

# FOR SUBLEASE

  
MELVIN MARK  
EST. 1945  
YOGA WORKOUTS



## 2 & TAYLOR

135 SW Taylor Street, Portland, Oregon 97204

*Turnkey Yoga Studio Available  
at 2,002 RSF*

\$24.00/SF NNN

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# 2 & TAYLOR FOR SUBLEASE



## BUILDING HIGHLIGHTS

- Second generation hot yoga studio
- Fully built out with two shower rooms, restroom, reception area and one large heated studio space
- Excellent visibility and exterior signage
- High-end co-tenancy includes Treebeard's Taphouse, 40lbs coffee and Q Restaurant
- Two Green Globes Certified by the Green Building Initiative 2015

At the epicenter of Portland's business and financial districts, this three-story, contemporary building is complete with offices, a penthouse, ground floor commercial, and retail space.



CLASS  
A SPACE  
AVAILABLE



PROFESSIONAL  
SERVICES



RETAIL SPACE  
AVAILABLE



SUSTAINABLE  
PRACTICES



BIKE  
ACCESSIBILITY



COFFEE  
SHOP(S)  
NEARBY



DINING  
WITHIN  
NEARBY



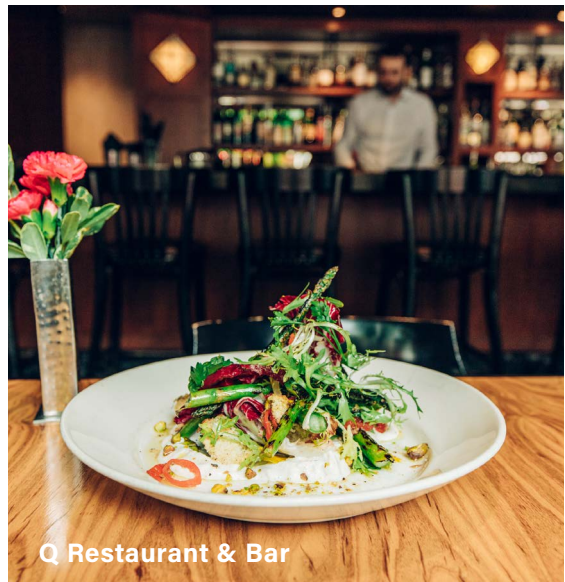
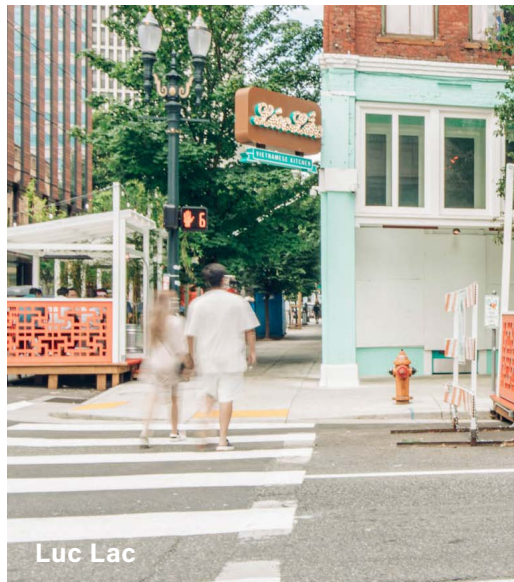
MANAGED BY  
MELVIN MARK






CENTRAL  
LOCATION





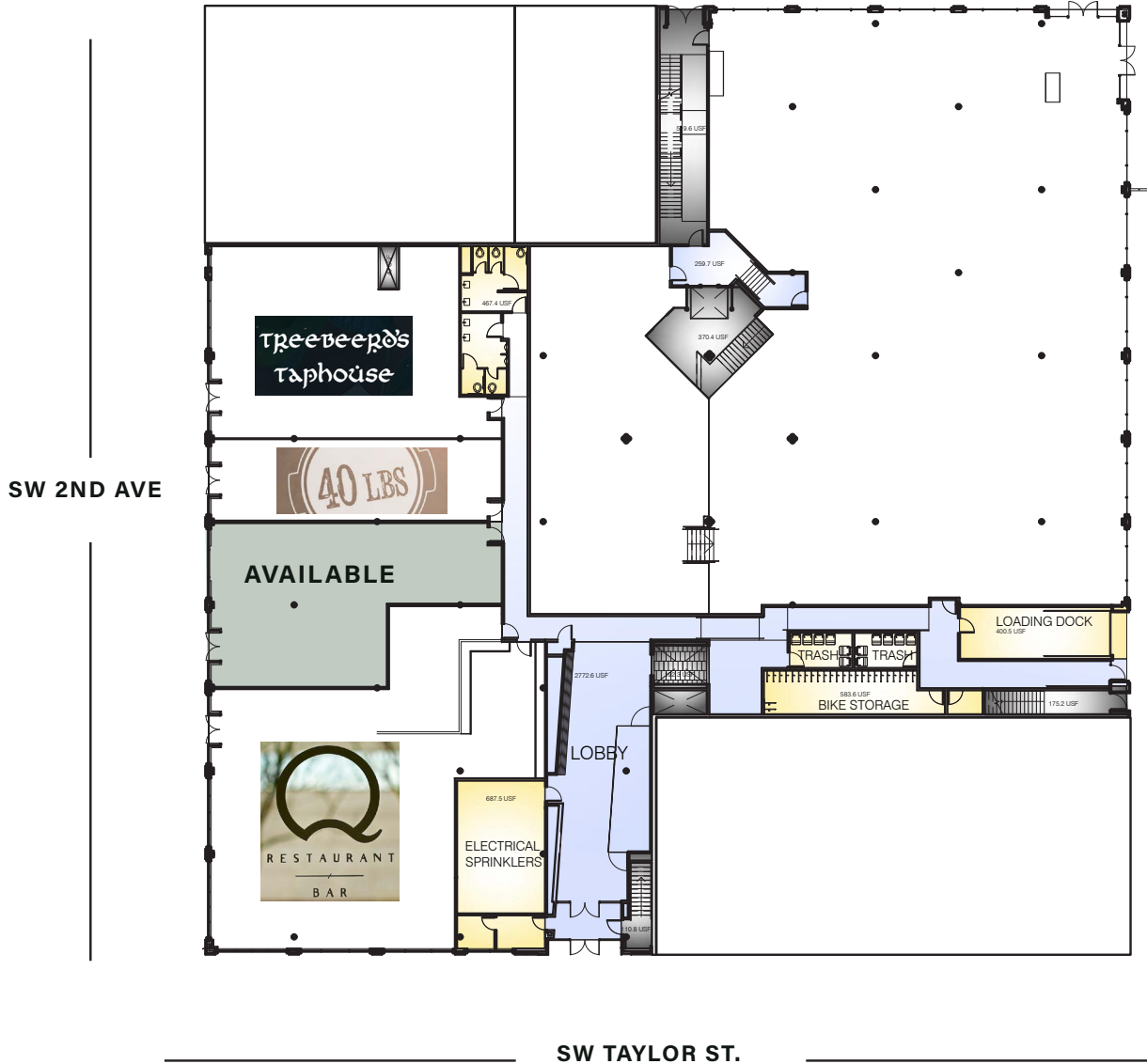


 **95**  
WALK SCORE  
 **100**  
TRANSIT SCORE  
 **91**  
BIKE SCORE





## FLOOR 1



## SUITE 102 2,002 RSF (approx.)

Sublease Available Now

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# 2 & TAYLOR LOCATION



## LOCATION HIGHLIGHTS

- Full complement of urban services and amenities within blocks
- Easy access to I-5 North/South, US 26, I-84, Hawthorne & Morrison Bridges
- Near fine dining, numerous cafes, and delis
- Located two blocks from Waterfront Park
- Close to Transit Mall, MAX light rail, bus routes, and Portland Streetcar lines
- Adjacent to the AC Hotel, NW Natural HQ, Luc Lac and Elephants Delicatessen







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