

FOR LEASE

MELVIN MARK
EST. 1945

COLUMBIA SQUARE

111 SW Columbia Street, Portland, Oregon 97201

Top Two Floors Available - Up to 36,660 RSF

\$26.00 - \$33.50 Full Service

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COLUMBIA SQUARE FOR LEASE



Unobstructed river and mountain views

COLUMBIA SQUARE AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF
15	1500	18,330**	\$33.50
14	1400	18,330**	\$33.50
13	1320	18,330**	\$32.00
1180	1180	4,994 (D)	\$32.00
10	1090	1,295*	\$33.00
	1080	3,081*	\$32.00
	1030	5,458* (D)	\$28.00
9	940	3,780	\$33.00
8	895	1,788	\$31.00
7	705	1,997	\$31.00
6	650	12,421 (D)	\$31.00
5	575	4,790	\$29.50
	550	9,795	\$28.00
4	400	10,213** (D)	\$26.00
3	300	10,222**	\$26.00
2	250	4,038 (D)	\$26.00



Building signage opportunity for top floors



Ground floor restaurant opportunity

**Interconnecting stairwell *Contiguous space (D) Divisible to suit

Floors 14/15: 36,660 RSF | Floor 14 divisible to 10,000 RSF

Floors 3/4: 20,435 RSF (Direct access to Parking Garage)

Floor 10: 9,835 RSF | Floor 5: 14,484



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 BUILDING AMENITIES



Renovated Lobby Area >>

BUILDING AMENITIES

- 1/1000 covered, connected parking
- Strong well-capitalized local ownership
- On-site property management/ownership
- Ample building storage with direct access to the loading dock
- 24/7 security
- Bike storage
- Exterior signage opportunities
- Fitness center with showers & locker room



8th Floor Conference Room



COLUMBIA SQUARE LOCATION

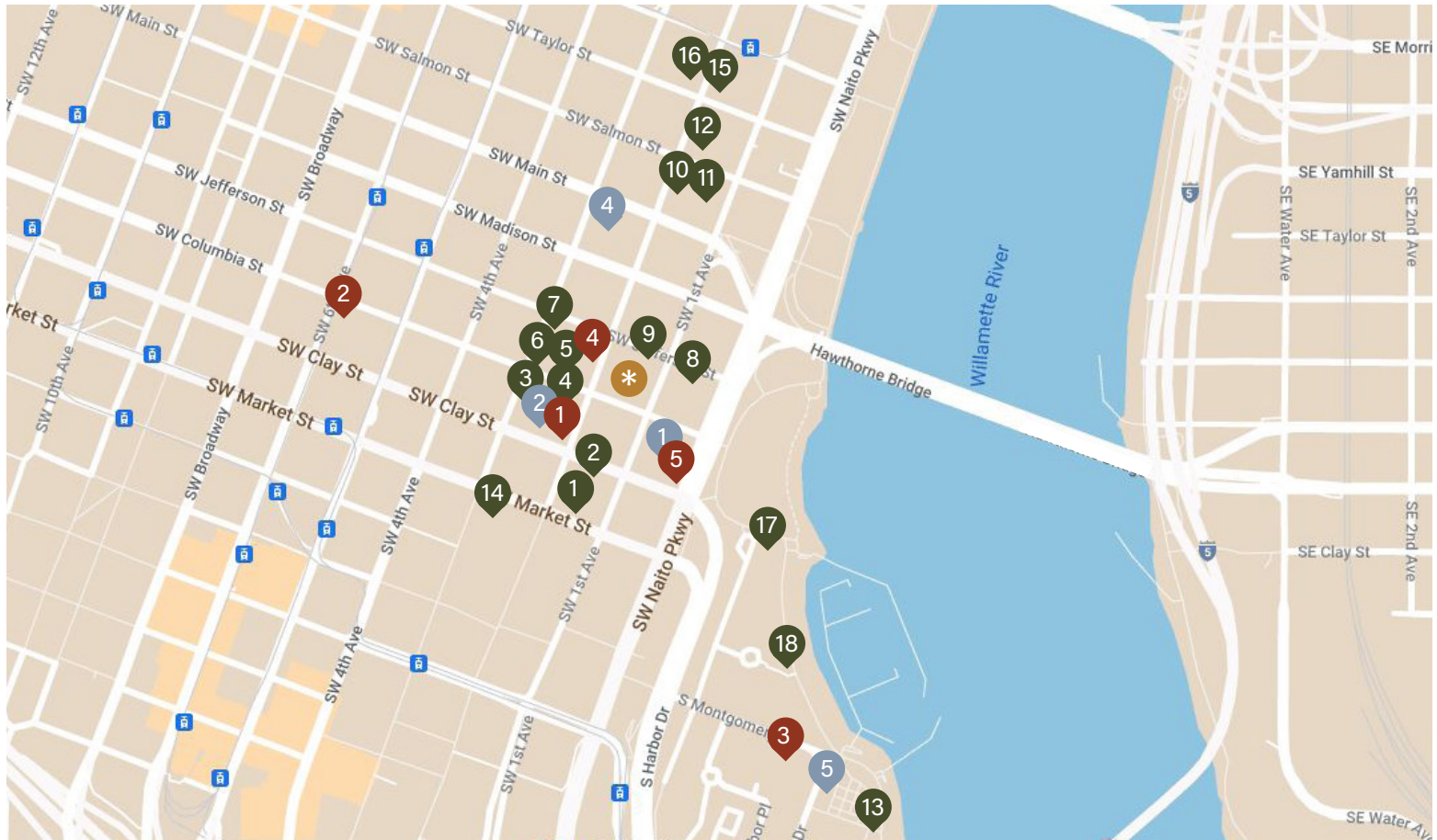


LOCATION HIGHLIGHTS

- Fountain District location
- Full complement of urban services and amenities within blocks
- Near fine dining, numerous cafes, and delis
- Easy access to I-5 North/South, US 26, I-84, Hawthorne and Morrison Bridges
- 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
- Proximate to Marriott Conferencing Facility, with 24 conference rooms and a max capacity of 2,000 people - [More information here >>](#)



COLUMBIA SQUARE NEIGHBORHOOD



QUICK LUNCH

- | | | |
|---|--|---|
| 1 Market Street Deli
105 SW Market St | 6 Poke Bar
1348 SW 3rd Ave | 11 Elephants Deli
127 SW Salmon St |
| 2 August Moon
116 SW Clay St | 7 Bridge City Cafe
1310 SW 3rd Ave
<i>*Popular for soup</i> | 12 Break Bread
101 SW Main St
<i>*Creative sandwiches</i> |
| 3 Potbelly
222 SW Columbia St | 8 Gastro Mania
1 SW Columbia St
<i>*Excellent food and service</i> | 13 Dough Zone
1910 S River Dr |
| 4 Green Leaf Sundry
222 SW Columbia St
<i>*Great for salads</i> | 9 Caiman Cafe
120 SW Jefferson St | |
| 5 House of Ramen
223 SW Columbia St | 10 40 LBS
101 SW Main St
<i>*Great breakfast burrito</i> | |

FORMAL LUNCH

- | |
|--|
| 14 Murata
200 SW Market St |
| 15 Q Restaurant & Bar
828 SW 2nd Ave
<i>*Named favorite restaurant (PBJ)</i> |
| 16 Luc Lac
835 SW 2nd Ave |
| 17 King Tide Fish & Shell
1510 S Harbor Way |
| 18 Il Terrazzo
315 S Montgomery St |

COFFEE

- | |
|---|
| 1 Press Release
1401 SW Naito Pkwy |
| 2 Roseline Coffee
222 SW Columbia St |
| 3 40 LBS Coffee Bar
824 SW 2nd Ave |
| 4 Starbucks
100 SW Main St |
| 5 Our Spot PDX
1816 S River Dr |

HAPPY HOUR

- | | | |
|---------------------------------------|---|--|
| 1 Morton's
213 SW Clay St | 2 Zags Restaurant
598 SW Columbia St | 3 Portland Sports Bar & Grill
1811 S River Dr |
| 4 The Porter Hotel
1355 SW 2nd Ave | 5 ProofReader
1401 SW Naito Pkwy | |



COLUMBIA SQUARE TRANSPORTATION



PDX AIRPORT

15 Minutes

INNER EASTSIDE

5 Minutes



INNER EASTSIDE

9 Minutes



MAX LINES

3 Blocks to Max lines

BUS LINES

38, 45, 55, 58, 96

BUS LINES TO SE

6, 10, 14



LUNCH AT THE RIVERFRONT

5 Minutes to Restaurants:

- King Tide Fish & Shell
- Riverside Taproom
- Little River Cafe
- Il Terazzo
- Portland Sports Bar & Grill

PORTLAND STATE UNIVERSITY

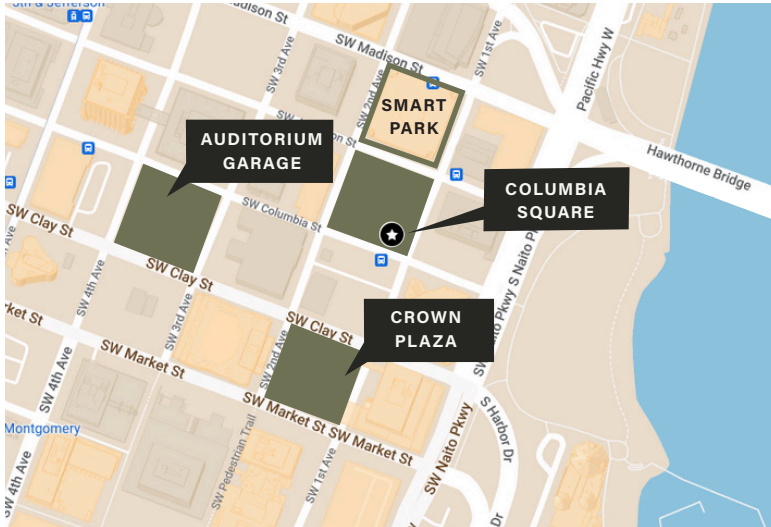
10 Minutes



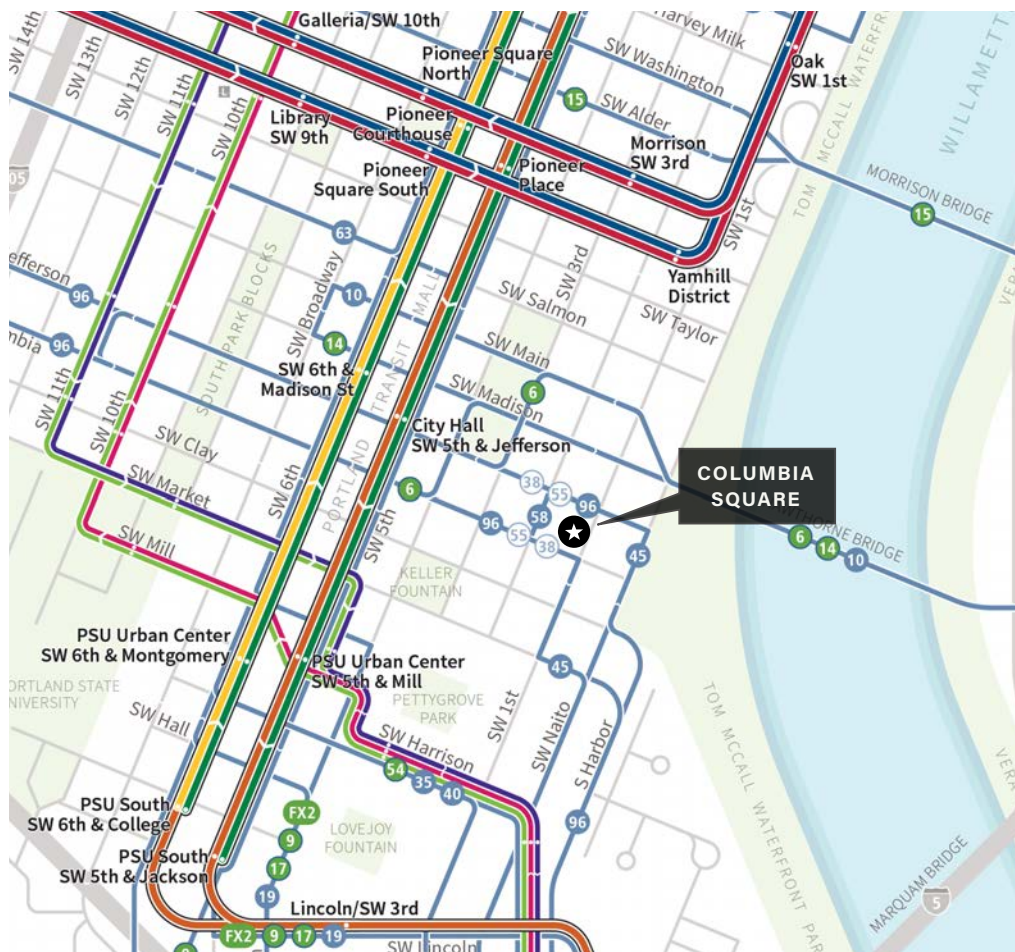
COLUMBIA SQUARE TRANSPORTATION

PARKING GUARANTEED

1:1,000 RSF on site with an additional 4:1,000 RSF within one block



DOWNTOWN TRANSIT



Bus Service

- FX2** Frequent Express Service
- 14** Frequent Service
- 35** Standard Service
- 99** Rush-Hour Service
- Bus Stop

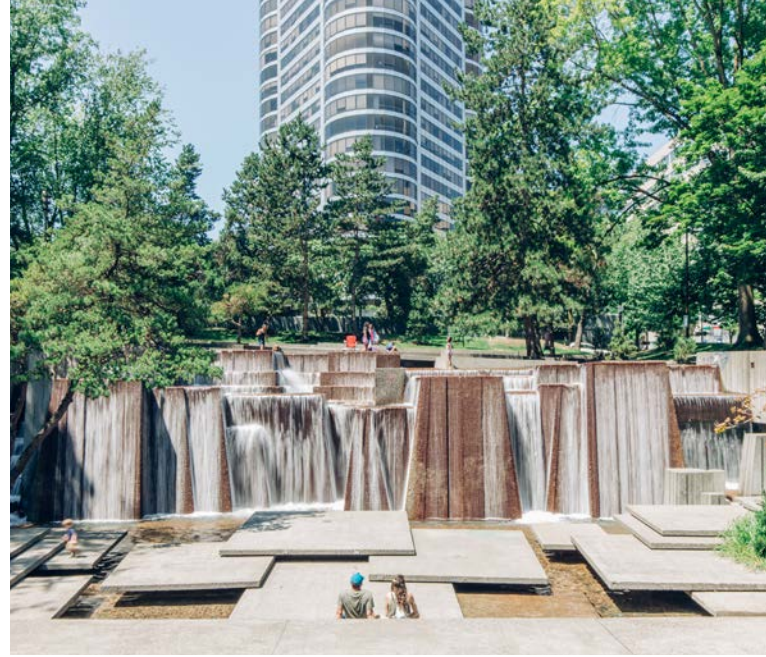
Rail Service

- MAX Blue Line**
Hillsboro/City Center/Gresham
- MAX Green Line**
Clackamas/City Center/PSU
- MAX Orange Line**
Milwaukie/PSU/City Center
- MAX Red Line**
Airport/City Center/Beaverton
- MAX Yellow Line**
Expo Center/City Center/PSU

Portland Streetcar

- A Loop**
PSU/City Center/Lloyd Center/OMSI
- B Loop**
PSU/OMSI/Lloyd Center/City Center
- North South Line**
NW 23rd/City Center/South Waterfront





95

WALK SCORE

"Walker's Paradise"



94

TRANSIT SCORE

"Rider's Paradise"





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The information contained herein has been obtained from sources we deem reliable.

We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.