

# FOR SALE & LEASE



MELVIN MARK  
EST. 1945



## ALDERWAY

705-711 SW Alder Street Portland, Oregon 97205

*Space Available Now  
from 6,000 – 34,971 RSF*

**\$19.00-32.00/SF Full Service**

**Excellent owner-user opportunity | Contact brokers for additional information**

**BRYN HOKKANEN**

503.546.4534  
bhokkanen@melvinmark.com  
Licensed in OR & WA

**CHAD ALEXANDER**

503.546.4526  
calexander@melvinmark.com  
Licensed in OR & WA

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



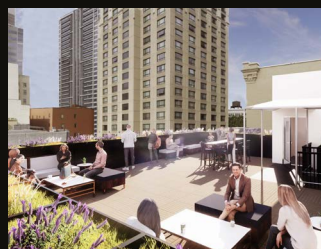
# ALDERWAY FOR SALE & LEASE

FUTURE JAMES  
BEARD MARKET



PIONEER  
COURTHOUSE  
SQUARE

ALDERWAY ROOFTOP  
RENDERING



Rendering - jamesbeardpublicmarket.com

## BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Adjacent to Pioneer Square, Portland's "Living Room"
- Blocks from the future site of the exciting James Beard Public Market
- Possibility to build-out a rooftop terrace
- Bicycle parking
- On-site common area showers
- Guaranteed Parking Available Nearby
- Steps to TriMet MAX line
- 24/7 Secured Entry

The Historic Alderway Building features creative office space with efficient floor plates and plenty of character, including exposed ceilings and large windows.



PROFESSIONAL  
SERVICES



RETAIL SPACE  
AVAILABLE



MANAGED BY  
MELVIN MARK



BIKE  
ACCESSIBILITY



COFFEE  
SHOP(S)  
NEARBY



DINING  
NEARBY



CREATIVE  
WORK SPACE  
AVAILABLE



CENTRAL  
LOCATION

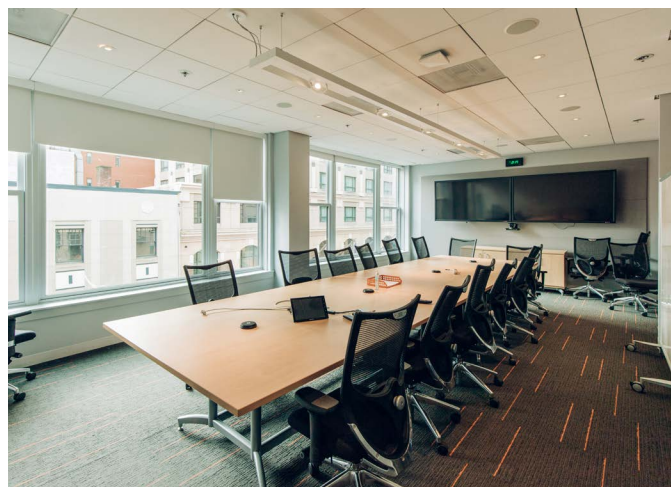
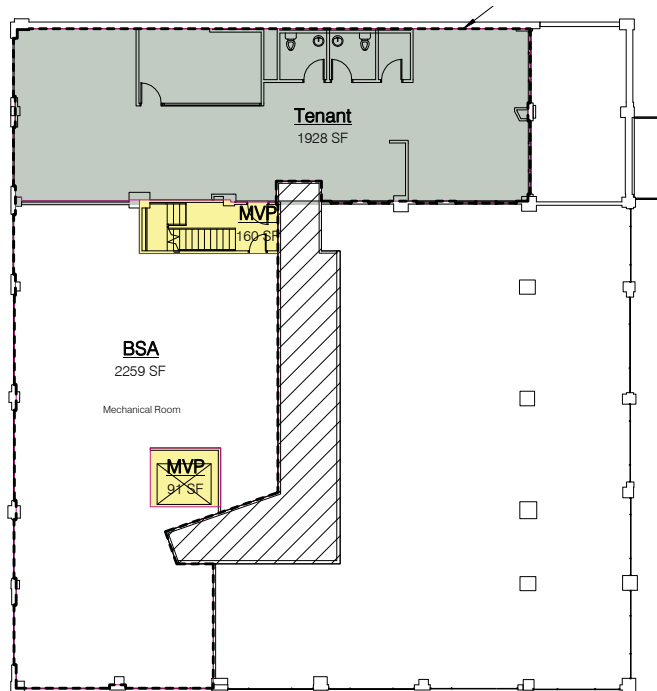




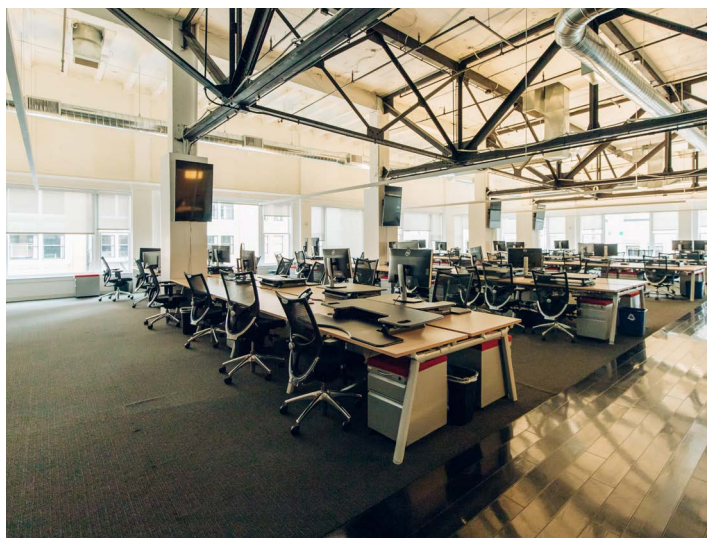
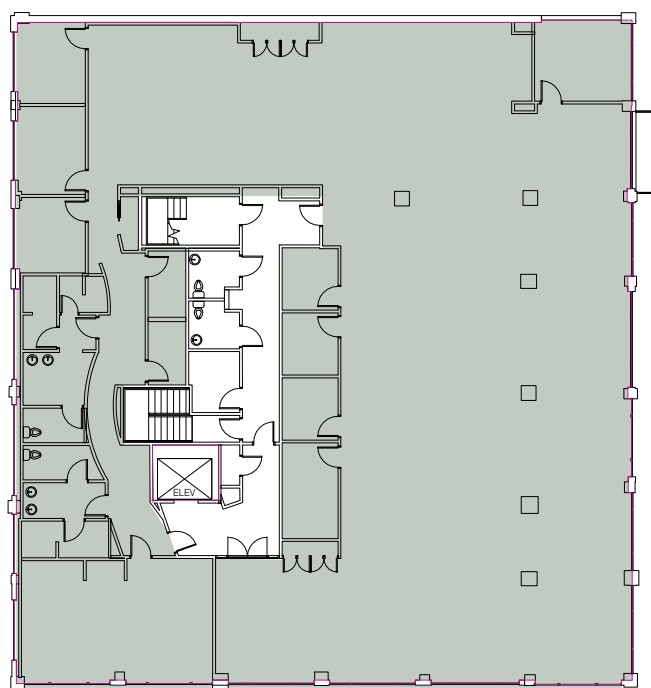
# ALDERWAY AVAILABILITY

705-711 SW Alder St  
Portland, OR 97205

## MEZZANINE



## 4TH FLOOR



## MEZZANINE & 4TH FLOOR 6,000-11,642 RSF (approx.)

\$32.00/SF Full Service

Excellent owner-user opportunity

Contact brokers for additional information

**BRYN HOKKANEN**

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

**CHAD ALEXANDER**

503.546.4526

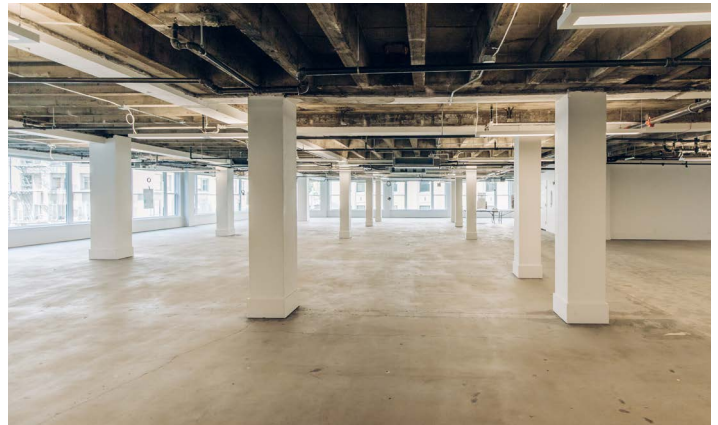
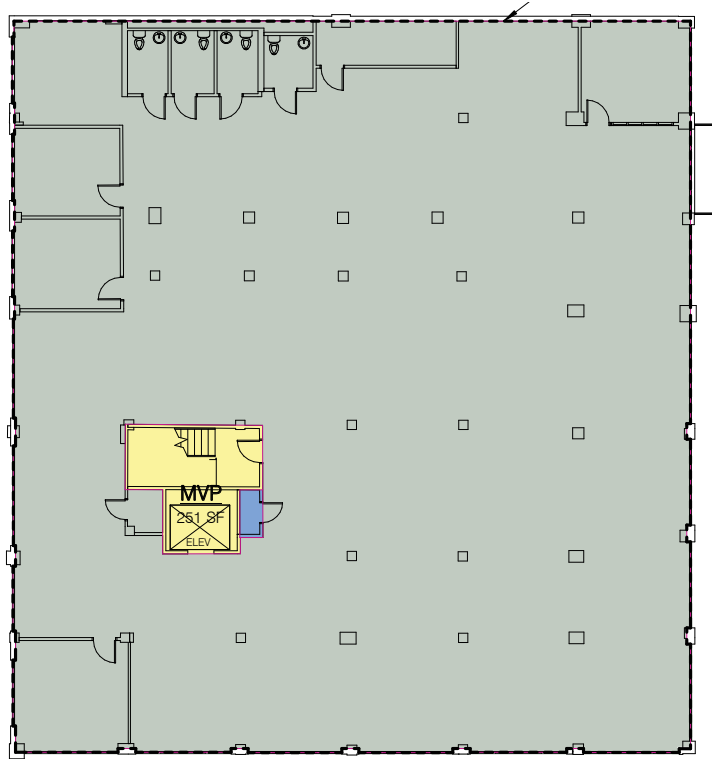
calexander@melvinmark.com

Licensed in OR



# ALDERWAY AVAILABILITY

705-711 SW Alder St  
Portland, OR 97205



## SUITE 300 6,000-10,149 RSF (approx.)

\$28.00/SF Full Service

*Excellent owner-user opportunity*

*Contact brokers for additional information*

### **BRYN HOKKANEN**

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

### **CHAD ALEXANDER**

503.546.4526

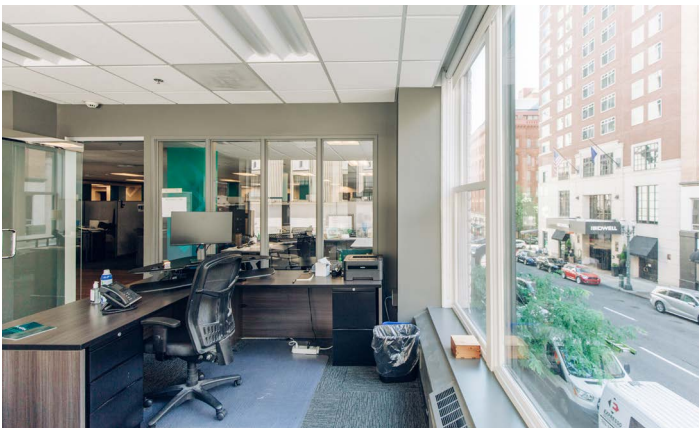
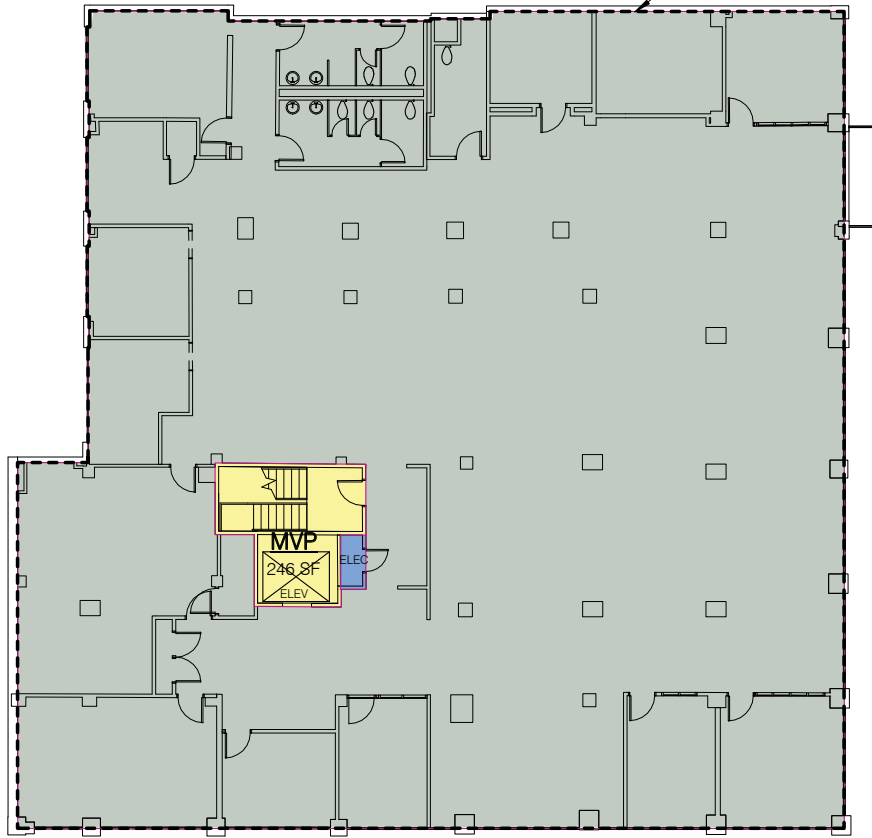
calexander@melvinmark.com

Licensed in OR



# ALDERWAY AVAILABILITY

705-711 SW Alder St  
Portland, OR 97205



## SUITE 200 6,000-10,557 RSF (approx.)

*\$19.00/SF Full Service*

*Excellent owner-user opportunity*

*Contact brokers for additional information*

### **BRYN HOKKANEN**

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

### **CHAD ALEXANDER**

503.546.4526

calexander@melvinmark.com

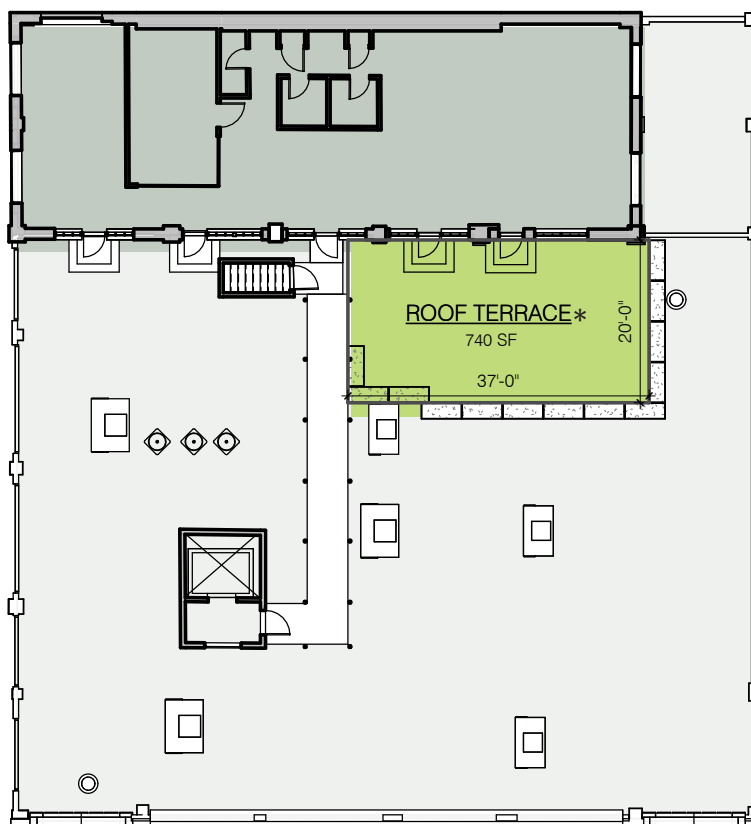
Licensed in OR



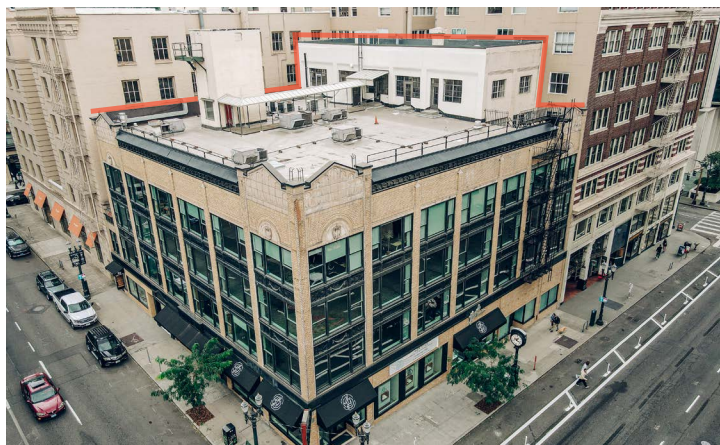
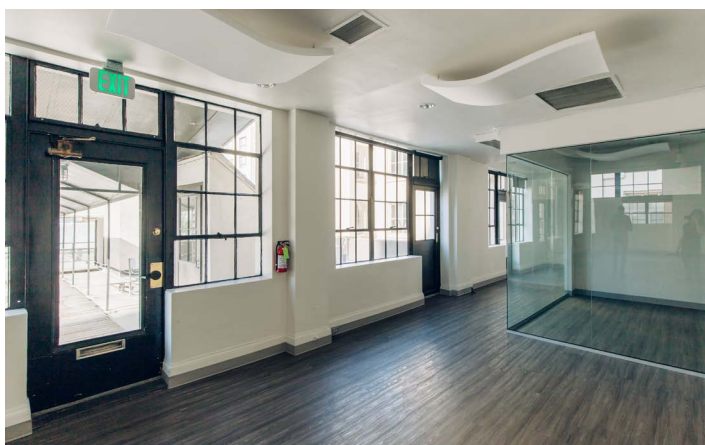


# ALDERWAY AVAILABILITY

705-711 SW Alder St  
Portland, OR 97205



*\*Possibility to build-out a rooftop terrace, floor plan is only a rendering*



## PENTHOUSE 2,623 RSF (approx.)

*Possibility to build-out a rooftop terrace*

*Excellent owner-user opportunity*

*Contact brokers for additional information*

**BRYN HOKKANEN**

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

**CHAD ALEXANDER**

503.546.4526

alexander@melvinmark.com

Licensed in OR

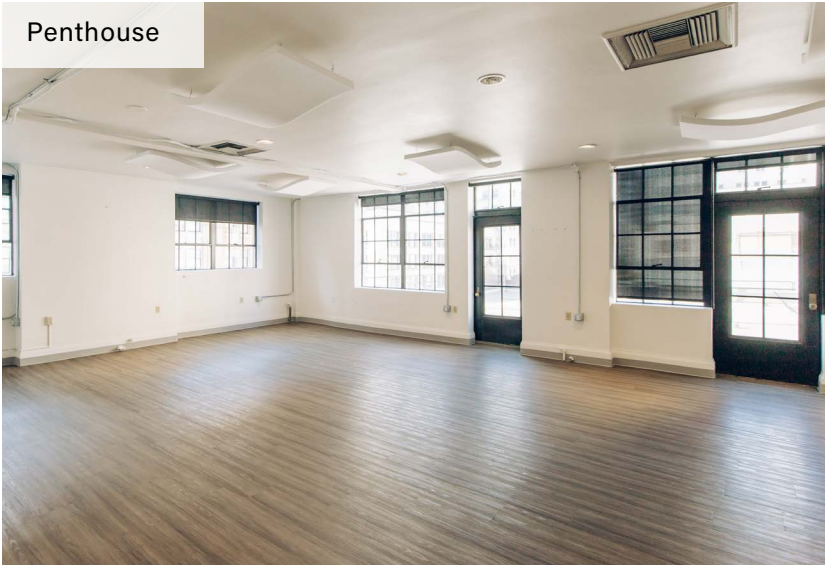




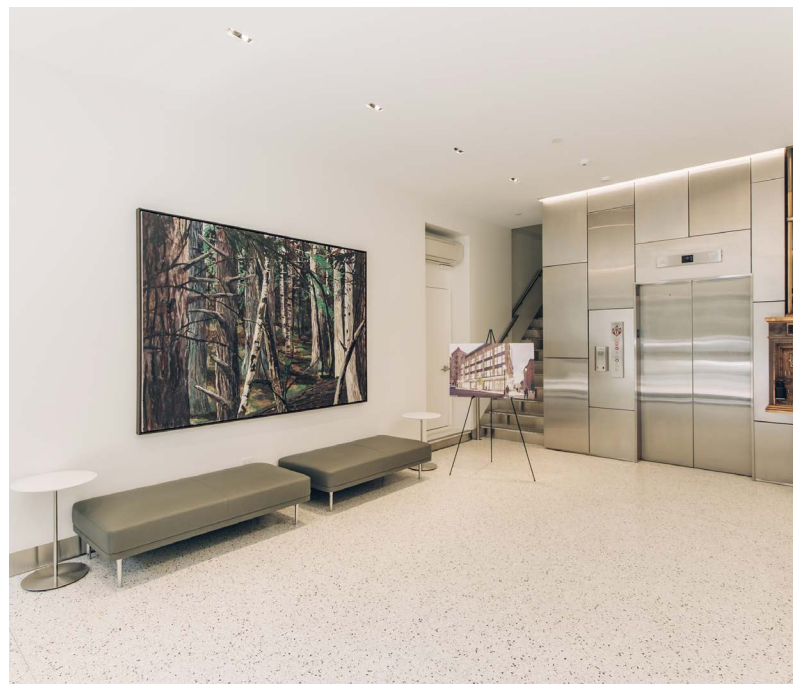
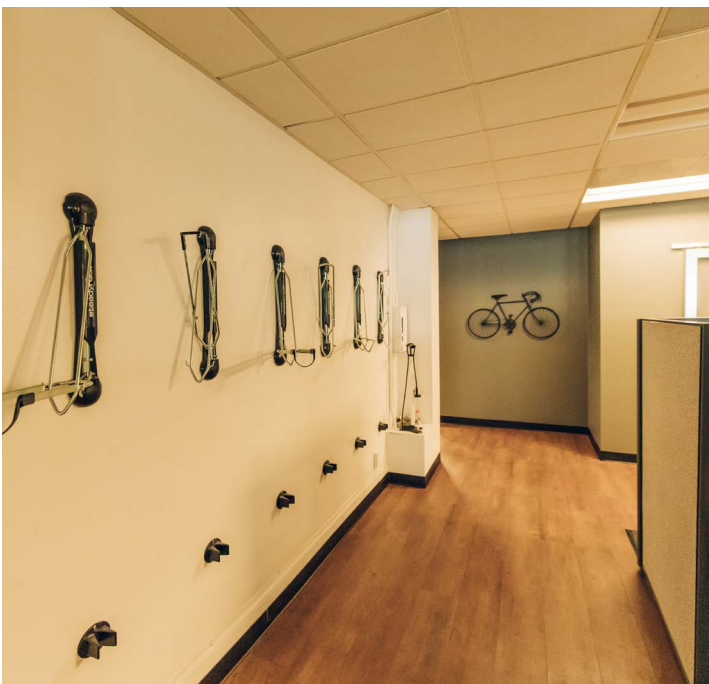
Exterior Rendering



Penthouse

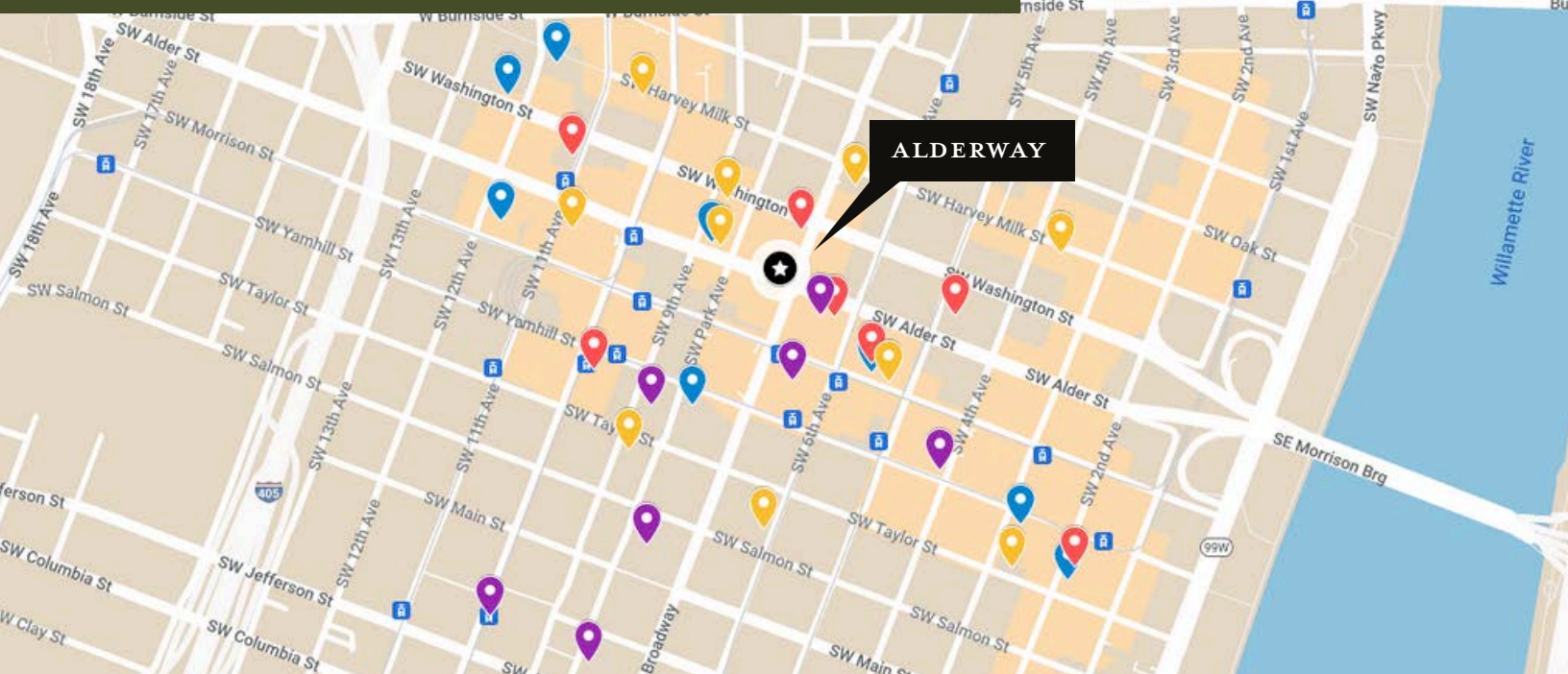


Rooftop Rendering





# ALDERWAY FOR SALE & LEASE



## HOTELS

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

## CAFES

Stumptown Coffee  
40 LBS Coffee  
Spella Caffè  
Starbucks  
Upper Left Roasters  
St. Honoré Bakery  
Case Study Coffee Roasters  
Water Avenue Coffee  
Good Coffee

## ATTRACTIONS

Pioneer Square  
James Beard Public Market (September 2026)  
Director Park  
Fox Tower Cinemas  
Portland Art Museum  
Arlene Schnitzer Concert Hall  
Oregon Historical Society  
Park Blocks  
Powell's Books  
Whole Foods Market

## RESTAURANTS

Bullard  
Bamboo Sushi  
Grassa  
Screen Door  
TANAKA  
Departure Restaurant + Lounge  
Jake's Grill  
Flying Elephants at Fox Tower  
Q Restaurant & Bar



**100**  
WALK SCORE  
"Walker's Paradise"



**96**  
BIKE SCORE  
"Biker's Paradise"

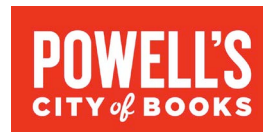


**94**  
TRANSIT SCORE  
"Rider's Paradise"

## IN GOOD COMPANY



**STUMPTOWN**  
COFFEE ROASTERS



THE RITZ-CARLTON







**M**  
**MELVIN MARK**  
EST. 1945

## FOR SALE & LEASE **ALDERWAY**

705-711 SW Alder Street | Portland, OR 97205

**BRYN HOKKANEN**

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

**CHAD ALEXANDER**

503.546.4526

calexander@melvinmark.com

Licensed in OR

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.