

FOR
LEASE



MELVIN MARK

EST. 1945



2 & TAYLOR

135 SW Taylor Street, Portland, Oregon 97204

Furnished Creative Office Space Available at 35,222 RSF


Up to 4:1,000 parking within 3 blocks

EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶

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



With a legacy spanning 80 years and a portfolio of over 4 million square feet in the Portland and Vancouver markets, we are dedicated to creating workspaces where businesses and employees can thrive.

At Melvin Mark, we provide more than just office space—we create environments that help businesses attract and retain top talent. As a financially strong, locally owned company with a minimal-debt portfolio, we offer long-term stability and a commitment to maintaining high-quality, well-managed properties that support tenant success.

Since 1945, Melvin Mark Companies has been a trusted leader in commercial real estate, investing in properties that enhance productivity, company culture, and employee satisfaction. We collaborate with tenants to create spaces that foster innovation, well-being, and connection—key factors in attracting and retaining a talented workforce.

Melvin Mark Tenant Benefits:

A Premier Work Environment

Well-maintained, high-quality spaces designed to support business growth and employee engagement

Long-Term Stability

Locally owned and financially secure, ensuring consistent property improvements and responsive management

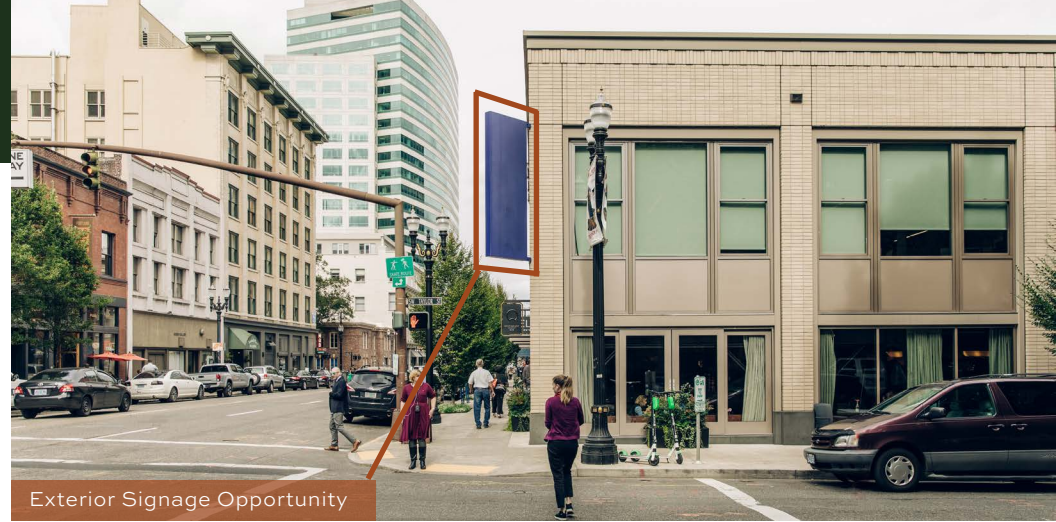
In-House Management

Our team goes above and beyond to promote employee satisfaction with our high-touch management program.

2 & TAYLOR

BUILDING ATTRIBUTES

- Excellent exterior signage opportunity
- HVAC – no afterhours charge
- Full building identity – brand the lobby with your company!
- Security: Daily patrols and video management response to alerts Building locked 24/7 with key fob access to common areas
- In-house property management
- Efficient floorplate design
- Abundant natural light
- Direct access to neighbors: Treebeerd's Taphouse, 40LBS Coffee, Q Restaurant & Bar



treebeerd's
Taphouse



Treebeerd's Taphouse

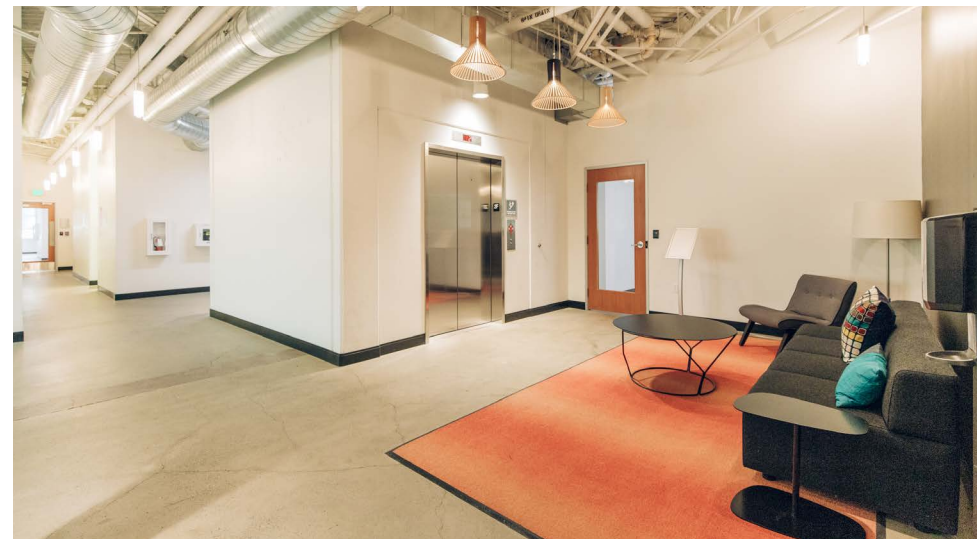


40LBS Coffee



Q Restaurant & Bar

2 & TAYLOR



BUILDING AMENITIES

- Gorgeous rooftop deck
- On-site bike locker room
- Fitness facility with showers & locker rooms
- Lobby Identity
- Two Green Globes-certified by the Green Building Initiative



CLASS A SPACE AVAILABLE



PROFESSIONAL SERVICES



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY



MANAGED BY MELVIN MARK

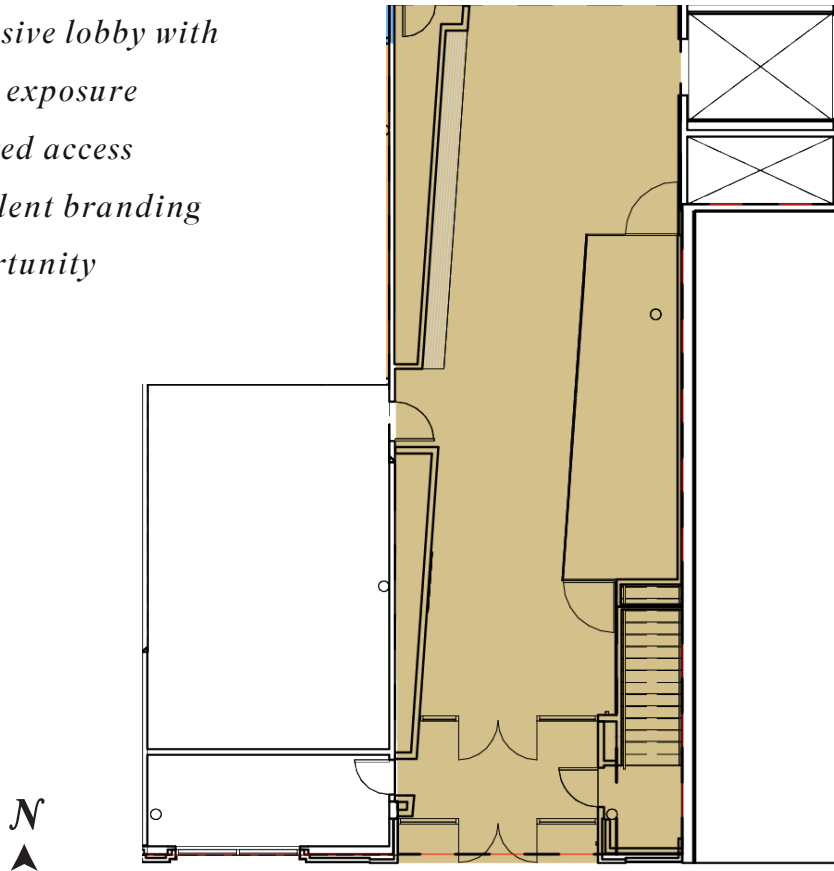


CENTRAL LOCATION

2 & TAYLOR AVAILABILITY

110 SW Taylor St.
Portland, OR 97204

- *Exclusive lobby with street exposure*
- *Secured access*
- *Excellent branding opportunity*



1ST FLOOR

Available Now

Fully Furnished Opportunity!

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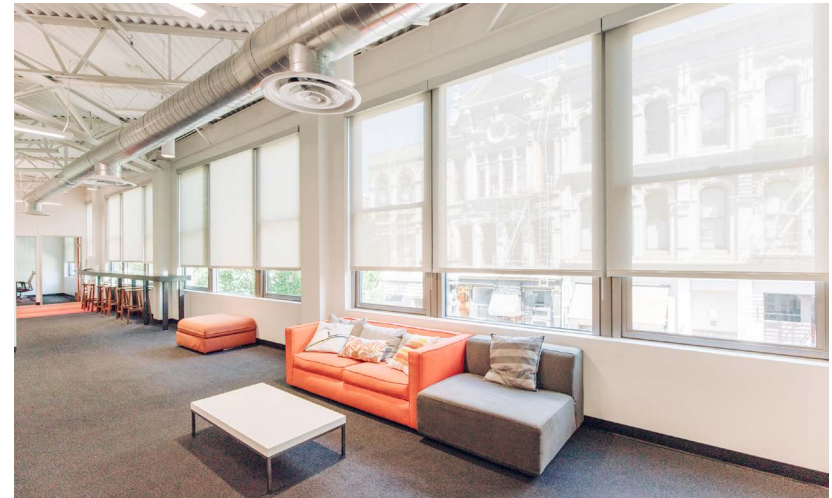
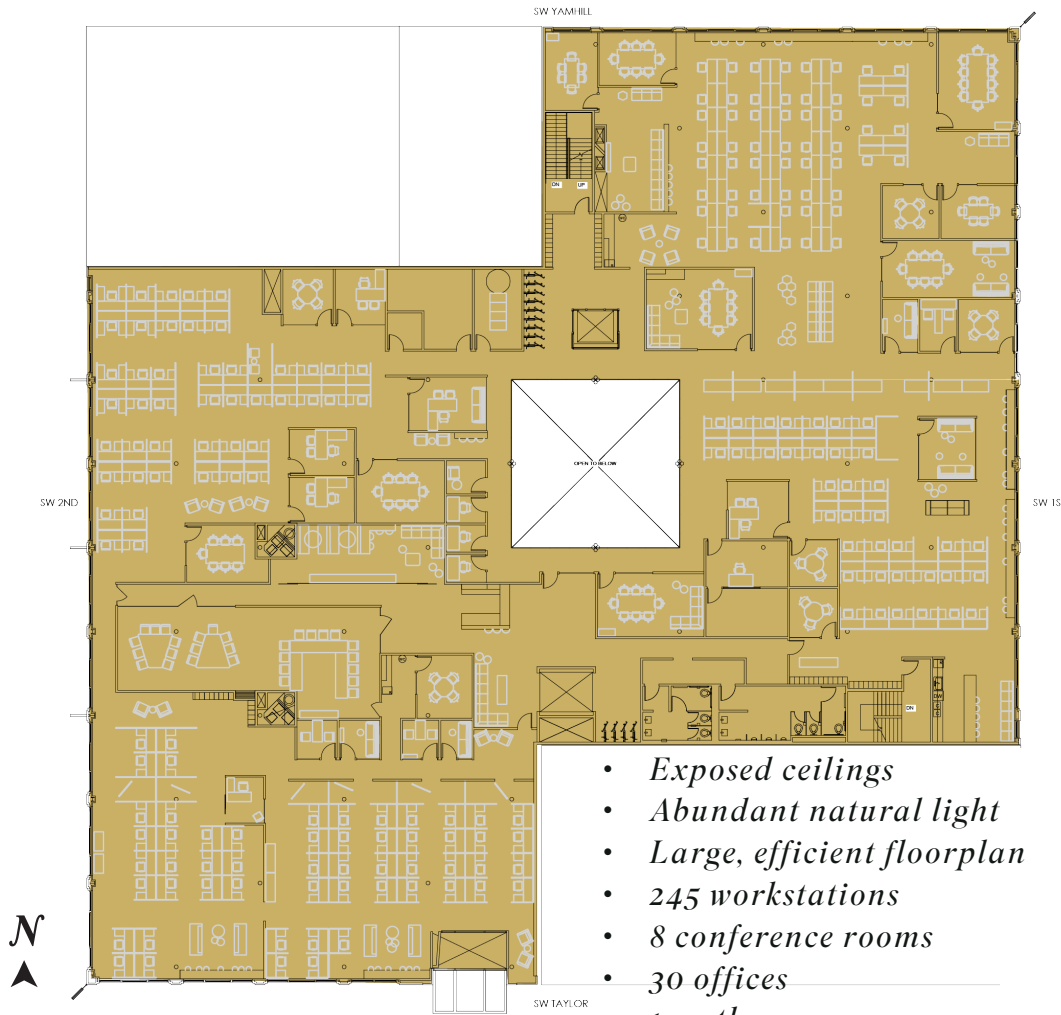
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2 & TAYLOR AVAILABILITY

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2ND FLOOR 30,761 RSF (approx.)

Available Now

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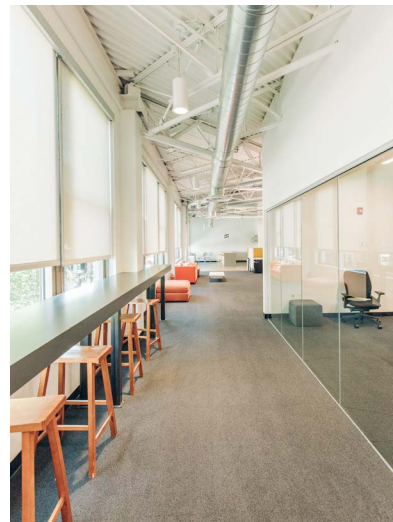
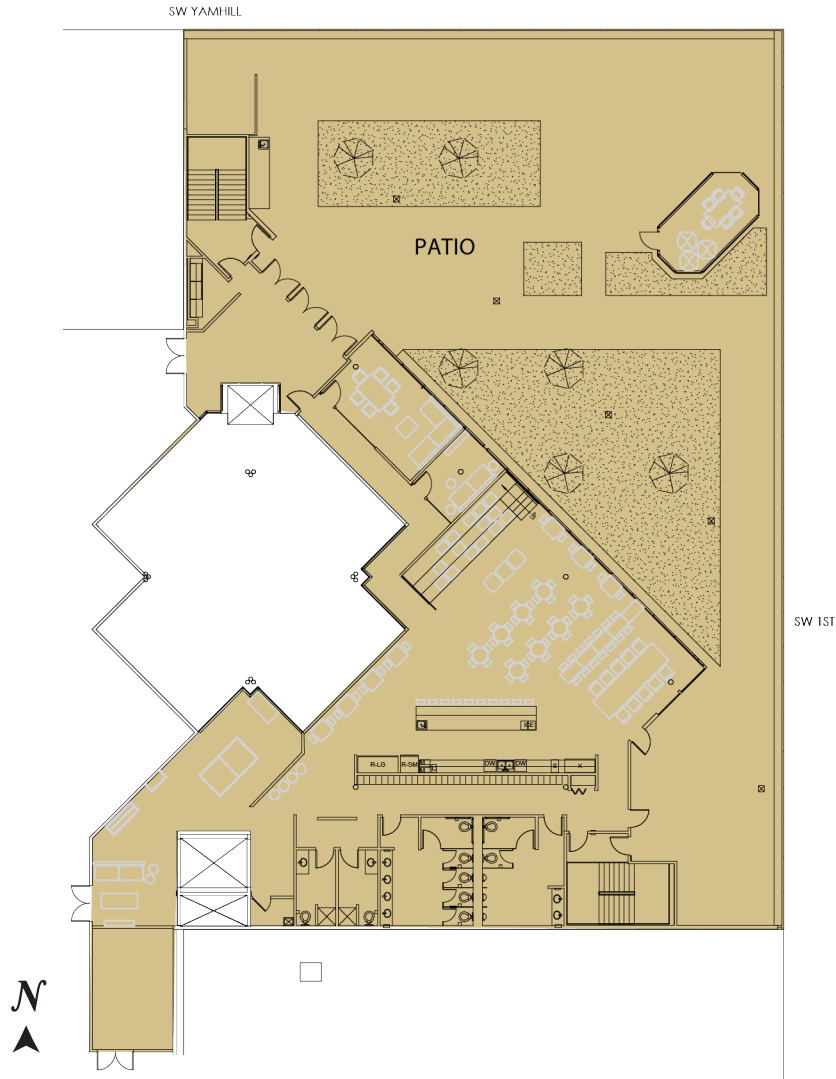
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2 & TAYLOR AVAILABILITY

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Portland, OR 97204



- *Large kitchen with stadium seating*
- *Exclusive showers & restrooms*
- *Direct access to rooftop terrace*

3RD FLOOR 4,461 RSF (approx.)

Available Now

Fully Furnished Opportunity!

6,790 SF Roof Terrace (not included in RSF)

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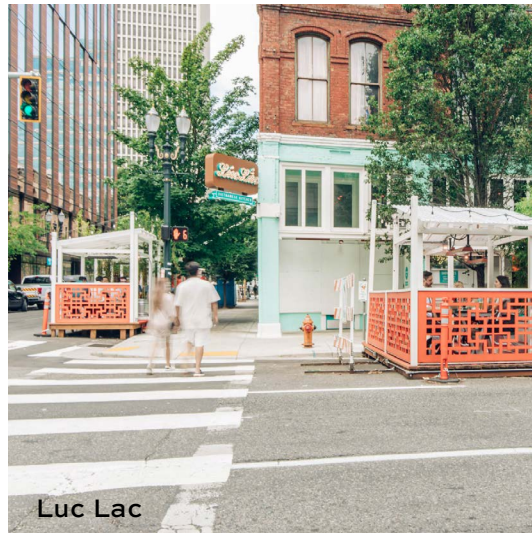
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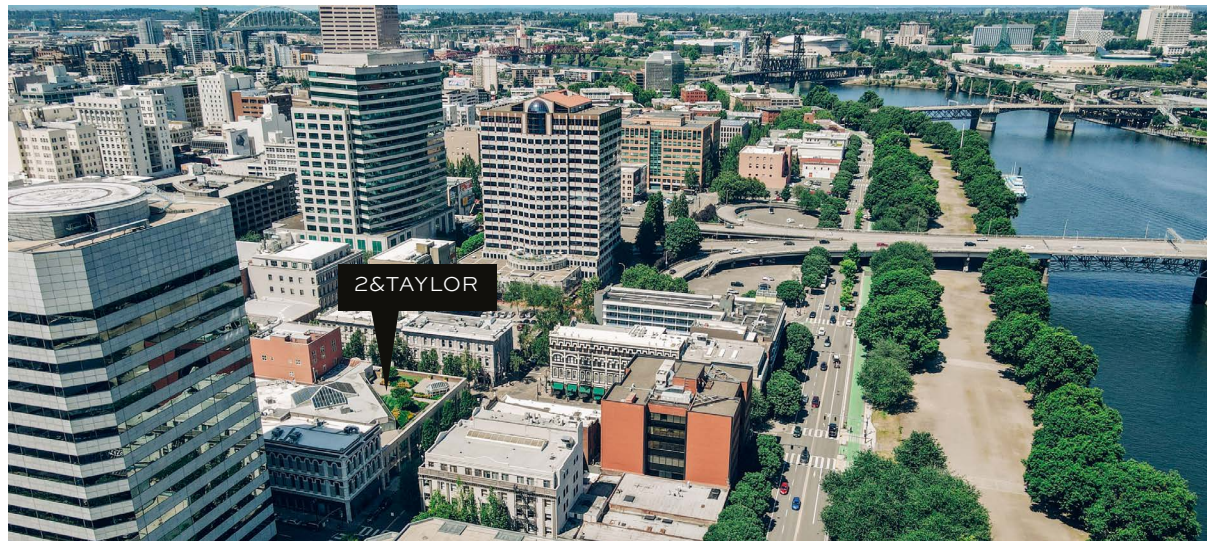
2 & TAYLOR LOCATION



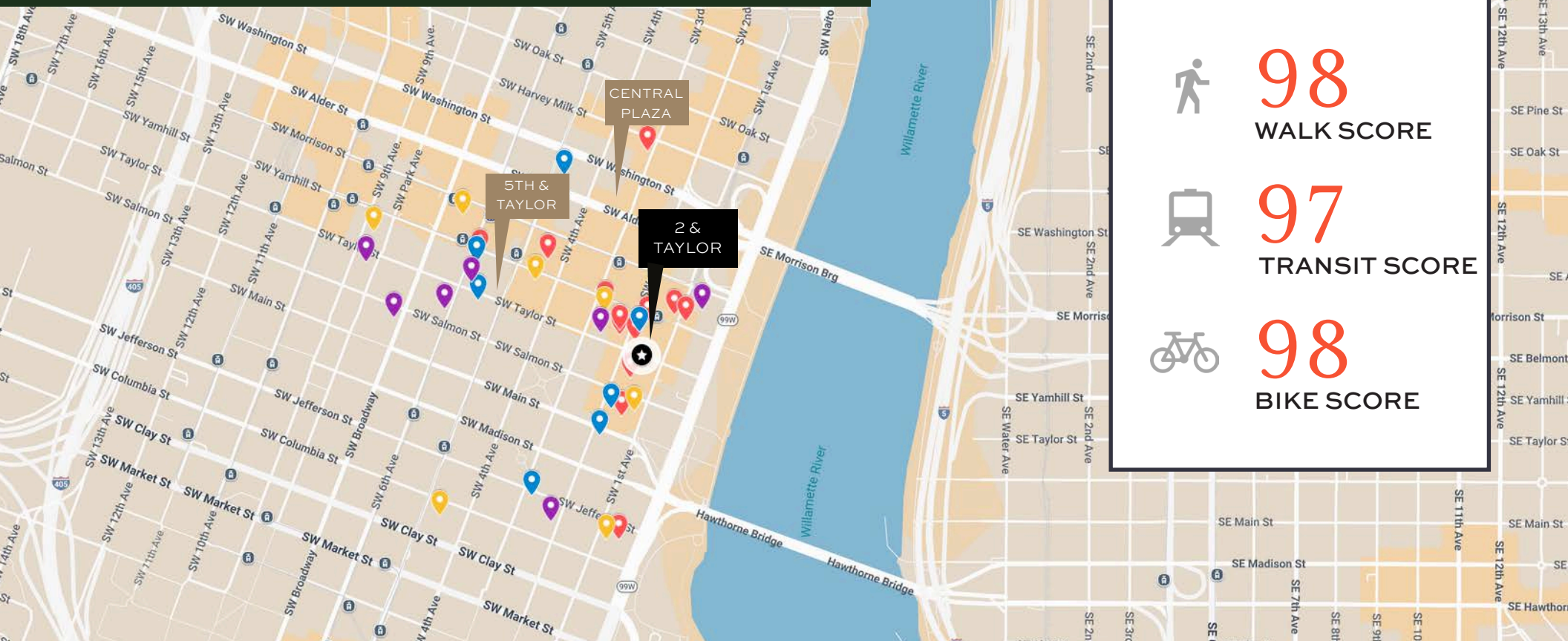
Luc Lac



Elephants Delicatessen



2 & TAYLOR LOCATION



98

WALK SCORE

97

TRANSIT SCORE

98

BIKE SCORE

HOTELS

- AC by Marriott (204 rooms)
- Hilton Downtown
- Hotel Rose
- The Duniway
- The Nines
- Heathman Hotel
- Riverplace Hotel
- The Porter Hotel
- Marriott Downtown
- Paramont Hotel

RESTAURANTS

- Luc Lac Vietnamese Kitchen
- Q Restaurant + Bar
- Departure
- Treebeerd's Taphouse
- Gastro Mania SW Portland
- Great Harvest Bread Co.
- Huber's Cafe

- Portland Food Hall
- Chipotle Mexican Grill
- Dragonwell Bistro
- Paddy's
- Fogo de Chao
- Elephants
- Delicatessen
- Break Bread
- Din Tai Fung

CAFES

- 40 LBS Coffee Bar
- Starbucks
- Press Release Coffee + Food
- Kure Juice Bar
- Coco Donuts
- Spella Cafe

SERVICES

- The UPS Store
- Banner Bank
- Umpqua Bank
- Apple Store
- Pioneer Courthouse Square
- Director Park
- 24 Hour Fitness

PARKING

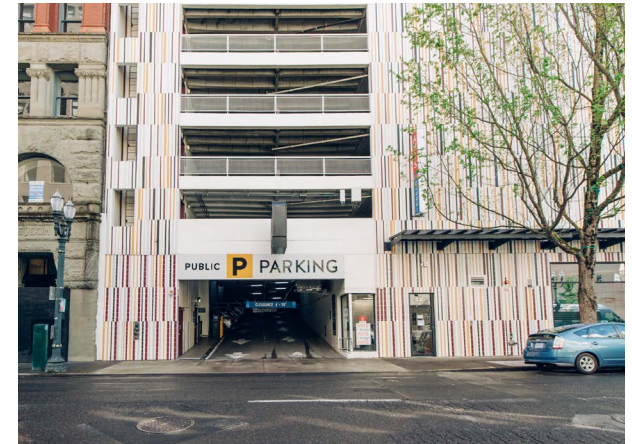
- Central Plaza
- 5th & Taylor

2 & TAYLOR PARKING

PARKING OPTIONS | 4:1,000 GUARANTEED



Melvin-Mark owned secure garage
 (Parking guaranteed at a discount rate)
 Other parking lot/garage
 2&Taylor



CENTRAL PLAZA GARAGE

- Open 24 hours
- 542 spaces
- 24/7 security & surveillance
- Electric charging



5TH & TAYLOR GARAGE

- Open 24 hours
- 680 spaces
- 24/7 security & surveillance
- Electric charging

2 & TAYLOR



LOCATION HIGHLIGHTS

- Full complement of urban services and amenities within blocks
- Easy access to I-5 North/South, US 26, I-84, Hawthorne & Morrison Bridges
- Near fine dining, numerous cafes, and delis
- Located two blocks from Waterfront Park
- Close to Transit Mall, MAX light rail, bus routes, and Portland Streetcar lines





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