

For Lease

AMERICAN BANK BUILDING

*Iconic historic office space in
the heart of downtown Portland*

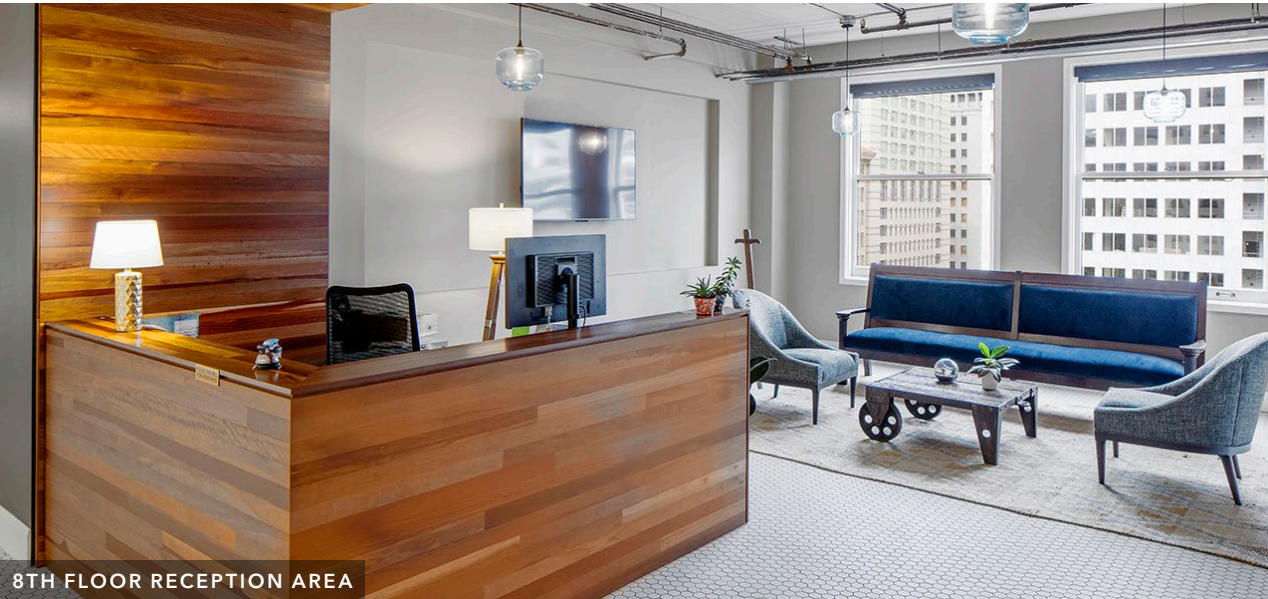
621 SW MORRISON ST
PORTLAND, OR 97205

OWNED BY



MENASHE
PROPERTIES

km Kidder
Mathews



8TH FLOOR RECEPTION AREA



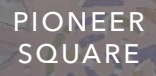
14TH FLOOR TENANT IMPROVEMENT

Well-capitalized new ownership

AVAILABILITIES

Suite	Size	Rate
2nd Floor } Internal Stairwell	11,760 RSF	Call Broker
3rd Floor }	11,875 RSF	Call Broker
*4th Floor	11,901 RSF	\$25.00/RSF
6th Floor	11,758 RSF	Call Broker
7th Floor	11,952 RSF	Call Broker
*8th Floor	11,491 RSF	\$25.00/RSF
10th Floor / Suite1025	5,047 RSF	Call Broker
12th Floor/ Suite 1250	6,661 RSF	\$25.00/RSF
*13th Floor	11,618 RSF	\$30.00/RSF

* Available Move-in Ready Creative Suites





FOUR SIDES
OF PERIMETER
WINDOW LINE
WITH VIEWS



EASILY DIVISIBLE
FLOOR PLATES



NEW LOCAL
OWNERSHIP &
MANAGEMENT



RENOVATED
INTERIORS &
COMMON AREA



Ownership



Menashe Properties is a family-owned business with over 40 years of experience in the industry. They have earned a reputation for being responsive and trustworthy, gaining the confidence and trust of many business owners looking for the best value of service. Their mission is to empower tenants and clients with spaces that are tailored to inspire success. With a dynamic and strategic leadership team, they partner with you to make quick and sound decisions aligned to your objectives.



PHOTO BY PIONEER SQUARE



Amenities

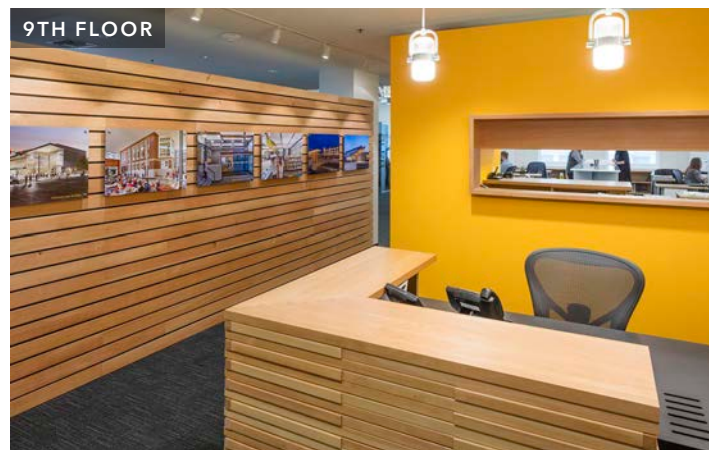
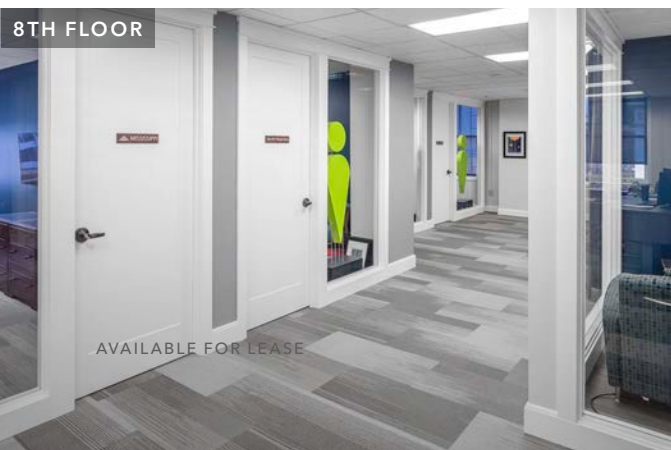
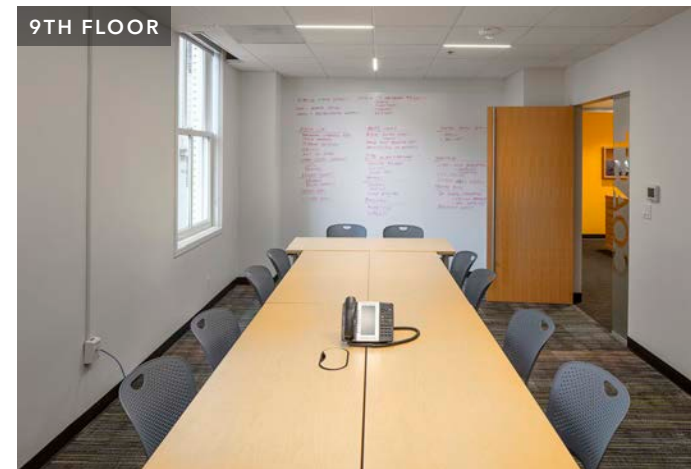
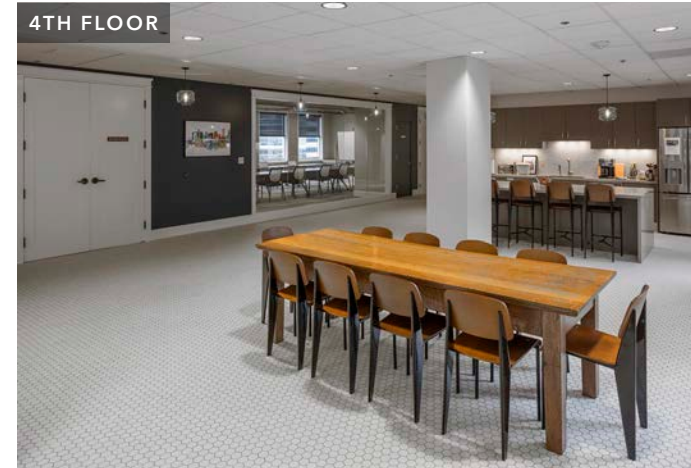
- ±2,400 SF mezzanine-level, newly remodeled fitness room and showers
- Fiber optic connectivity available for high-speed, reliable, data and telco services from multiple providers
- Common building conference room on 5th floor accommodating ±10 people
- Newly remodeled secure, indoor bicycle storage facility accommodating ±50 bicycles
- On-site CVS, Greenleaf and Wells Fargo
- Tenant lounge coming Q4 2023

Location

- Trimet MAX stop directly in front of the building and a direct MAX line from the Airport to the building
- TriMet bus service and North / South MAX Line directly east of the Building
- Hotels, restaurants & shopping on surrounding blocks
- Steps from Pioneer Square, Portland's "living room"
- Nearby the Ritz Carlton and Bellpine restaurant

Capital Investment

- Common area lobbies
- Elevator control and cab upgrades
- Building-wide restroom renovations
- Substantial HVAC, plumbing, window, fire/life safety, electrical and roof upgrades
- Over \$4,000,000 in recent CapEx



HIGHLY- ACCESSIBLE LOCATION

The American Bank Building is the epicenter of the City of Portland.

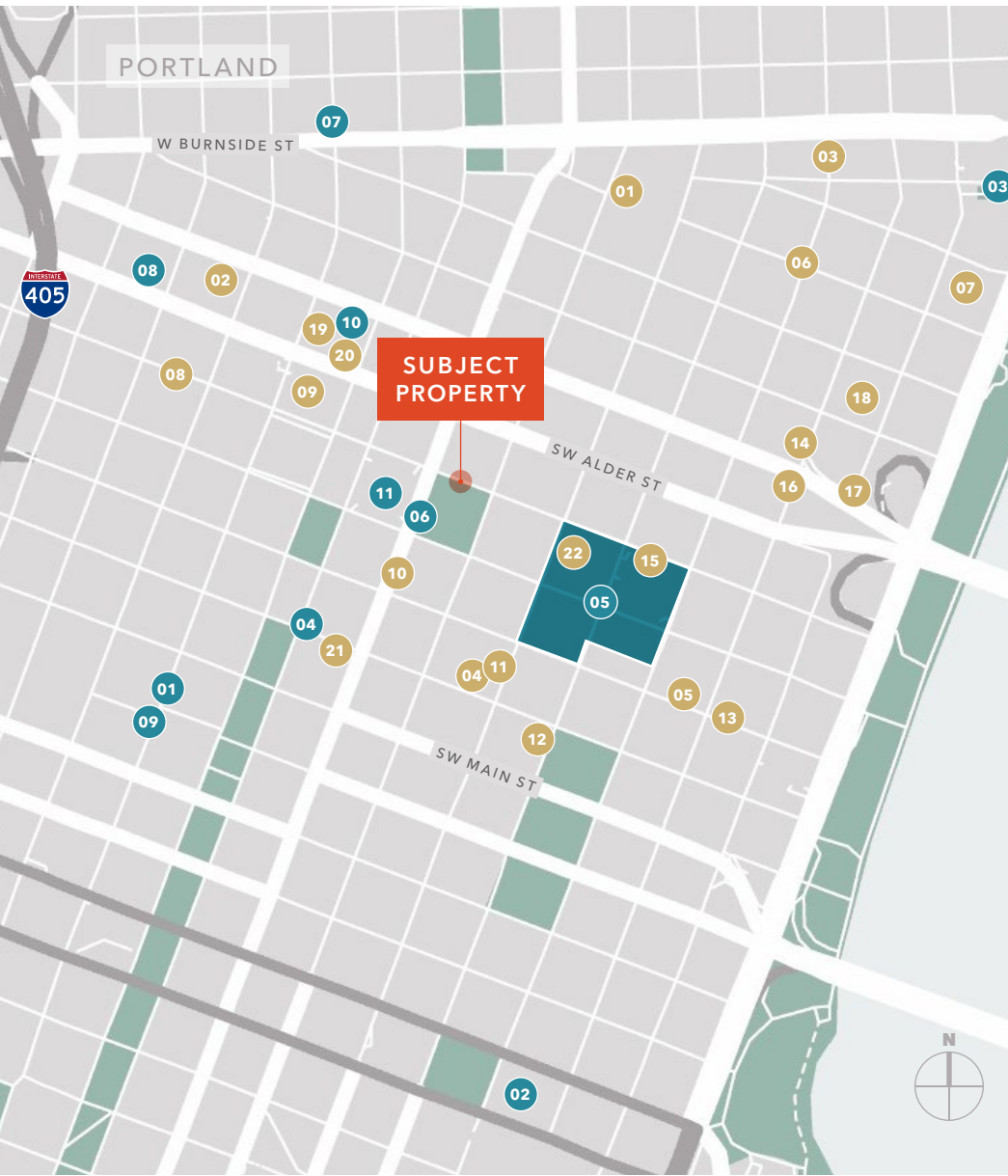
With the Trimet MAX stop located steps outside the front door, this building provides the unique door to door experience from the Portland Airport.

Restaurants, food carts, shopping, and other amenities are at your fingertips at this premier Downtown Portland location.

5 MIN
PORTLAND CBD

20 MIN
PDX AIRPORT





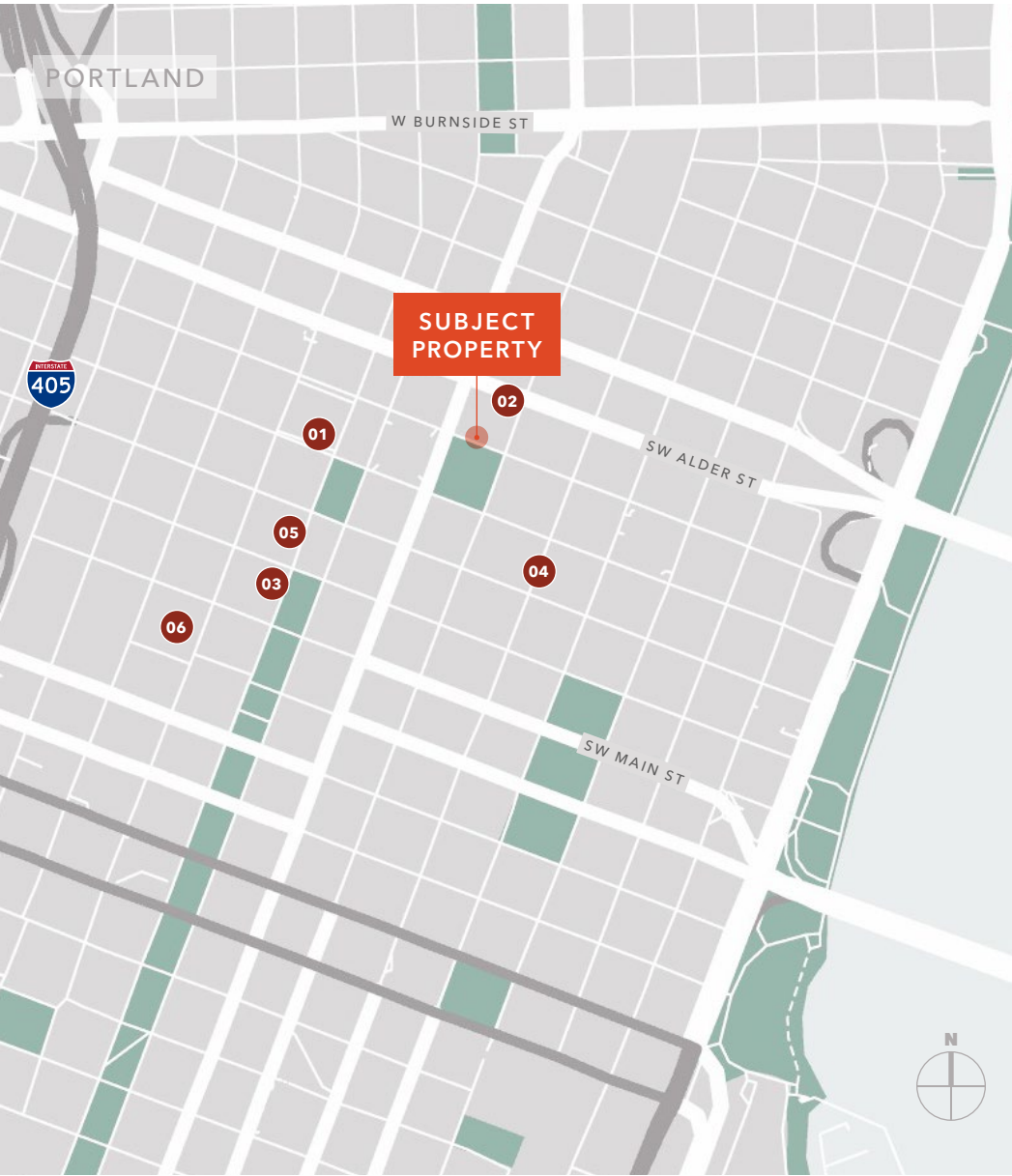
NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Portland City Grill
- 02 Cheryl's on 12th
- 03 Voodoo Doughnut
- 04 Fogo De Chao
- 05 Luc Lac Vietnamese Kitchen
- 06 Kingsland Kitchen
- 07 Lechon
- 08 Urban Creperie
- 09 Hamono Sushi
- 10 Ruth Chris Steak House
- 11 Veggie Grill
- 12 The Melting Pot
- 13 Q Restaurant
- 14 Huber's Cafe
- 15 Buffalo Wild Wings
- 16 Killer Burger
- 17 Mama Mia Trattoria
- 18 Portland Burger
- 19 Bellpine
- 20 Flock
- 21 The Tavern at Heathman
- 22 Din Tai Fung

RETAIL/LIFESTYLE

- 01 Portland Art Museum
- 02 Keller Auditorium
- 03 Portland Saturday Market
- 04 Portland Center for the Performing Arts
- 05 Pioneer Place
- 06 Pioneer Square
- 07 Powell's City of Books
- 08 McMenamins Crystal Ballroom
- 09 Safeway
- 10 Ritz Carlton Hotel
- 11 Nordstrom



NEARBY PARKING

PARKING

- 01 Smart Park (795 Stalls)
- 02 Star Park (485 Stalls)
- 03 Southpark Garage (350 Stalls)
- 04 Smart Park (833 Stalls)
- 05 City Center Parking (145 Stalls)
- 06 City Center Parking (189 Stalls)

AMERICAN BANK BUILDING

Owned by



Exclusively leased by

BRANDON O'LEARY
503.221.2289
brandon.oleary@kidder.com

CARTER MCFARLAND
503.721.2726
carter.mcfarland@kidder.com

KIDDER.COM

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