FOR SUBLEASE

MELVIN MARK
EST. 1945

2 & TAYLOR

826 SW 2nd Ave, Portland, Oregon 97204

Turnkey Yoga Studio Available at 2,002 RSF

$24.00/SF NNN

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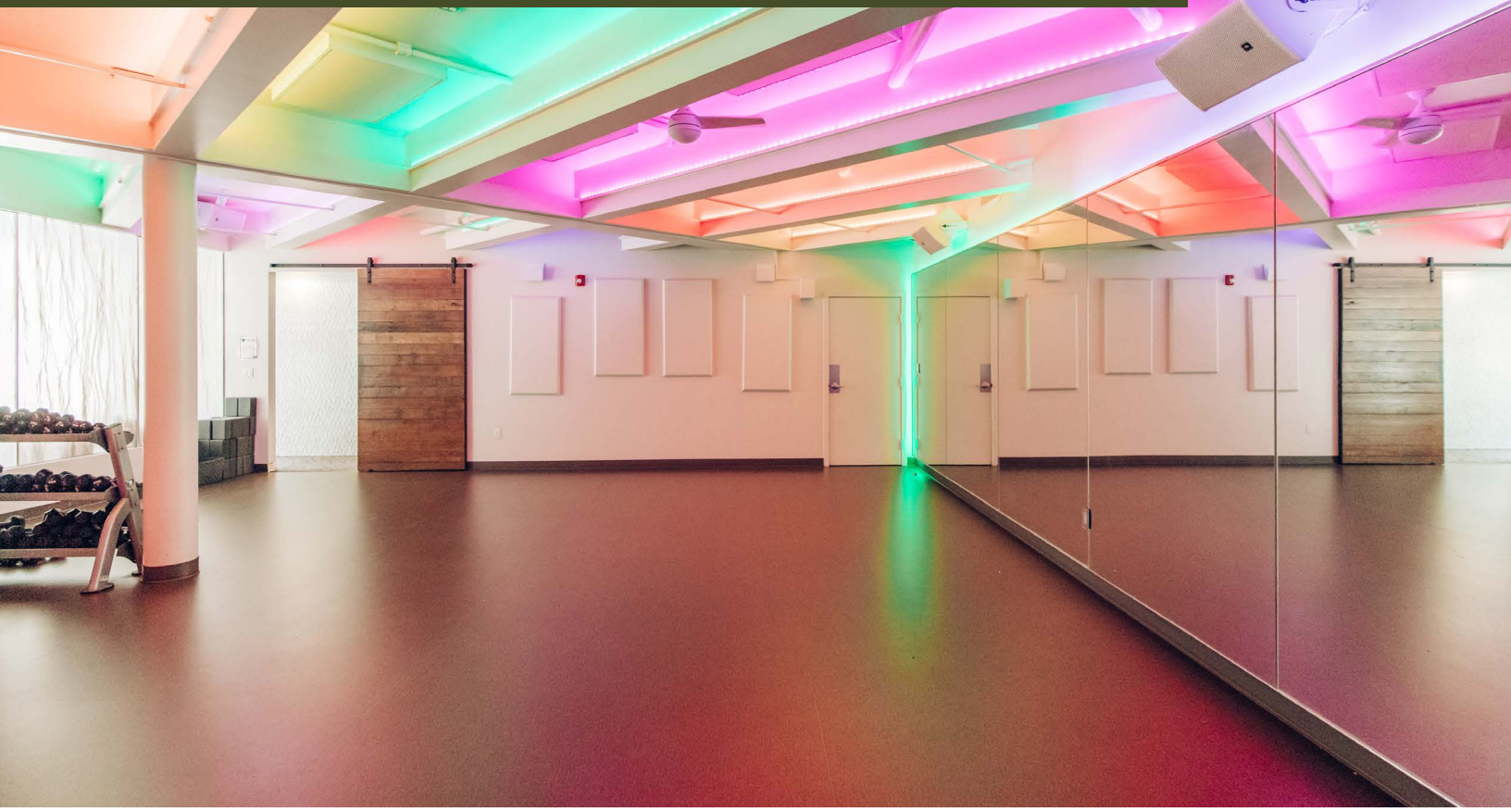
2 & TAYLOR FOR SUBLEASE



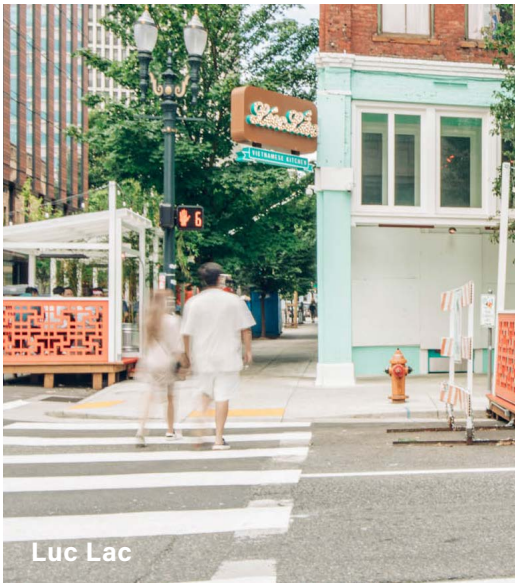
BUILDING HIGHLIGHTS

- 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 ACCESSIBLITY | COFFEE SHOP(S) NEARVY | DINING WITHIN NEARBY | MANAGED BY MELVIN MARK | CENTRAL LOCATION

AC Hotel by Marriott


Luc Lac

Q Restaurant & Bar

95
WALK SCORE

100
TRANSIT SCORE

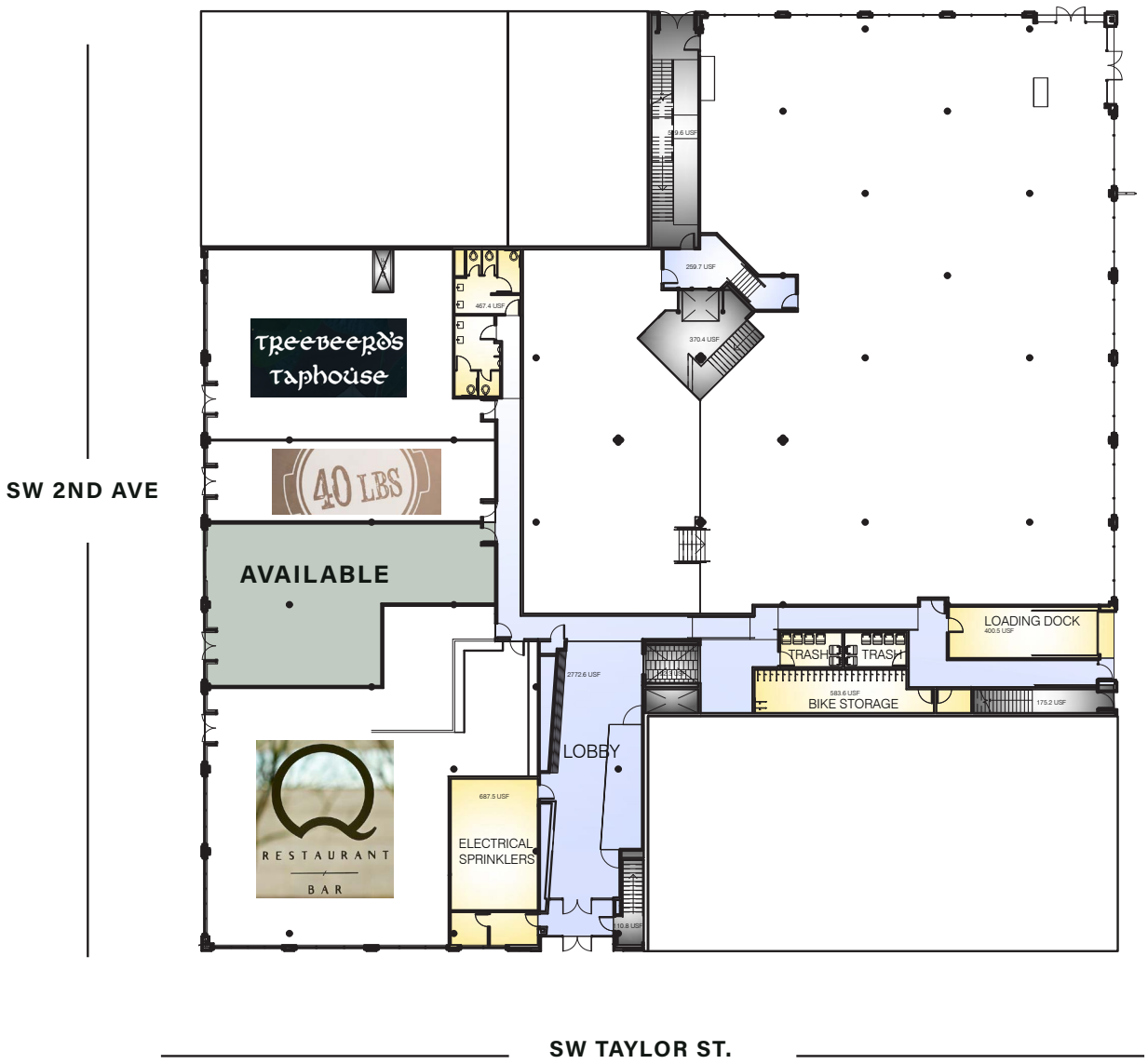
91
BIKE SCORE

40lbs Coffee

2 & TAYLOR AVAILABILITY

135 SW Taylor St.
Portland, OR 97204

FLOOR 1



SUITE 102 2,002 RSF (approx.)

Sublease Available Now
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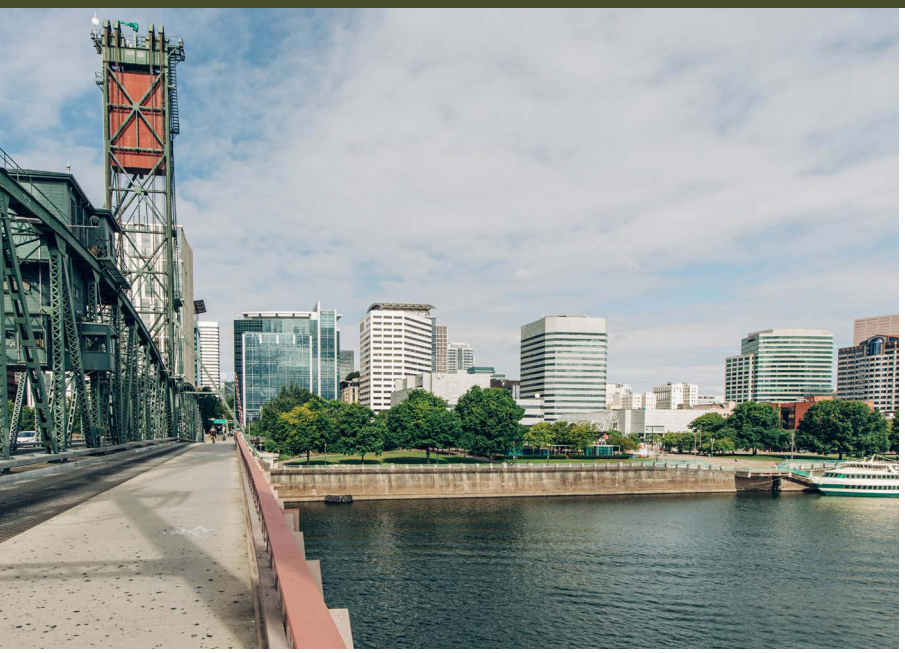

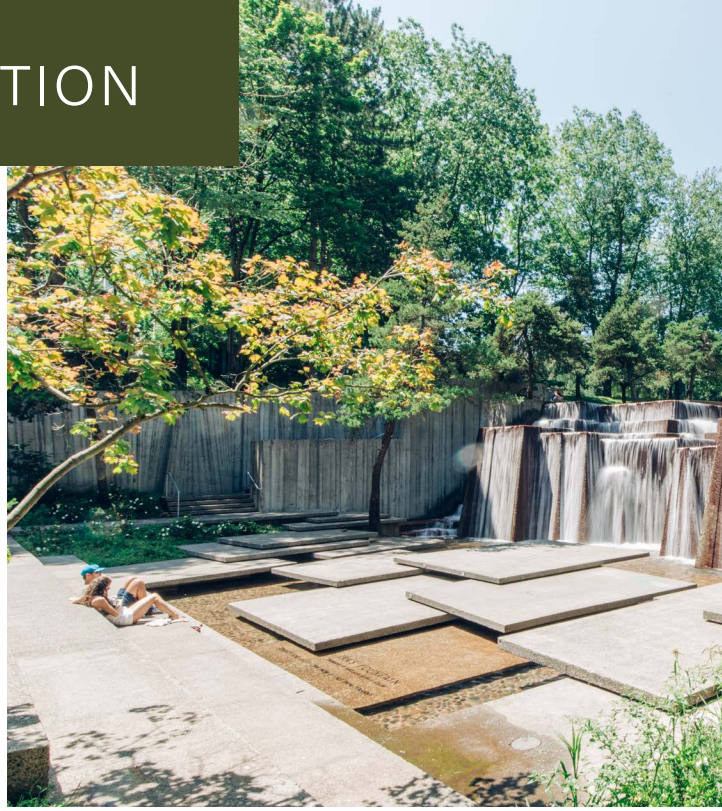

LOCATION HIGHLIGHTS

- 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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