

FOR LEASE



MELVIN MARK

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MARKET-LEADING
BROKER BONUSES FOR
QUALIFIED NEW LEASES

WELL-CAPITALIZED
OWNERSHIP GROUP

PIONEER PARK

715 SW Morrison Street Portland, Oregon 97205

Office Space Available Now from 320-4,659 RSF

\$24.00/SF Full Service

EXPLORE THE SPACE
WITH A VIRTUAL TOUR



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

PIONEER PARK FOR LEASE

At the epicenter of Portland's business and financial districts, the 10-story, historic building sets the standard of excellence in high performance work environments.

LEASE AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF
9	909*	1,255	\$24.00
	905	478	\$24.00
	901*	320	\$24.00
8	800	4,659	\$24.00
7	701	678	\$24.00
6	604*	2,851	\$24.00
	602*	627	\$24.00
	600*	1,128	\$24.00
5	500	4,228	\$24.00

*Can be combined

BUILDING HIGHLIGHTS

- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps to TriMet MAX line
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- On-site shower facility
- Customer parking nearby



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



SUSTAINABLE PRACTICES



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY

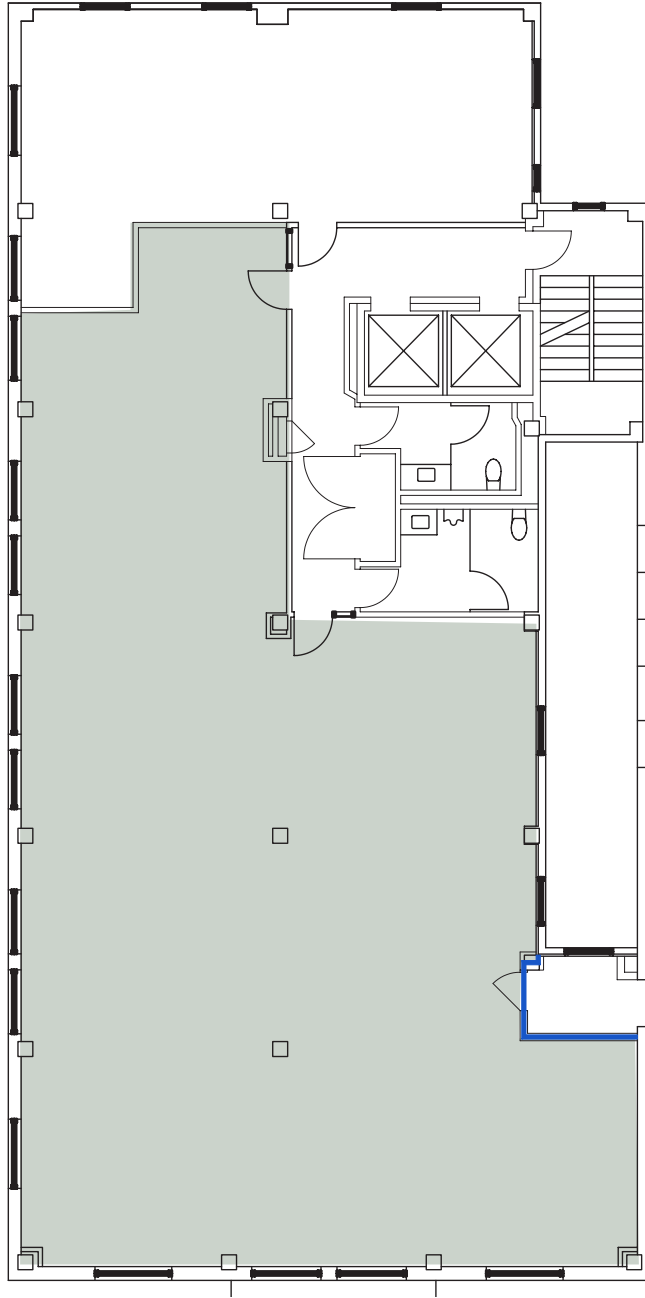


CREATIVE WORK SPACE AVAILABLE



CENTRAL LOCATION





SUITE 500 4,228 RSF (approx.)

Available Now

\$24.00/SF Full Service

Base rent of \$19.50/SF for first 3 years of "as-is" leases

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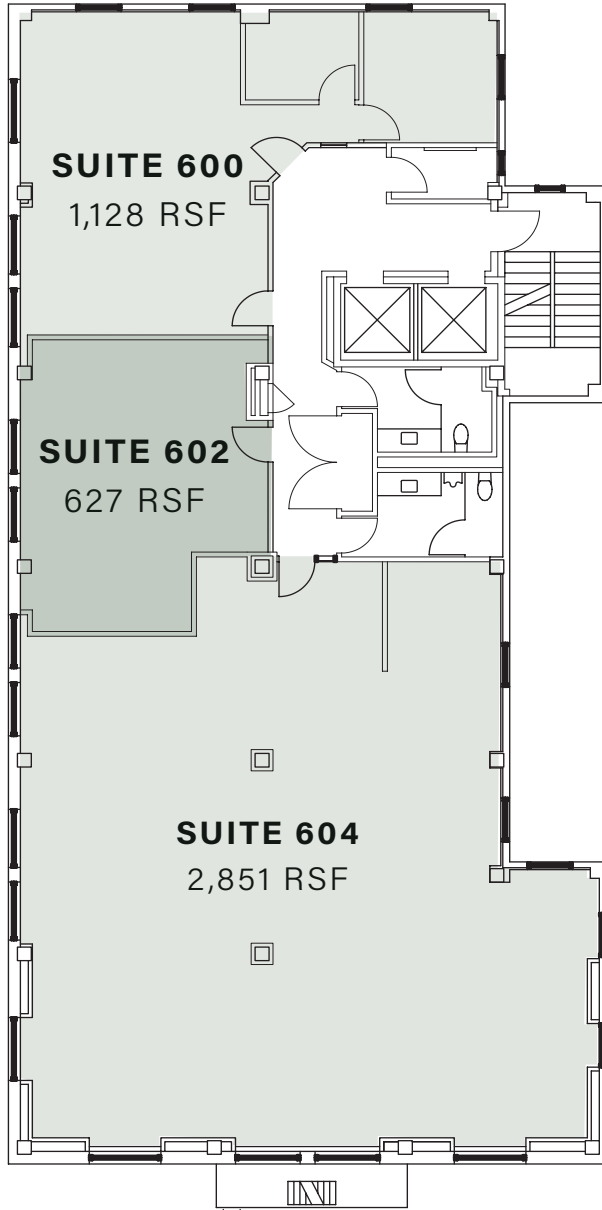
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PIONEER PARK AVAILABILITY

715 SW Morrison St
Portland, OR 97205



- Suites 600 and 602 combined: 1,755 RSF
- Suites 602 and 604 combined: 3,478 RSF
- All three suites combined: 4,606 RSF



FLOOR 6 627-4,606 RSF (approx.)

Available Now

\$24.00/SF Full Service

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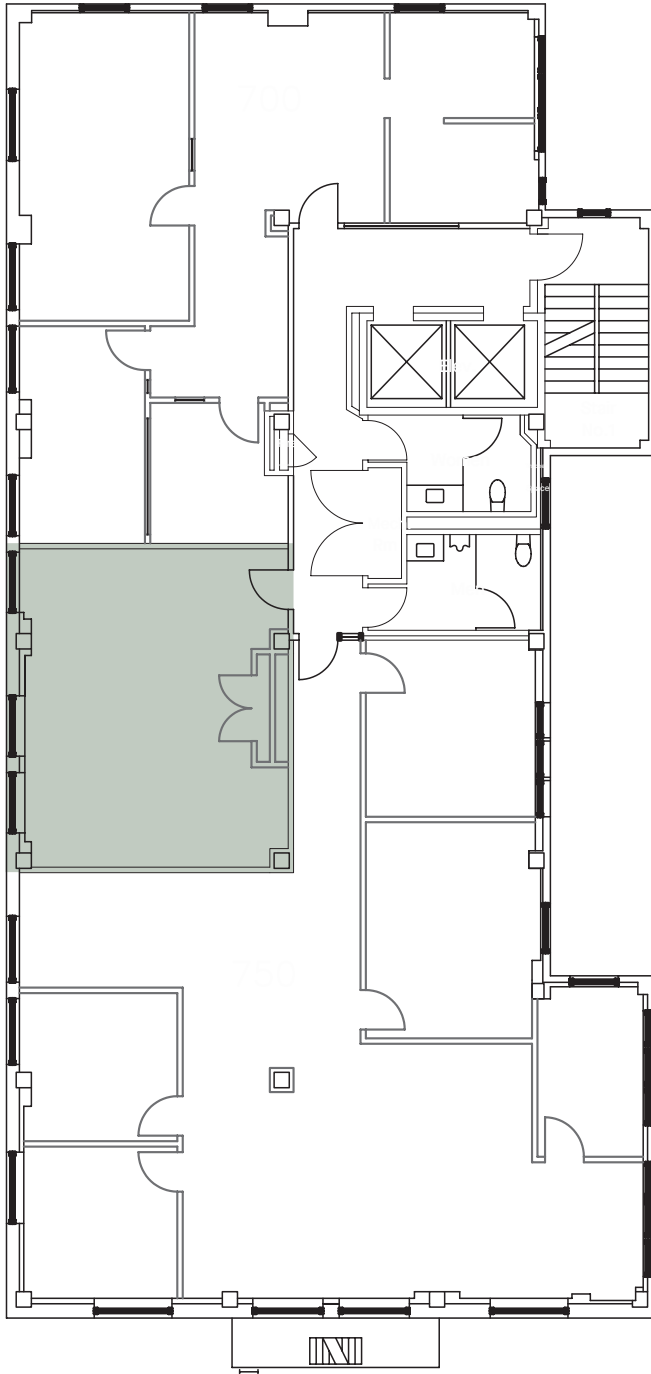
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PIONEER PARK AVAILABILITY

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SUITE 701 678 RSF (approx.)

Available Now

\$24.00/SF Full Service

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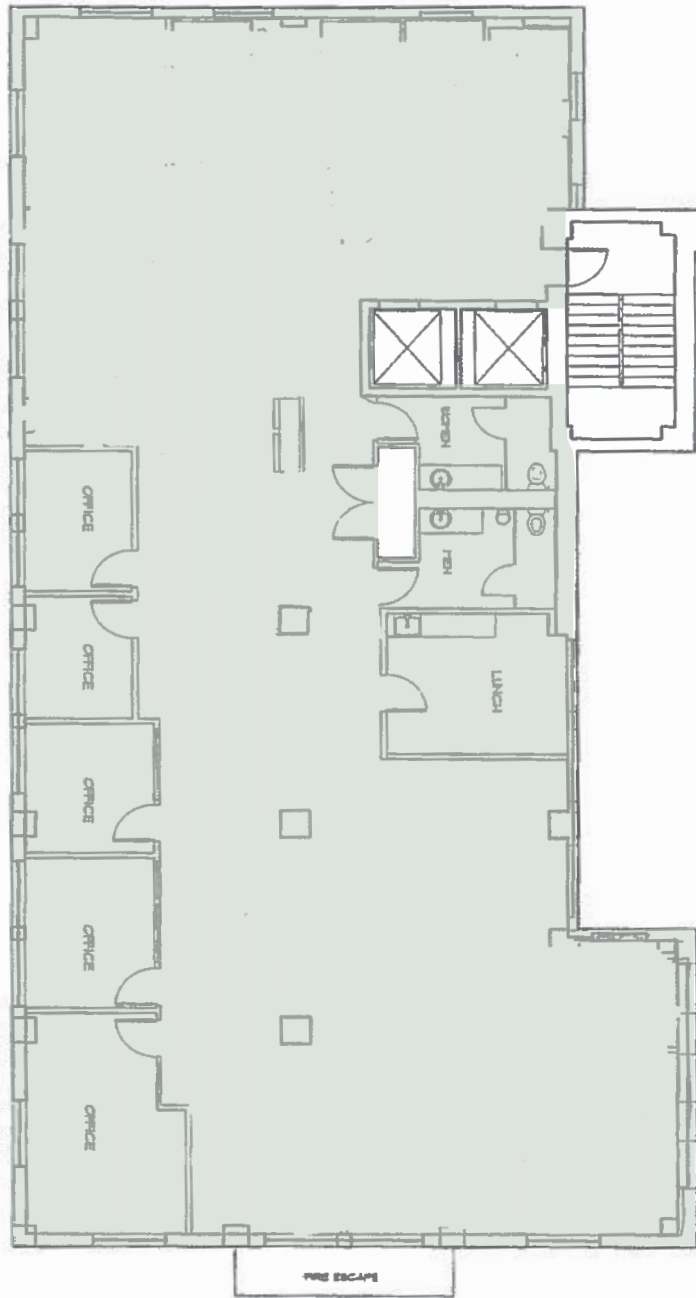
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PIONEER PARK AVAILABILITY

715 SW Morrison St
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SUITE 800 4,659 RSF (approx.)

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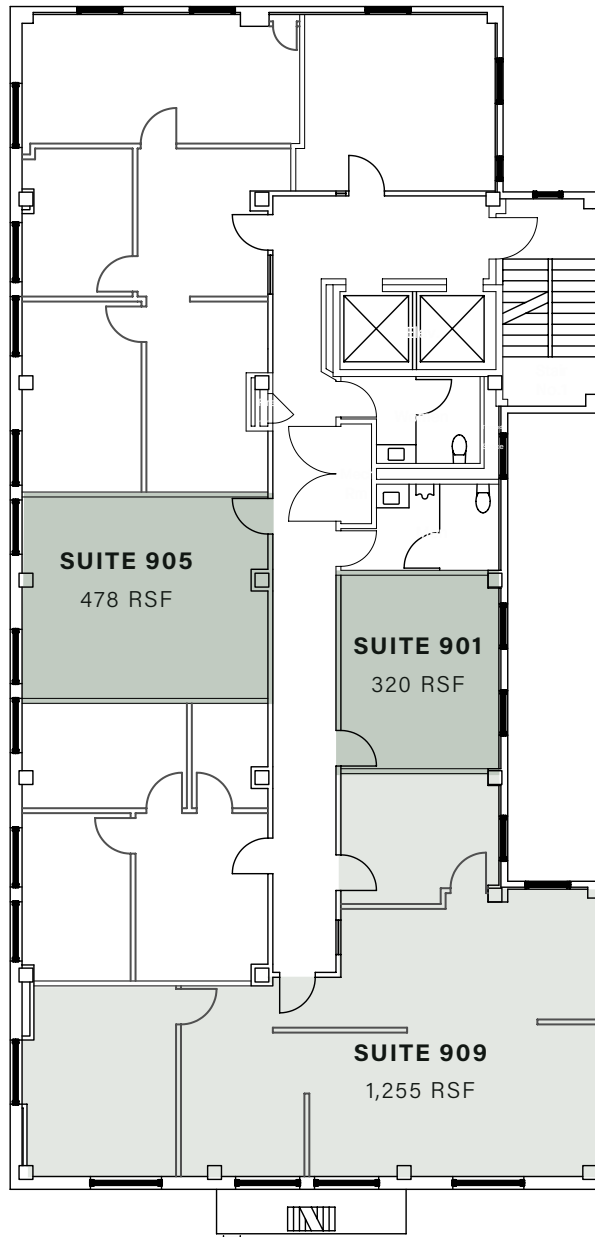
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**Suites 901 and 909
combined: 1,575 RSF**

FLOOR 9 320-1,575 RSF (approx.)

Available Now

\$24.00/SF Full Service

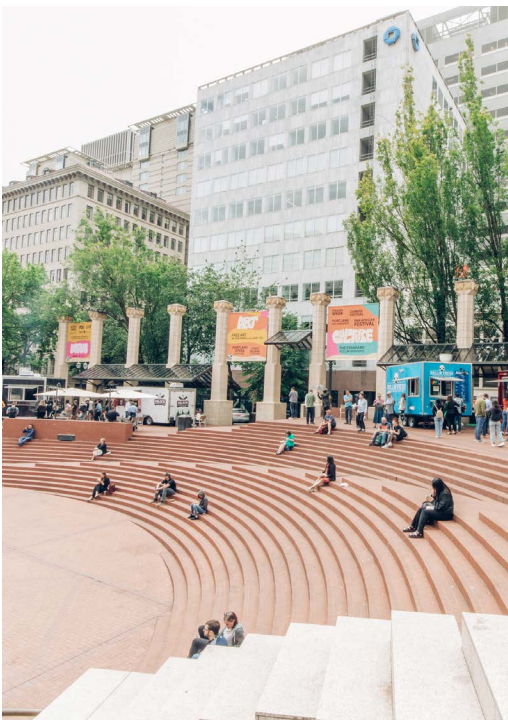
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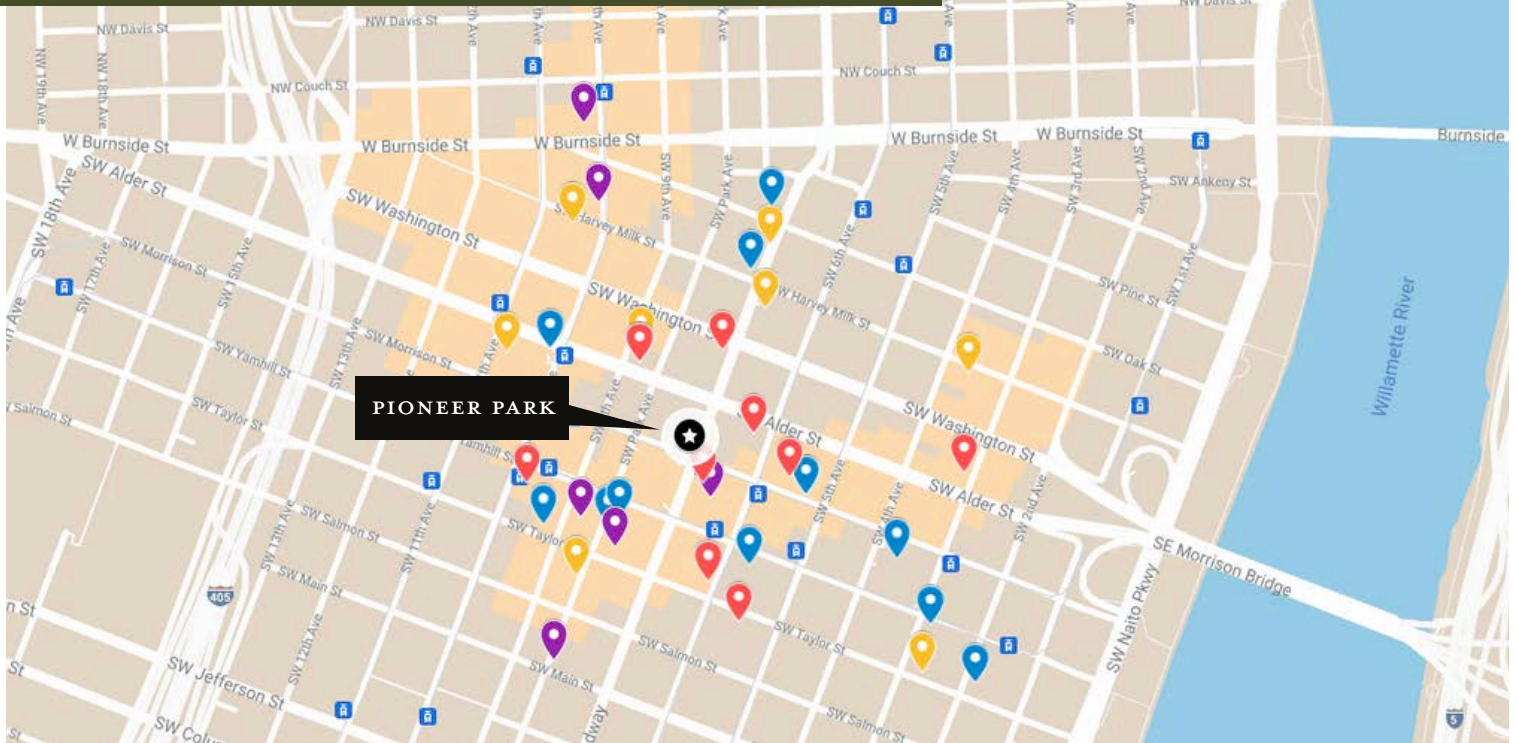
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PIONEER PARK FOR LEASE



HOTELS

- Woodlark
- Ritz-Carlton
- Ace Hotel
- The Nines Hotel
- Hi-Lo Hotel
- Paramont Hotel
- Hotel Lucia
- The Sentinel Hotel
- Benson Hotel
- AC by Marriott

CAFES

- Moonstuck Chocolate Cafe
- Starbucks
- Upper Left Roasters
- Good Coffee
- St. Honoré Bakery
- Case Study Coffee Roasters
- Water Avenue Coffee
- Kure Juice Bar
- Roseline

ATTRACTIONS

- Pioneer Square
- Director Park
- Fox Tower Cinemas
- Portland Art Museum
- Arlene Schnitzer Concert Hall
- Oregon Historical Society
- Park Blocks
- Powell's Books

RESTAURANTS

- Bullard
- Departure Restaurant + Lounge
- Swine Bar
- Jake's Grill
- Flying Elephants at Fox Tower
- Ben & Jerry's
- The Independent Sports Bar & Grill
- El Gaucho
- Punch Bowl Social
- Chipotle Mexican Grill
- Pastini Pastaria
- Q Restaurant & Bar



98
WALK SCORE
"Walker's Paradise"



93
BIKE SCORE
"Biker's Paradise"

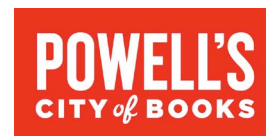


95
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



**STUMPTOWN
COFFEE ROASTERS**



PIONEER PARK BLDG.
Bldg. 1918



MELVIN MARK

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