

FOR LEASE



MELVIN MARK

EST. 1945



208 SW 1ST AVE

208 SW 1st Ave Portland, Oregon 97204

*Office Space Available
from 1,519 to 1,835 RSF*

\$25.00 Full Service

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

208 SW 1ST AVE FOR LEASE



BUILDING HIGHLIGHTS

- Seismically upgraded
- New lobby finishes
- New common shower facilities
- New secured bike parking with private entrance off of 1st Avenue
- New glass awnings
- New energy efficient building systems



CREATIVE
WORK SPACE
AVAILABLE



PROFESSIONAL
SERVICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY

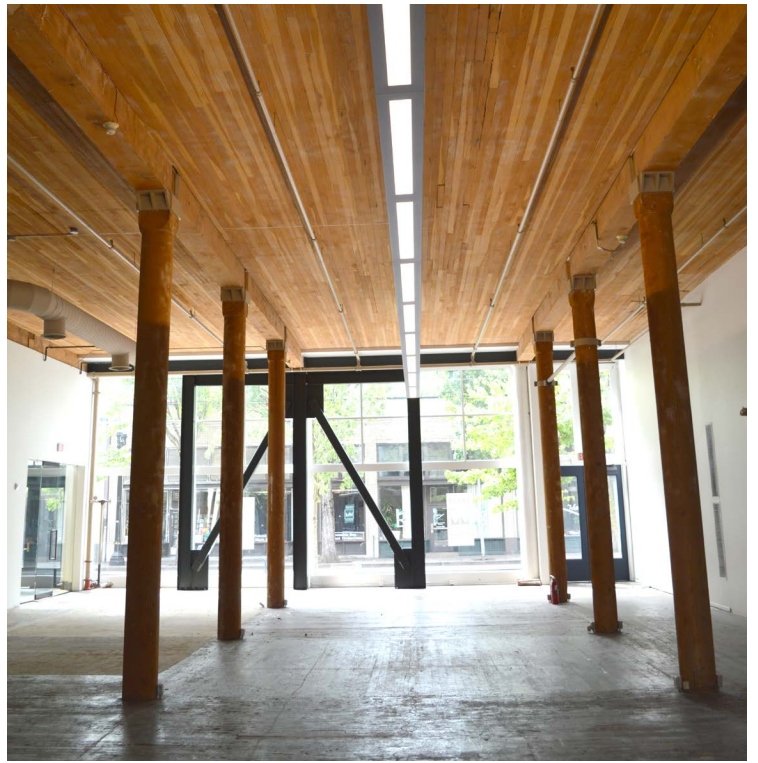


CENTRAL
LOCATION

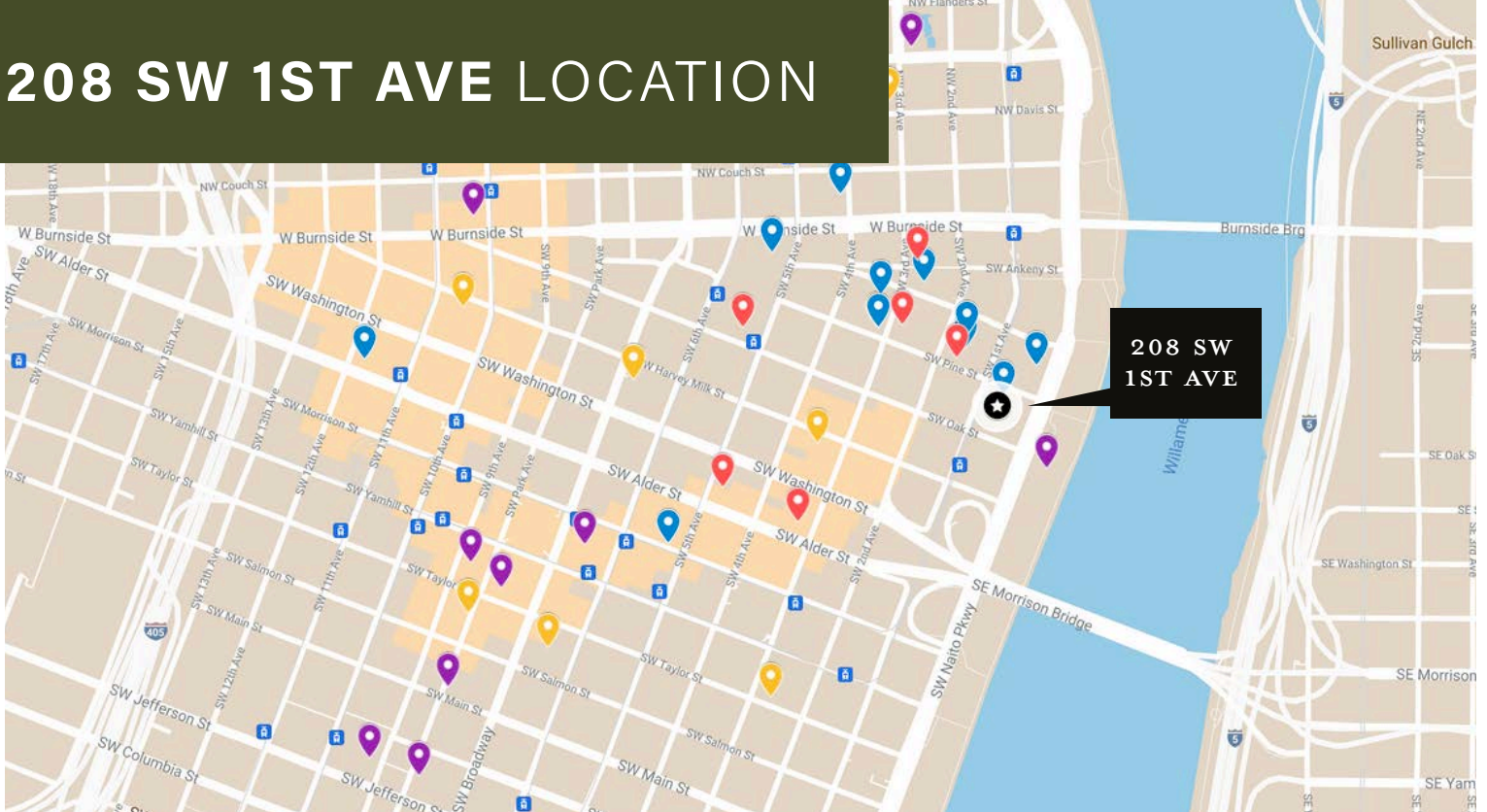


PARKING
NEARBY





208 SW 1ST AVE LOCATION



HOTELS

- Ace Hotel
- Hi-Lo Hotel
- The Hoxton (119 rooms)
- Paramont Hotel
- Hotel Lucia
- Embassy Suites by Hilton Portland Downtown
- AC by Marriott (204 rooms)
- Hilton Hotel (299 rooms)
- The Hoxton Hotel

NOTABLE TENANTS

- New Relic
- Puppet Labs
- Survey Monkey
- Guidespark
- Airbnb
- Aruba Networks
- Sq1
- Tripwire
- University of Oregon, Portland Campus

ATTRACTIONS

- Tom McCall Waterfront Park
- Portland Art Museum
- Oregon Historical Society
- Arlene Schnitzer Concert Hall
- Powell's Books
- Pioneer Courthouse Square
- Regal Cinemas Fox Tower 10
- Lan Su Chinese Garden
- Director Park

RESTAURANTS

- LeChon
- Departure
- Pine Street Market
- AFURI Ramen + Dumpling
- Kells Irish Pub
- Mother's Bistro & Bar
- Kalé
- Gastro Mania SW
- Portland City Grill
- Kingsland Kitchen
- Toki
- Tope

CAFES

- Stumptown Coffee
- Voodoo Doughnut
- Barista
- Spella Cafe
- Kure Juice Bar
- Starbucks

 **97**
WALK SCORE
"Walker's Paradise"

 **99**
BIKE SCORE
"Biker's Paradise"

 **95**
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



STUMPTOWN
COFFEE ROASTERS



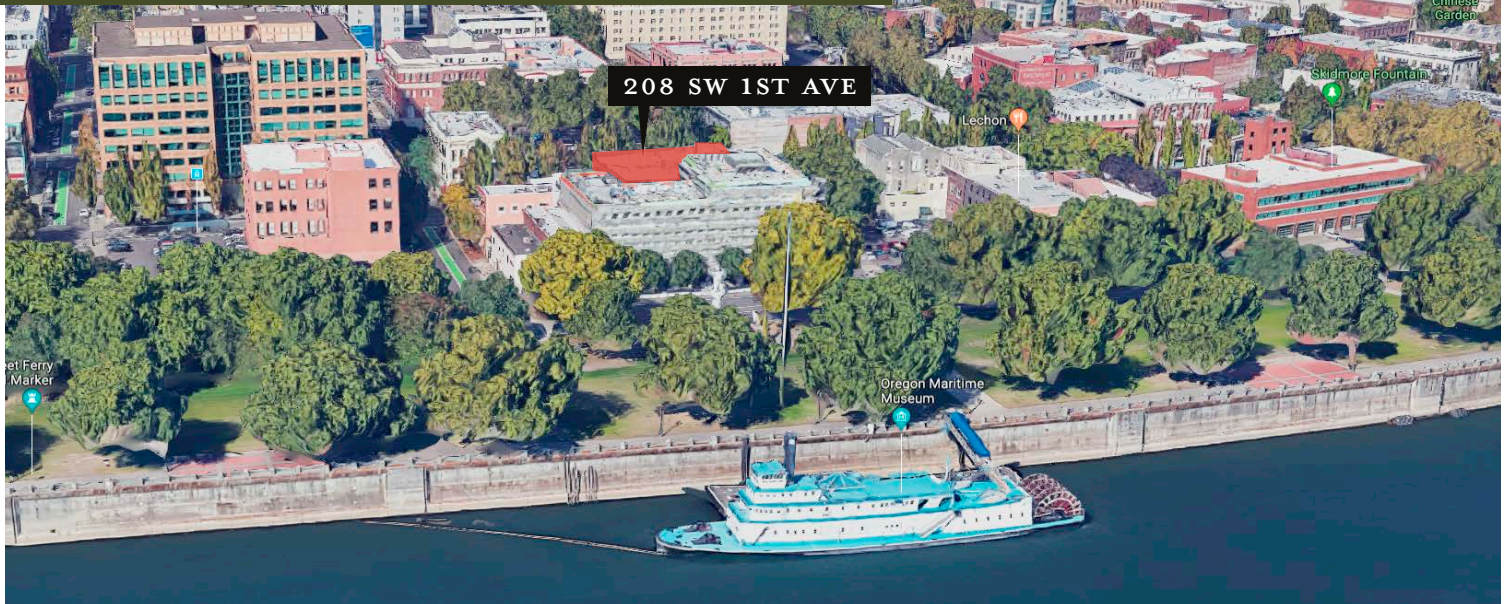
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LeCHON



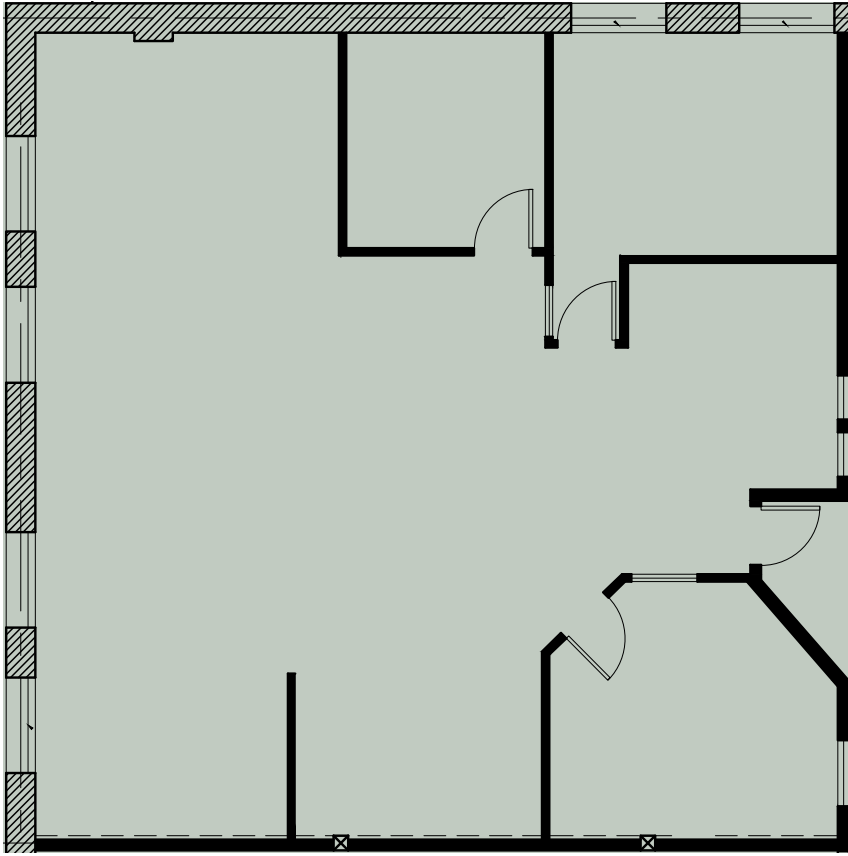
208 SW 1ST AVE LOCATION



LOCATION HIGHLIGHTS

- Central downtown location, convenient to public transit system and freeway access
- Full complement of urban services, amenities and retail within blocks
- Direct freeway and bridge access means less congestion
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Located across Waterfront Park, host to all-season activities, events and walking/biking paths
- Technology companies in the neighborhood include **New Relic**, **Puppet Labs**, **Survey Monkey**





3rd floor common atrium

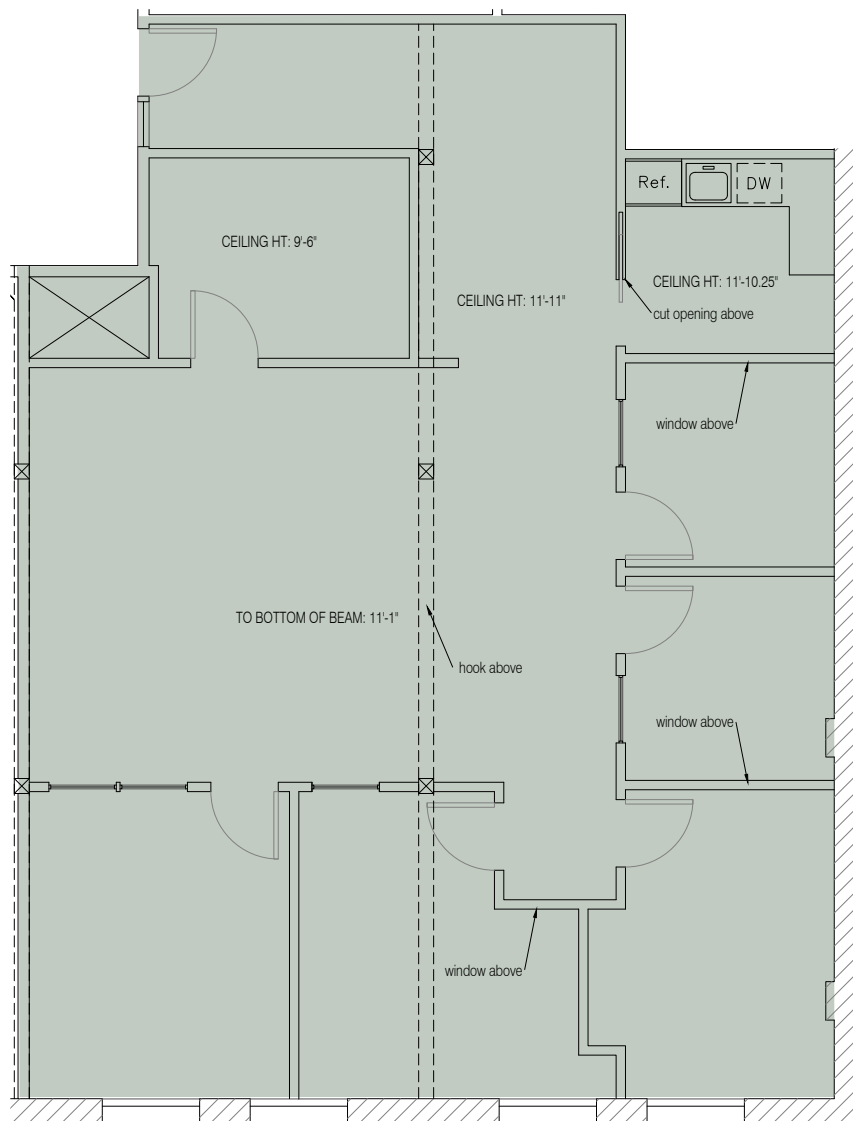
SUITE 320 1,519 RSF (approx.)

\$25.00 Full Service

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SUITE 360 1,835 RSF (approx.)

\$25.00/SF Full Service

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