



FOR LEASE

MERCHANT HOTEL BUILDING

222-228 NW DAVIS STREET
PORTLAND, OR 97209

PLEASE CALL FOR RATES

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LICENSED IN OREGON AND WASHINGTON

Listed on the National Register of Historic Places, the Merchant Hotel was originally constructed in 1880. One of the few remaining examples of cast-iron Italianate architecture, the building was a premiere luxury hotel and featured the first hydraulic elevator in the city. Today, the building is home to creative and tech-driven office tenants as well as Old Town Pizza & Brewing. Recent renovations include a new tenant lounge and meeting space with further improvements planned.

LOCATION

With the addition of tenants like University of Oregon, Oregon College of Oriental Medicine, and Ankrom Moisan, neighborhood amenities in Old Town continue to blossom. The Merchant Hotel has numerous nearby food, drink, and entertainment options, multiple modes of public transportation, and convenient parking options.

Accessibility is a key driver for successful businesses. The Merchant Hotel has easy access to the Burnside Bridge and public transportation options abound. Twelve bus and four streetcar lines all have stops within three blocks of the building.

HIGHLIGHTS

- Significant seismic upgrades
- After hours access and secured entrance
- Central courtyard
- New tenant lounge and meeting room
- Exposed brick, wood floors, and ornate details
- Secure bike parking
- On-site restaurant
- Skylights and over-sized windows

Significant
seismic
upgrades

New tenant
lounge
and meeting room

After hours
access
and secured entrance



Walk Score
98



Transit Score
94



Bike Score
99



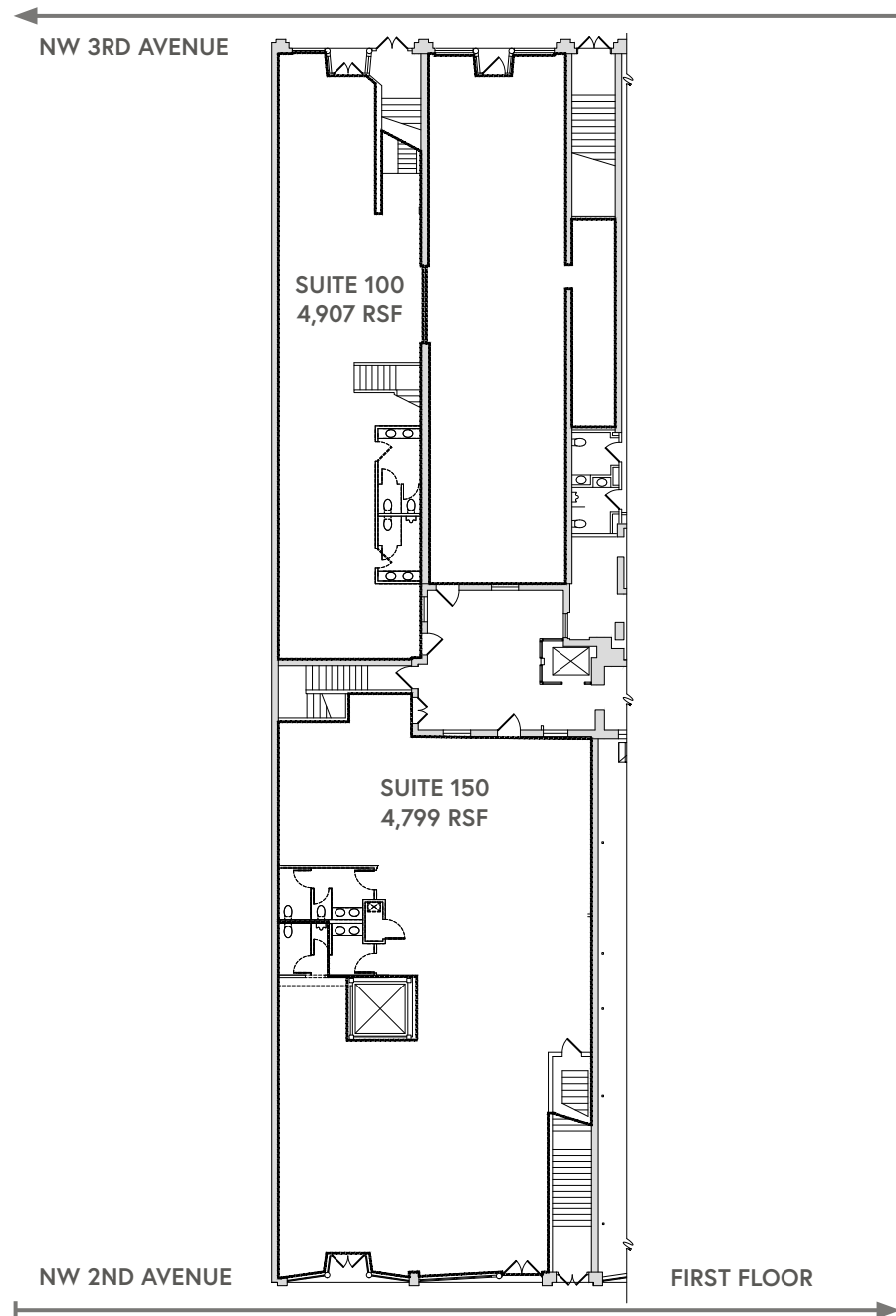
1ST FLOOR – MERCHANT HOTEL

1ST FLOOR HIGHLIGHTS

- Ground floor
- Retail frontage
- Restrooms in suite
- Direct street access
- Demisable to smaller suites

SUITE 100 | +/-4,907 RSF

SUITE 150 | +/-4,799 RSF



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

2ND FLOOR – MERCHANT HOTEL

SUITE 200 | +/-1,035 RSF

- Mix of open area and two private offices, large windows

SUITE 201 | +/-1,162 RSF

- Three private offices, large windows

SUITE 202 | +/-1,668 RSF

- Mostly open floorplan with reception area
- Available April 1, 2024

SUITE 204 | +/-2,810 RSF

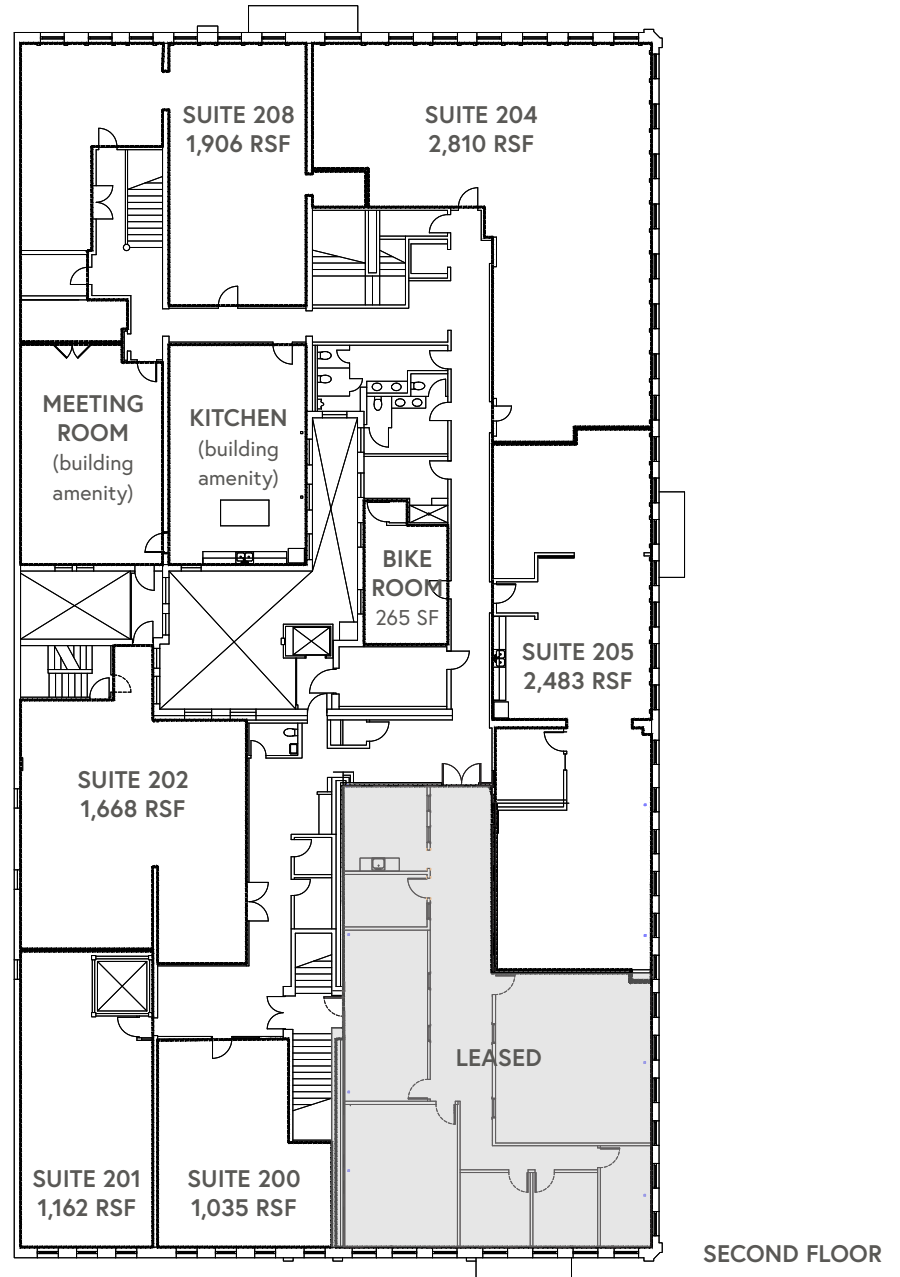
- Corner suite, large windows, excellent natural light

SUITE 205 | +/-2,483 RSF

- Newly renovated, large kitchen, private office, conference room

SUITE 208 | +/-1,906 RSF

- Mostly open plan, conference room, kitchenette, storage



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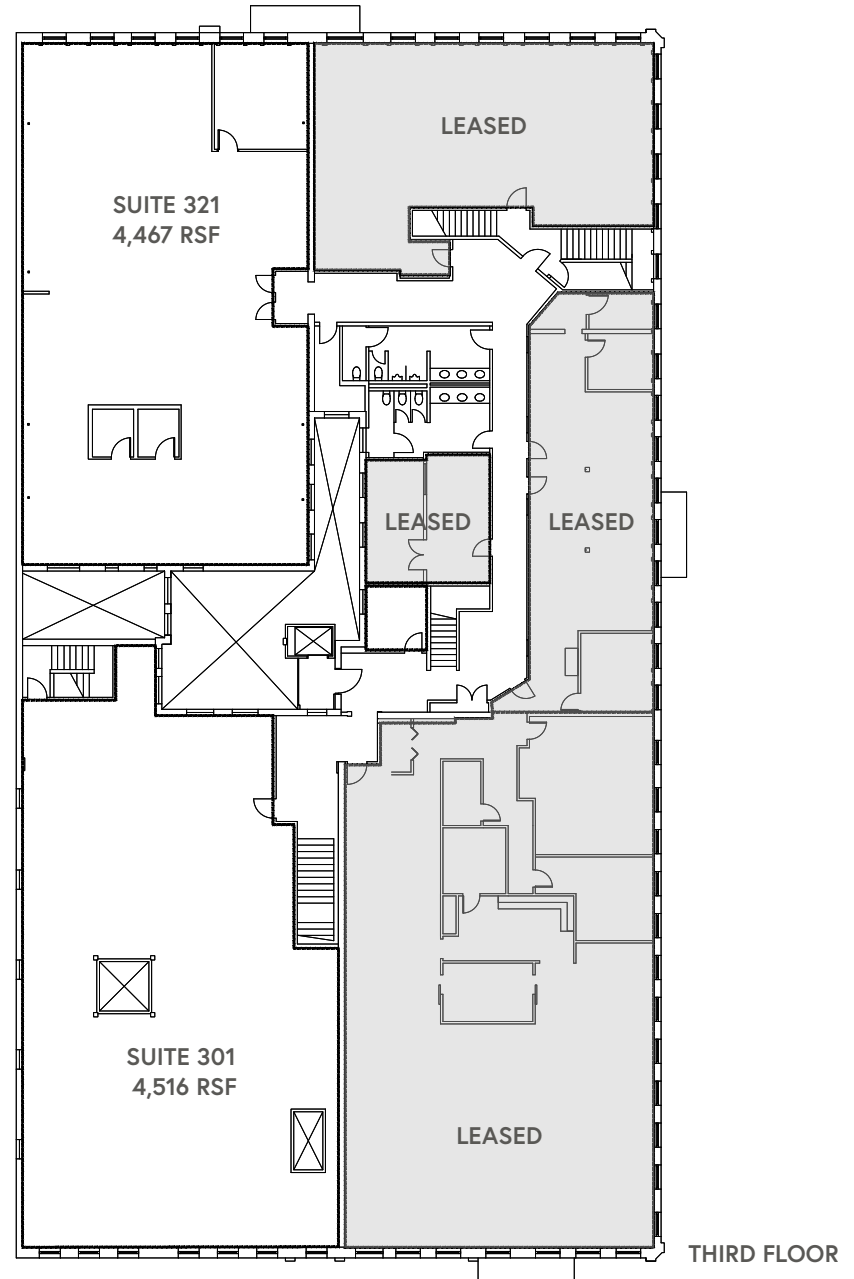
3RD FLOOR – MERCHANT HOTEL

SUITE 301 | +/-4,516 RSF

- Mostly open floor plan, high ceilings, 2nd-gen photography studio

SUITE 321 | +/-4,467 RSF

- Large open creative office opportunity with exposed bricks, skylights, large window, and one private office



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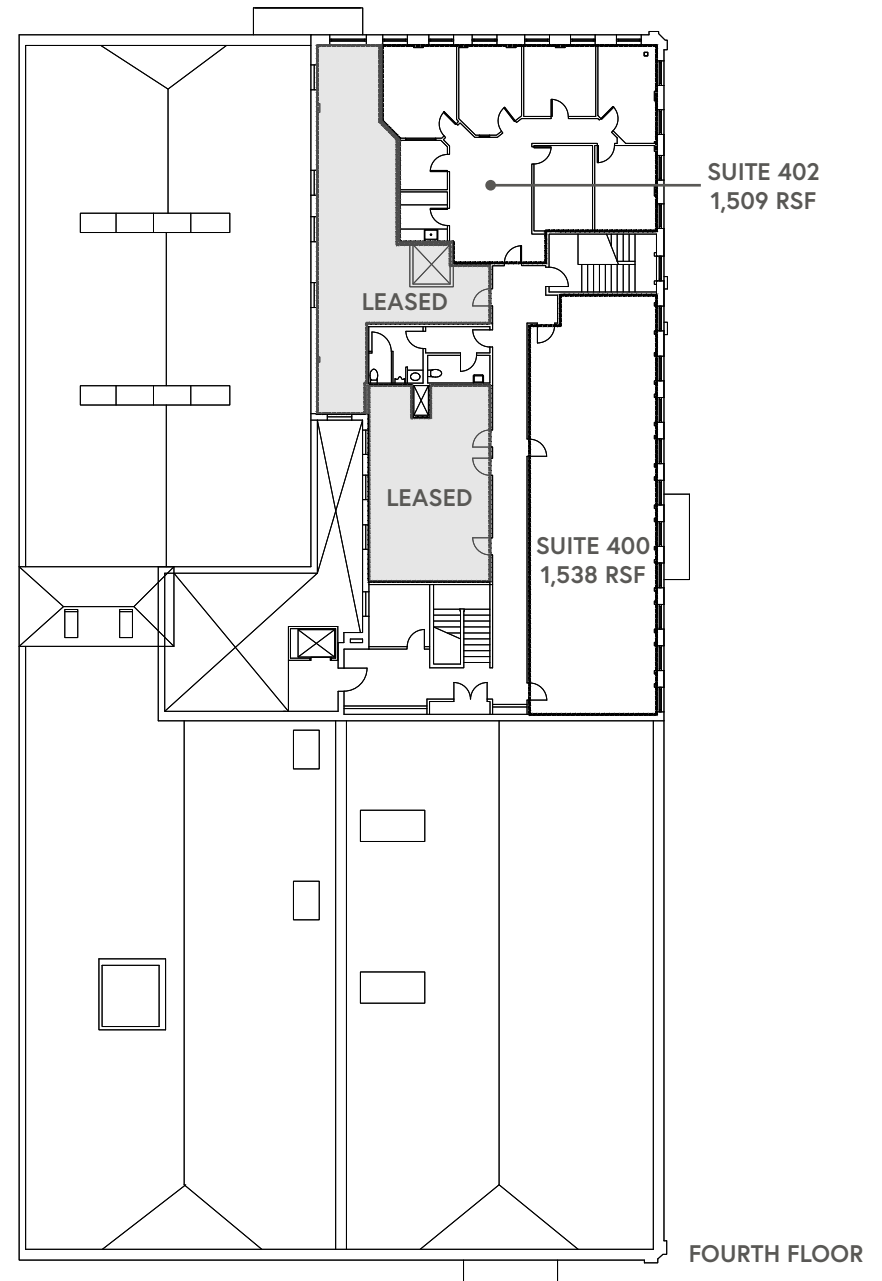
4TH FLOOR – MERCHANT HOTEL

SUITE 400 | +/-1,538 RSF

- Mostly open floor plan, high ceilings

SUITE 402 | +/-1,509 RSF

- 6 private offices and kitchenette



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● Restaurants

● Hotels

● Parking

--- MAX Lines

--- Bus Routes

--- Streetcar Lines

1. Floyd's Coffee

2. Angelina's Greek Gyros

3. Old Town Pizza & Brewing

4. Kasbah Moroccan Cafe

5. Chen's Good Taste

6. Portland Burger

7. Voodoo Donut

8. Dan & Louis Oyster Bar

9. Kell's Irish Restaurant & Pub

10. Pine Street Market

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