes



FOURTH FLOOR

THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY





● Restaurants

● Hotels

● Parking

--- MAX Lines

— Bus Routes

— Streetcar Lines

1. Portland Burger

2. Al Amir

3. Huber's

4. Captain Ankeny's Pizza & Pub

5. Kalé

6. Lechon

7. Pine Street Market

8. Kell's Irish Restaurant & Pub

9. Tangier Restaurant

10. Stumptown Coffee Roasters

1. Embassy Suites by Hilton

2. Hi-Lo Hotel

3. Kimpton Hotel Monaco

4. The Nines

5. Marriott City Center

6. Kimpton Hotel Vintage

7. Hotel Lucia

8. The Benson

9. Courtyard by Marriott

10. The Society Hotel