

FOR LEASE



MELVIN MARK

EST. 1945



208 SW 1ST AVE

208 SW 1st Ave Portland, Oregon 97204

*Office Space Available
from 1,519 to 2,093 RSF*

\$25.00 Full Service

BRYN HOKKANEN

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Licensed in OR & WA

CHAD ALEXANDER

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Licensed in OR

Melvin Mark Brokerage Co.
111 Southwest Columbia
Portland, Oregon 97201
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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
- Upgraded security system



CREATIVE
WORK SPACE
AVAILABLE



PROFESSIONAL
SERVICES



BIKE
STORAGE



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



CENTRAL
LOCATION

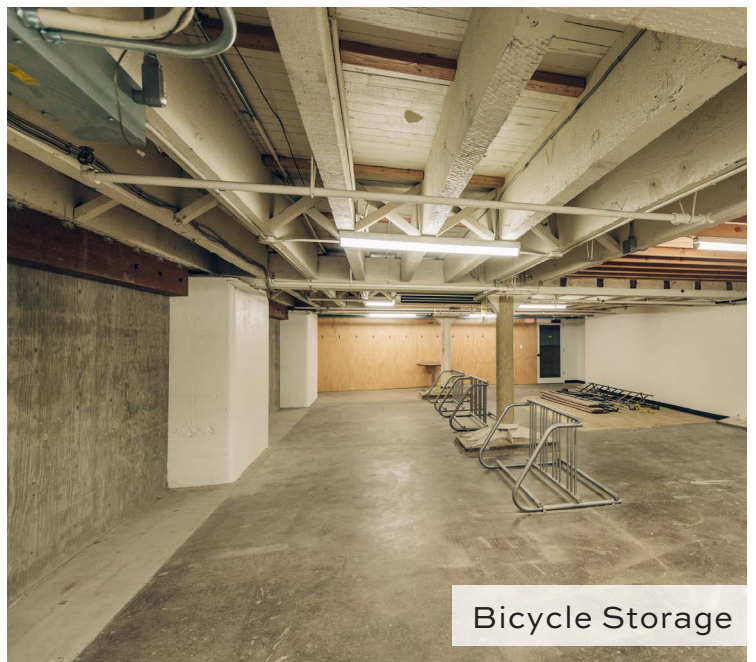
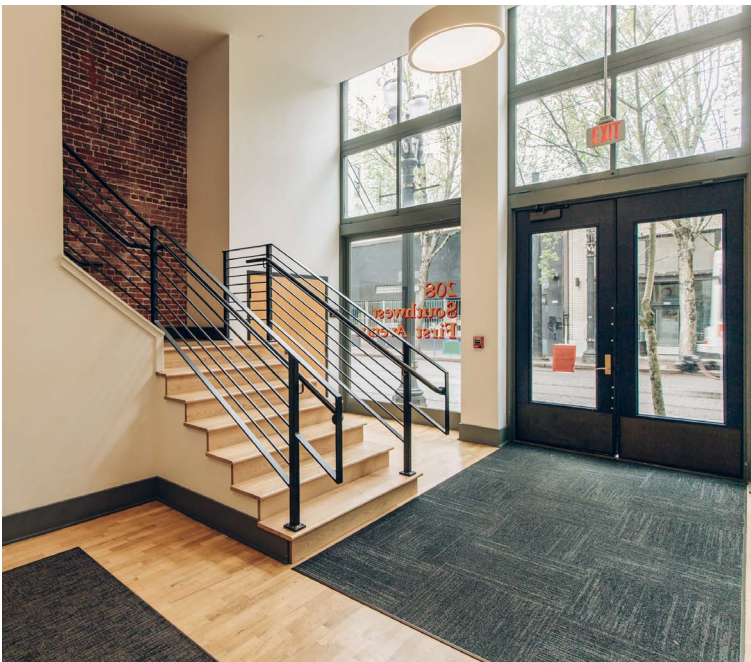


PARKING
NEARBY





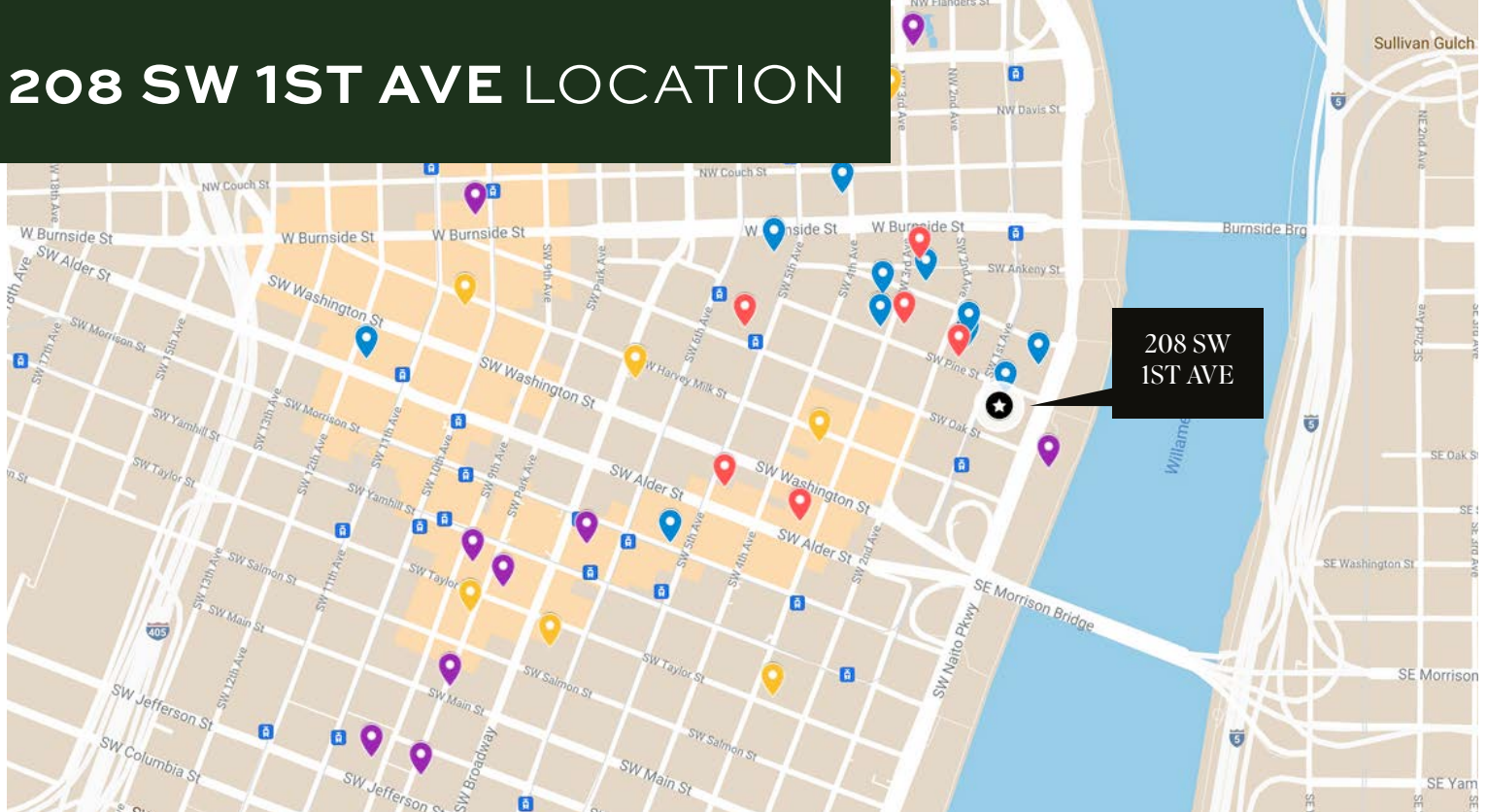
Upgraded Security System



Bicycle Storage



208 SW 1ST AVE LOCATION



HOTELS

Ace Hotel
 Hi-Lo Hotel
 The Hoxton (119 rooms)
 Paramount 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"

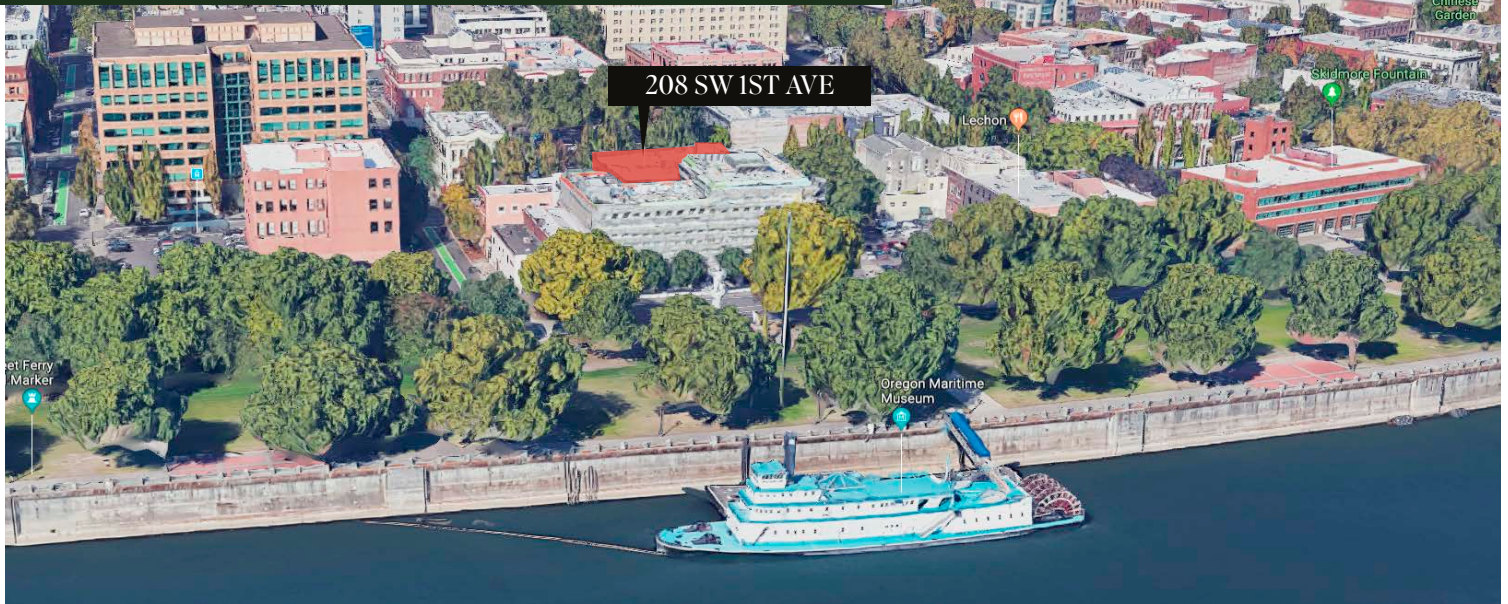
IN GOOD COMPANY



STUMPTOWN
 COFFEE ROASTERS



208 SW 1ST AVE LOCATION



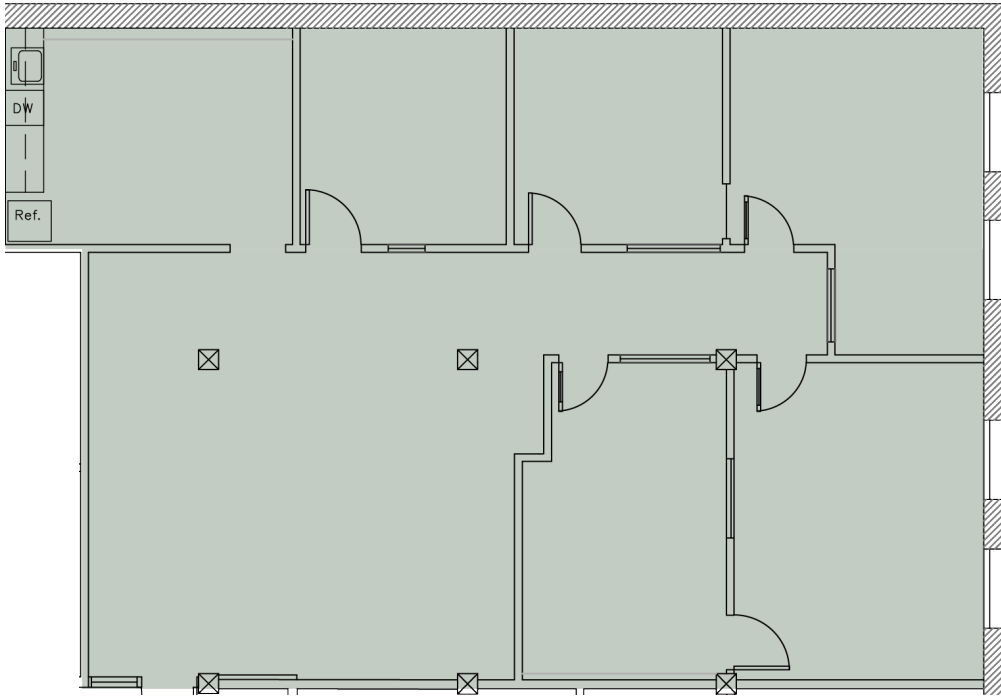
LOCATION HIGHLIGHTS

- 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**



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Portland, OR 97204



SUITE 220 2,093 RSF (approx.)
\$25.00 Full Service

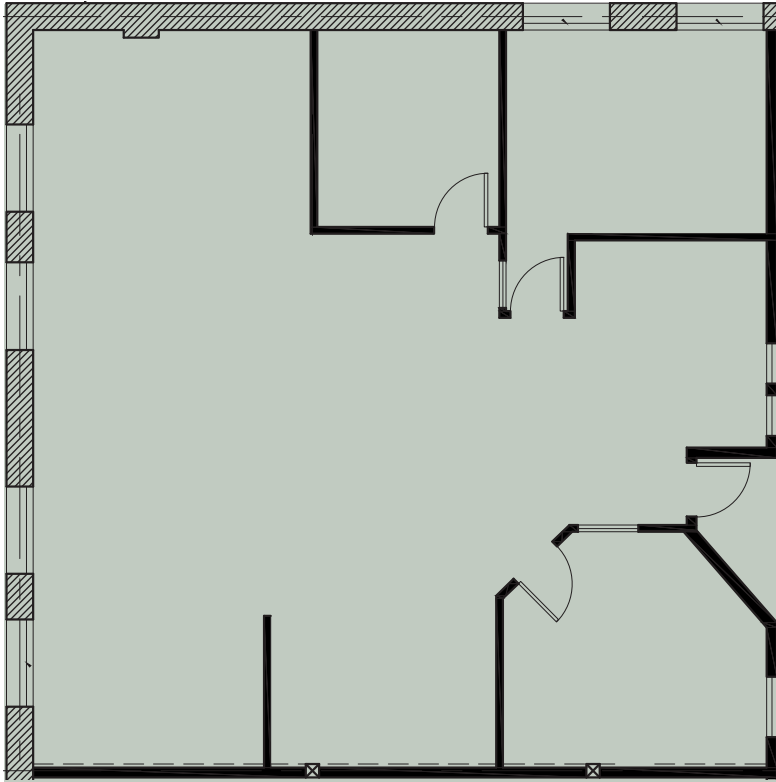
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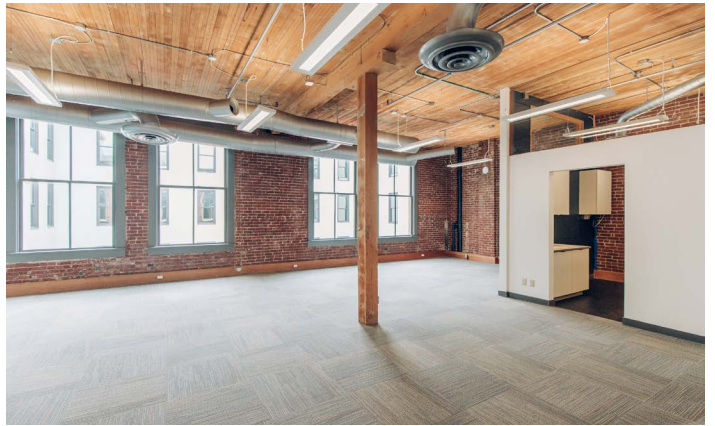


208 SW 1ST AVE AVAILABILITY

208 SW 1st Ave
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3rd floor common atrium



SUITE 320 1,519 RSF (approx.)
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