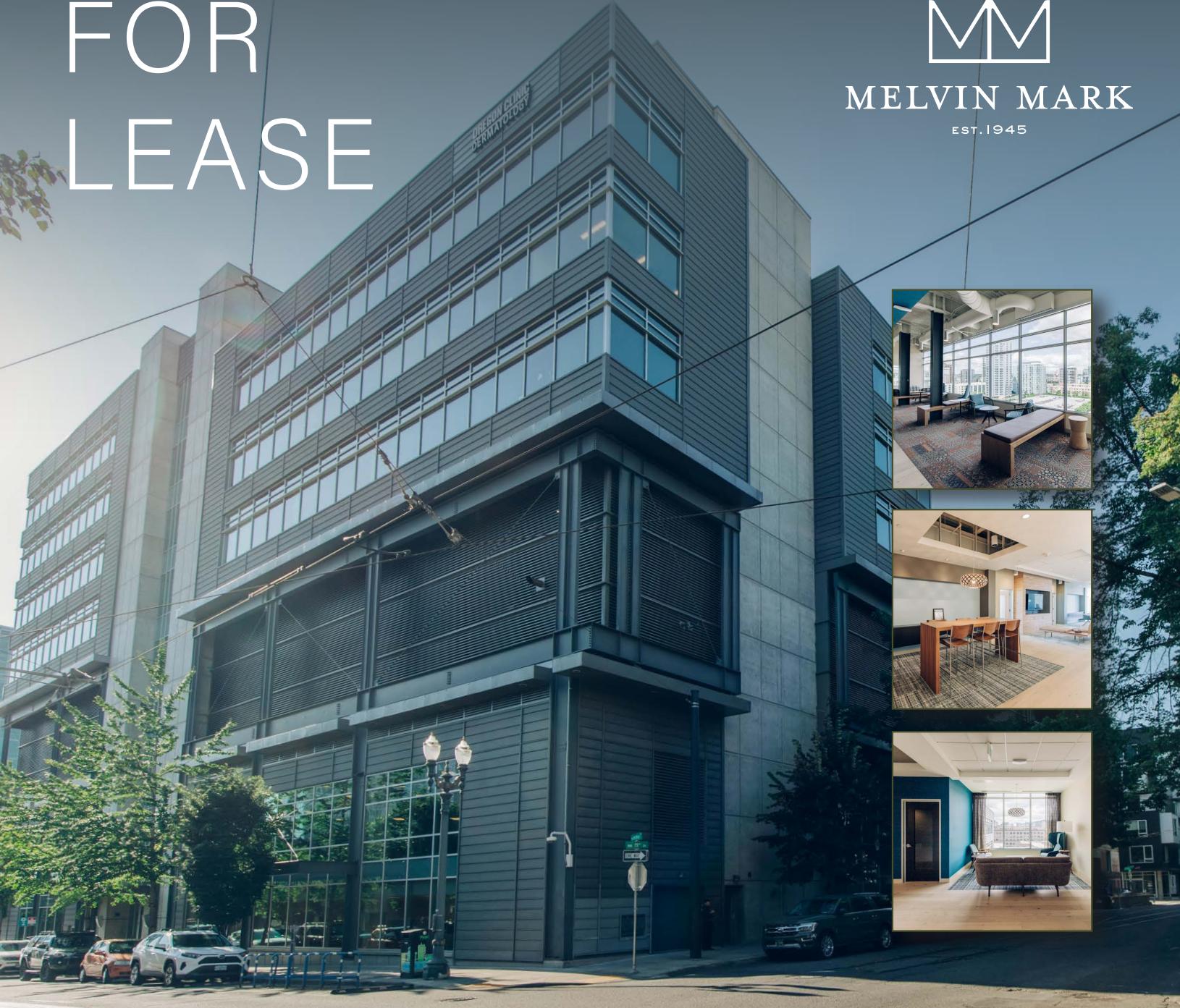


# FOR LEASE



MELVIN MARK  
EST. 1945



## MACHINWORKS

1414 NW Northrup Street, Portland, OR 97209

*Office Space Available*

12,838 RSF

\$32.00/SF NNN

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR 

**BRYN HOKKANEN**  
503.546.4534  
bhokkanen@melvinmark.com  
Licensed in OR & WA

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503.546.4526  
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Licensed in OR

Melvin Mark Brokerage Co.  
111 Southwest Columbia  
Portland, Oregon 97201  
P: 503.223.9203 | melvinmark.com

# MACHINEWORKS FOR LEASE



The MachineWorks Building is a Class-A office building in the heart of Portland's Pearl District. In April 2025, Melvin Mark Investors, in partnership with Orion Investment Partners, acquired the MachineWorks Building making it one of the largest locally owned and managed office assets in the Pearl District.

## BUILDING FEATURES & AMENITIES

- Signage opportunity visible to 170,000 cars per day
- State-of-the-art LA Fitness facility
- 3 floors of secure, above-ground parking (1.5:1,000)
- Bike storage
- Shower facilities
- Fitted with an eco roof
- Lively Pearl District location



MANAGED BY  
MELVIN MARK



PROFESSIONAL  
SERVICES



CREATIVE  
WORK SPACE  
AVAILABLE



SUSTAINABLE  
PRACTICES



BIKE  
ACCESSIBILITY



COFFEE  
SHOP(S)  
NEARBY



DINING  
WITHIN  
NEARBY

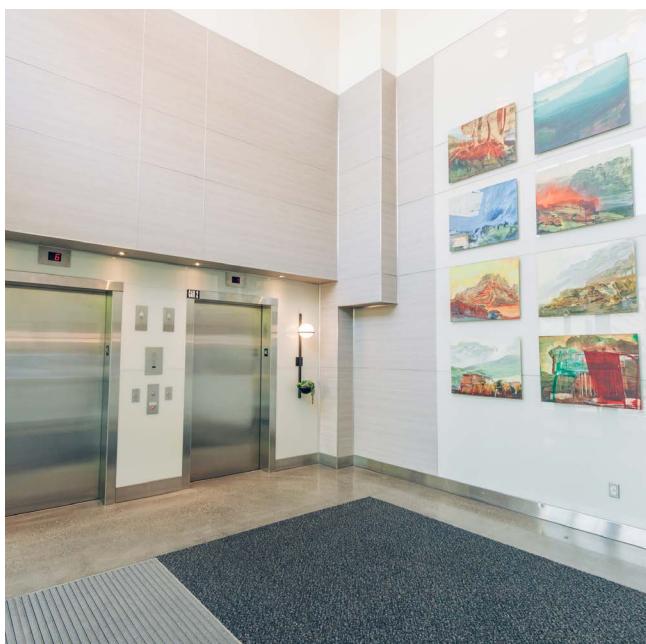
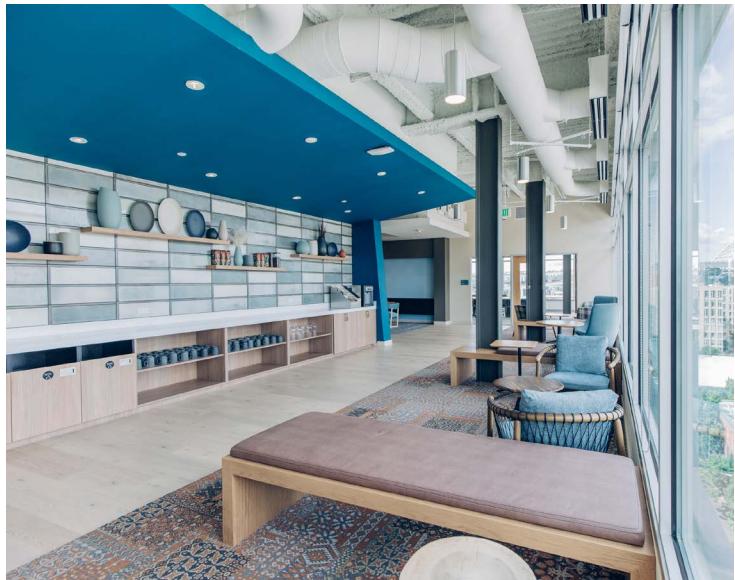
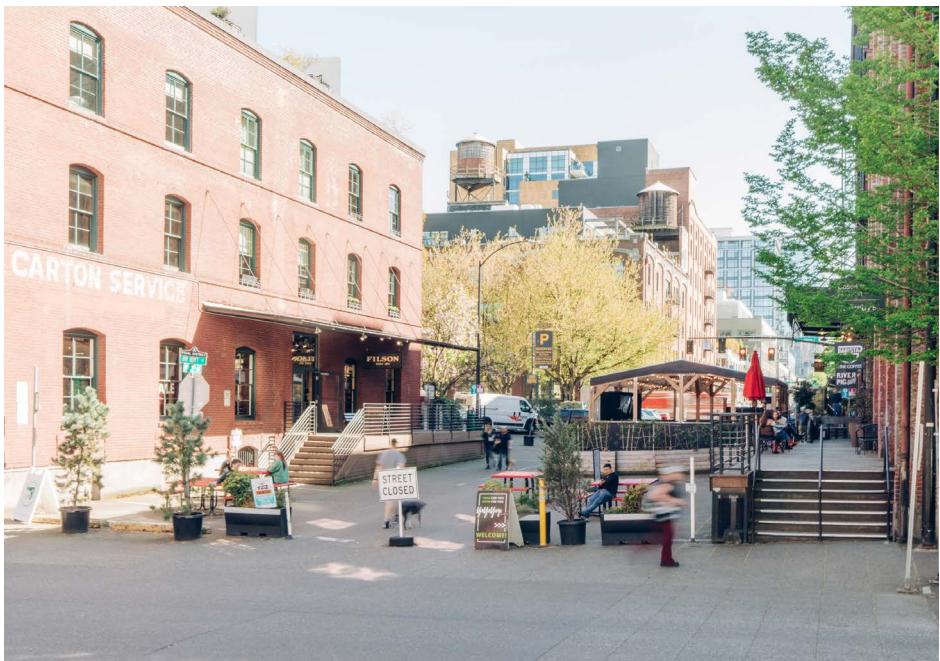


CENTRAL  
LOCATION



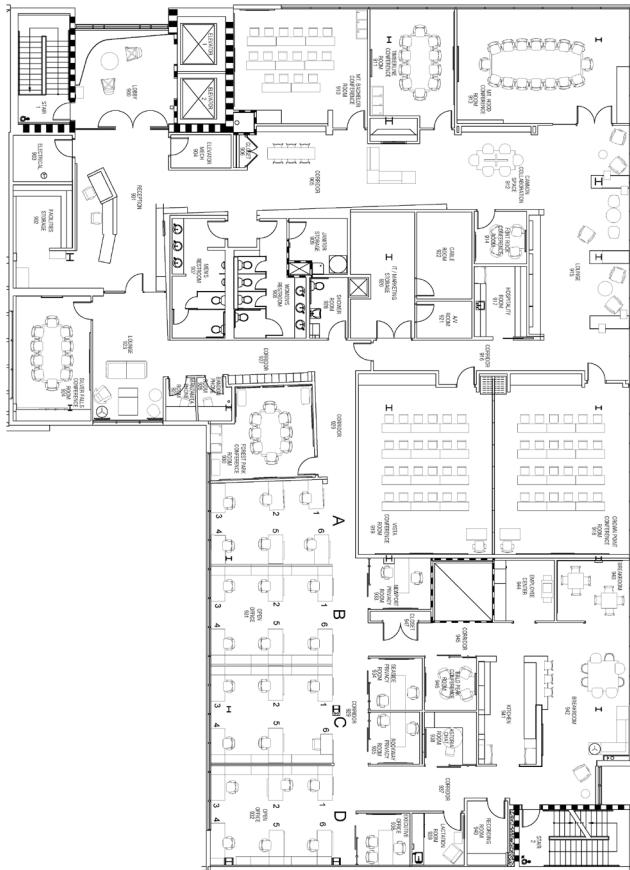
PARKING  
AVAILABLE





# MACHINWORKS FLOORPLAN

1414 NW Northrup St  
Portland, OR 97209



- *Private, secure elevator lobby*
- *Ceiling height: 11' 6" (exposed)*
- *Abundant natural light*
- *High-end finishes*
- *Supplemental HVAC*
- *Fully furnished (Knoll) and cabled*
- *Shower facilities*
- *Views of Mt. St. Helens, Mt. Hood, and the Willamette River*



## **SUITE 900 12,838 RSF (approx.),**

**\$32.00/SF NNN**

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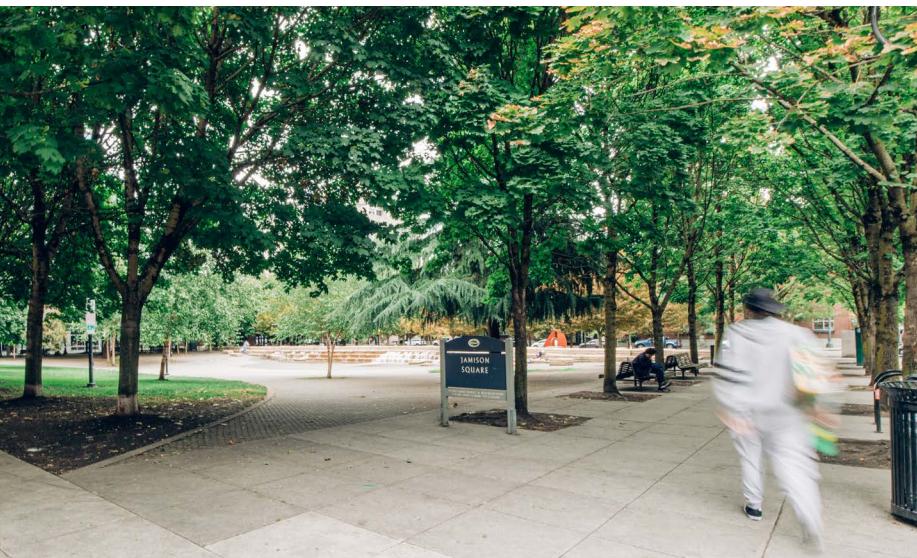


# MACHINWORKS LOCATION

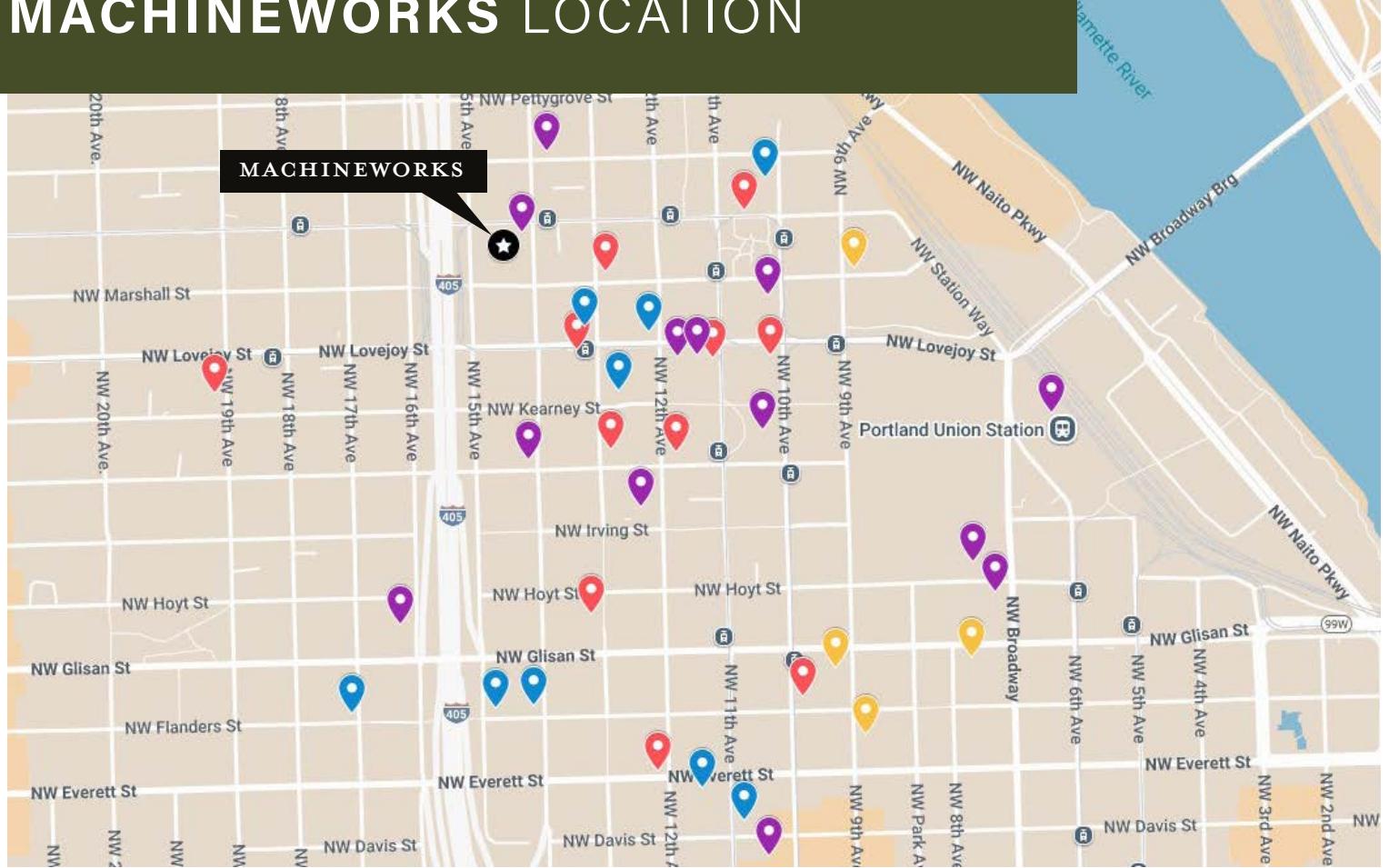


## LOCATION HIGHLIGHTS

- Walking distance to three nearby parks: Fields Park & off-leash dog area, Tanner Springs and Jamison Square
- Close to Pearl retail amenities Movement Gym and Sisters Coffee
- Directly on streetcar line and TriMet transportation just steps away
- Close proximity to all major highways with easy access to I-405
- Parking ratio of 1.5:1,000



# MACHINWORKS LOCATION



Situated in the vibrant Pearl District, the building provides a best in class parking ratio of 1.5:1,000, easy access to I-405 and is within walking distance of public transit options, including the MAX light rail.

## RESTAURANTS

Fish Sauce  
Khao San Thai  
10 Barrel Brewing  
Chipotle  
Whole Foods Market  
Oven and Shaker  
Deschutes Brewery  
Jojo

## HOTELS

Residence Inn Marriot  
Hampton Inn  
Canopy by Hilton  
Harlow Hotel

# CAFES

Sisters Coffee  
Kure  
Nossa Familia  
Greenleaf Juicing  
Lovejoy Bakers  
Tea Bar NW  
Nuvrei  
Caffe Umbria  
Stumptown Coffee  
Barista

## ATTRACTI

FedEx  
LA Fitness  
Sammy's Flowers  
Barre3  
New Seasons  
Safeway  
Movement Gym  
US Post Office  
Amtrak Union Station  
Pure Space - Event Space  
The Fields Park  
Jamison Park  
ACE Hardware  
Pacific NW College of Art  
24 Hour Fitness  
Portland Center Stage



98

## WALK SCORE



98

## BIKE SCORE





**MELVIN MARK**

EST. 1945

## FOR LEASE **MACHINWORKS**

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