

FOR LEASE



MELVIN MARK

EST. 1945



UNITED CARRIAGE BUILDING

700 SW Taylor Street, Portland, Oregon 97205

Rare Single Tenant Office Opportunity

Retail Space Available at 4,516 RSF

Office Space Available from 13,000-44,364 RSF

\$15.00/SF Full Service

Rent for full-building user: \$12.50/SF Full Service

TIM PARKER

503.546.4537

tparker@melvinmark.com

Licensed in OR & WA

BRYN HOKKANEN

503.546.4534

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Licensed in OR

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

UNITED CARRIAGE BUILDING FOR LEASE



BUILDING HIGHLIGHTS

- Rare single tenant office opportunity
- Equipped with fiber-optic telecom/data service
- High ceilings
- Exposed brick and beam construction

Historic Building with high ceilings, exposed brick, exposed beams and skylights. Seismically upgraded with updated mechanical and electrical systems.



CREATIVE
WORK SPACE
AVAILABLE



CLASS B
SPACE
AVAILABLE



PROFESSIONAL
SERVICES



COFFEE SHOPS
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK

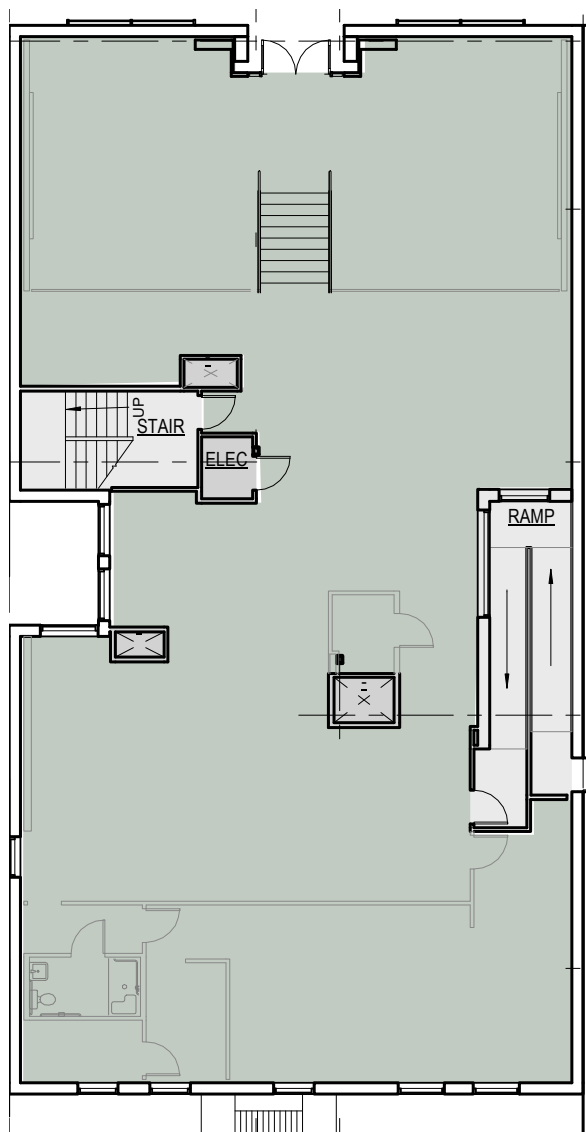


CENTRAL
LOCATION





SW TAYLOR ST.



FLOOR 1 4,516 RSF (approx.)

Available Now

Retail Space on Taylor

15.00/SF Full Service

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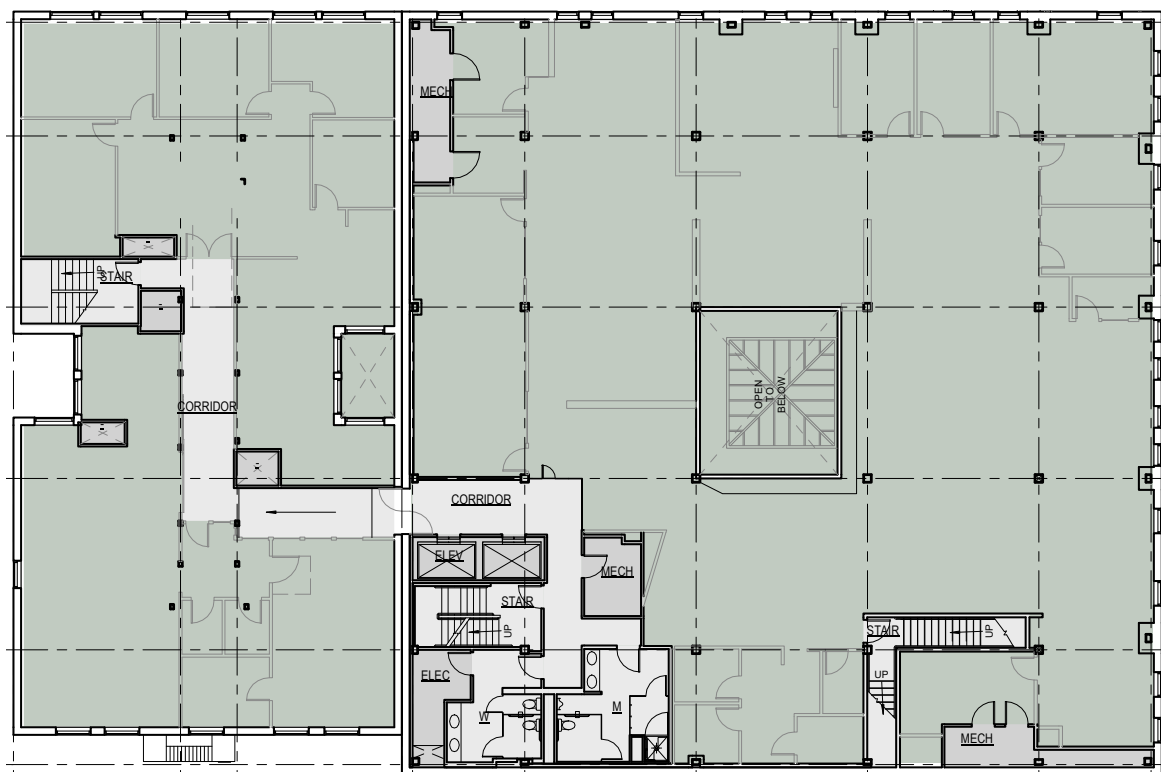
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UNITED CARRIAGE AVAILABILITY

700 SW Taylor Street
Portland, OR 97205



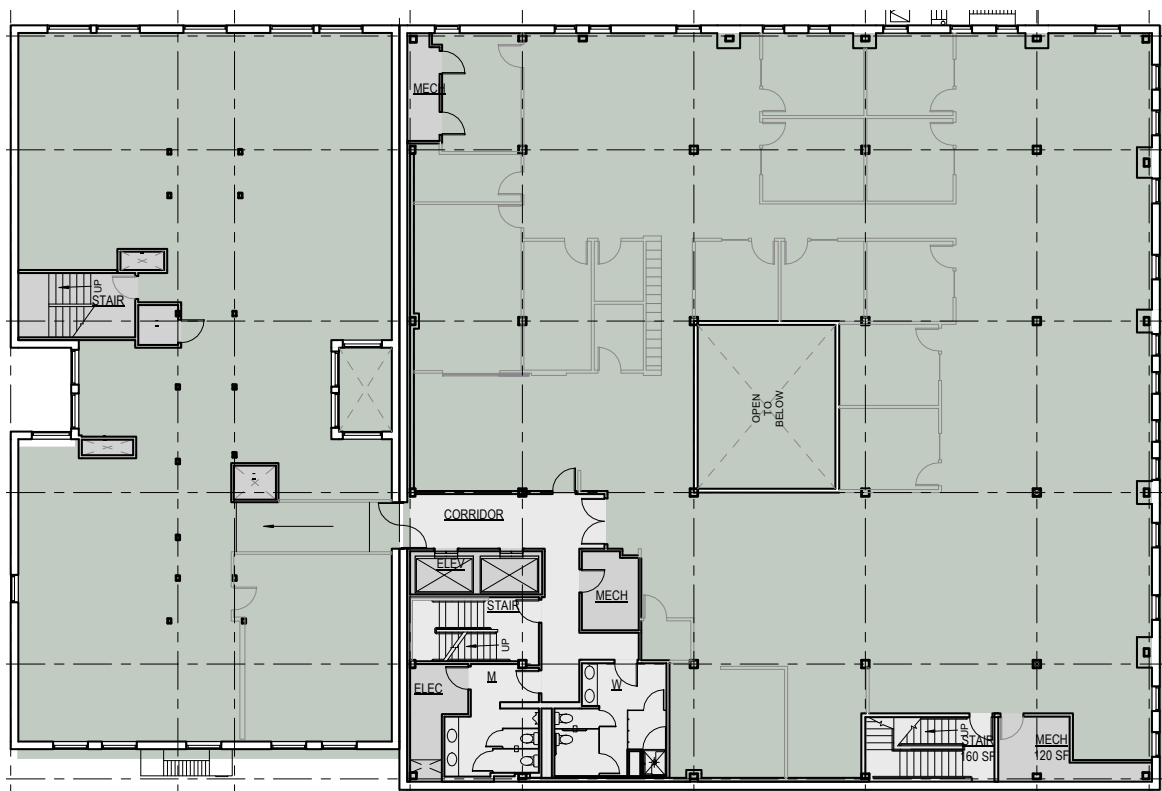
FLOOR 2 12,870 RSF (approx.)

Available Now
15.00/SF Full Service

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FLOOR 3 13,374 RSF (approx.)

Available Now

15.00/SF Full Service

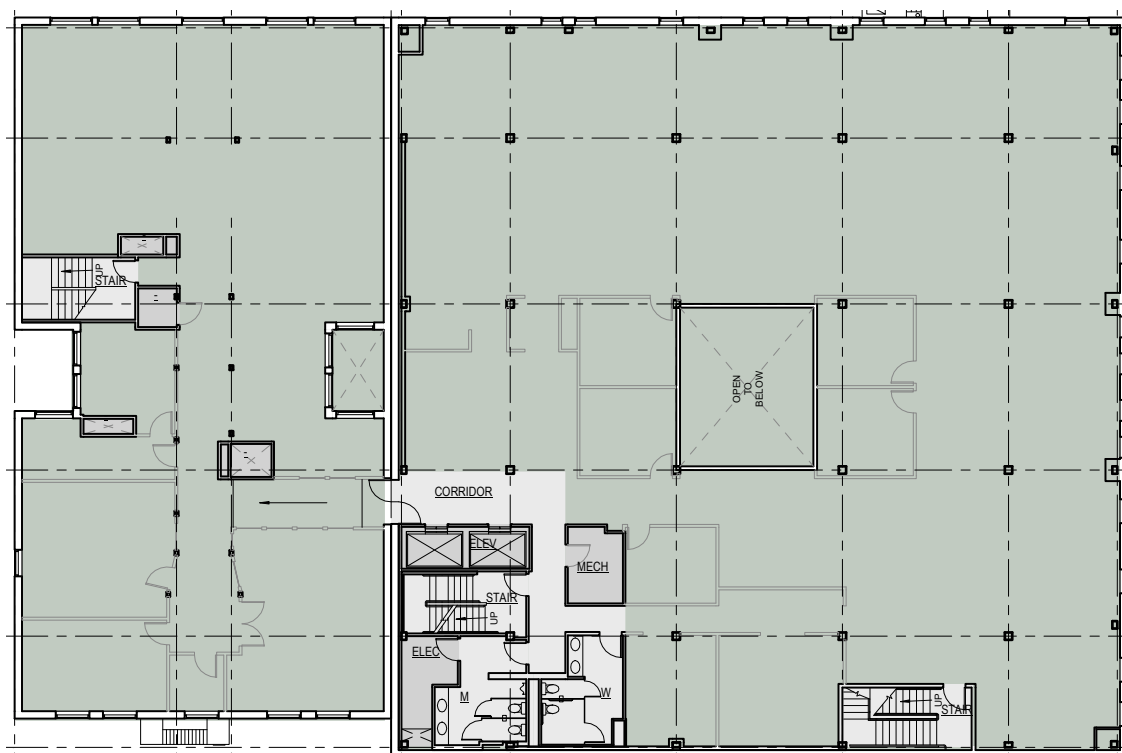
EXPLORE THE SPACE
WITH A VIRTUAL TOUR

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FLOOR 4 13,302 RSF (approx.)

Available Now

15.00/SF Full Service

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UNITED CARRIAGE FOR LEASE



HOTELS

Hilton Downtown
Paramount Hotel
The Porter Hotel
Riverplace Hotel
Marriott Downtown
AC by Marriott (204 rooms)
Hotel Lucia
Ritz Carlton

RESTAURANTS

Flying Elephants
Q Restaurant + Bar
Luc Lac Vietnamese Kitchen
Great Harvest PDX Bread Co.
Huber's Cafe
Chipotle
Dragonwell Bistro
Gastro Mania
Lechon
Murata

CAFES

Case Study Coffee Roasters
Upper Left Roasters
Coco Donuts
Kure Juice Bar
Coava Coffee
40 LBS Coffee Bar
Roseline
Starbucks
Spella Caffe

ATTRACTIONS

Director Park
Arlene Schnitzer Concert Hall
Pioneer Courthouse Square
Pioneer Place Mall
Portland Art Museum
Oregon Historical Society
PSU Farmer's Market
Tom McCall Waterfront Park
Keller Auditorium

TRANSIT LINES

MAX Lines
Portland Streetcar



100
WALK SCORE
"Walker's Paradise"



92
BIKE SCORE
"Biker's Paradise"

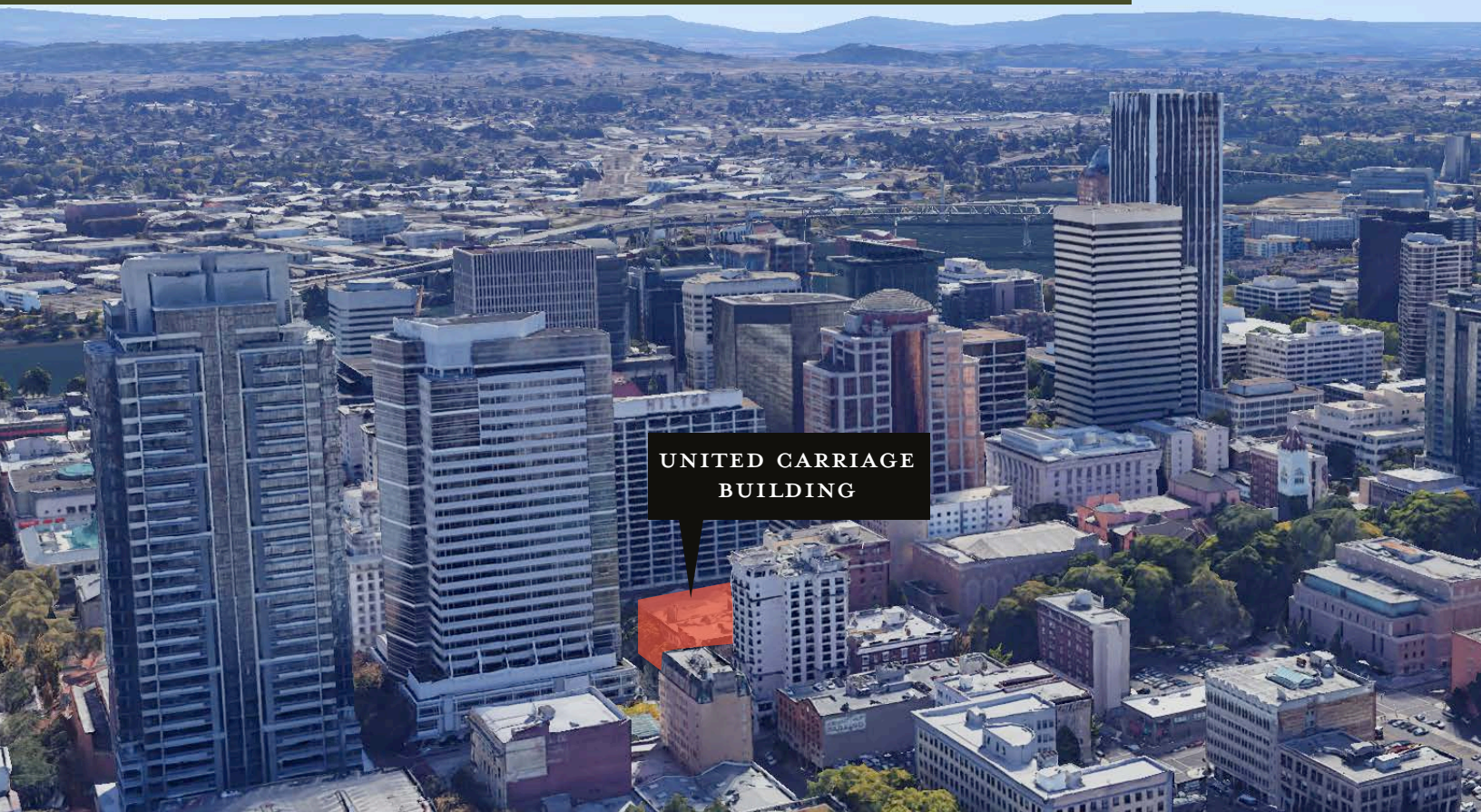


93
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



UNITED CARRIAGE FOR LEASE



LOCATION HIGHLIGHTS

- Prominent location, one block from Pioneer Square and surrounded by quality retail options
- Full complement of urban services and amenities within blocks
- Direct freeway and bridge access means less congestion
- Near fine dining, numerous cafes, and delis
- Near TriMet bus route, MAX light rail and Portland Streetcar lines





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