

# FOR LEASE



MELVIN MARK

EST. 1945

MARKET-LEADING  
BROKER BONUSES  
FOR QUALIFIED NEW  
LEASES

CALL FOR DETAILS

WELL-CAPITALIZED  
OWNERSHIP GROUP

NO DEBT  
ON PROPERTY

**BRAND NEW LOBBY & SPEC SUITES**

*available for immediate move-in*

## PIONEER PARK

*715 SW Morrison Street Portland, Oregon*

*Office Space Available Now from 627-9,904 RSF*

**\$24.00/SF Full Service**

**BRYN HOKKANEN**

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

**CHAD ALEXANDER**

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Licensed in OR

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

# PIONEER PARK FOR LEASE

*In the heart of Portland's business district, Pioneer Park features easy accessibility, beautiful views, and brand new common areas.*

## LEASE AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF	Notes
9	901	973	\$24.00	
8	Full floor	4,659	\$24.00	Spec suite
5	504	2,897	\$24.00	
	503	1,331	\$24.00	
3	Full floor <sup>^</sup>	9,904	\$24.00	Fully built unit

\*Can be combined ^Full floor across Pioneer Park & 625 Broadway

+Fully built-out. 13 offices, 2 conference rooms

## BUILDING HIGHLIGHTS

- Adjacent to Pioneer Courthouse Square with unobstructed window views
- Steps to TriMet MAX line
- AI-enabled security camera with Door King access control system
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- Brand new fitness center with on-site showers
- Located above Capital One Café (Café and meeting space; see pg 9 for details.)
- Plentiful parking options; potential for below-market parking at owner's nearby facilities
- Lobby renovations delivered Q1 2026
- Building conference room



Unobstructed Views

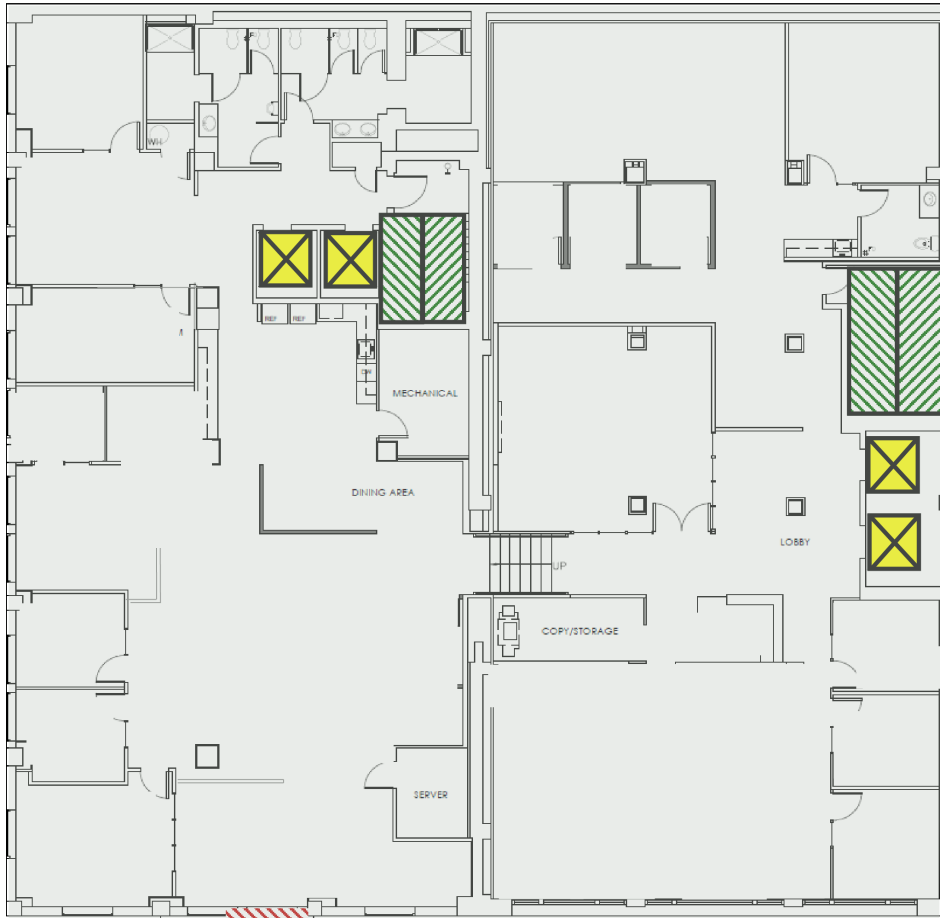


Renovated Lobby



New Fitness Center





- Full kitchen
- 13 offices
- 2 conference rooms
- 2 shower rooms
- 3 private restrooms
- Data closet with cabling in place



## FLOOR 3 9,904 RSF (approx.)

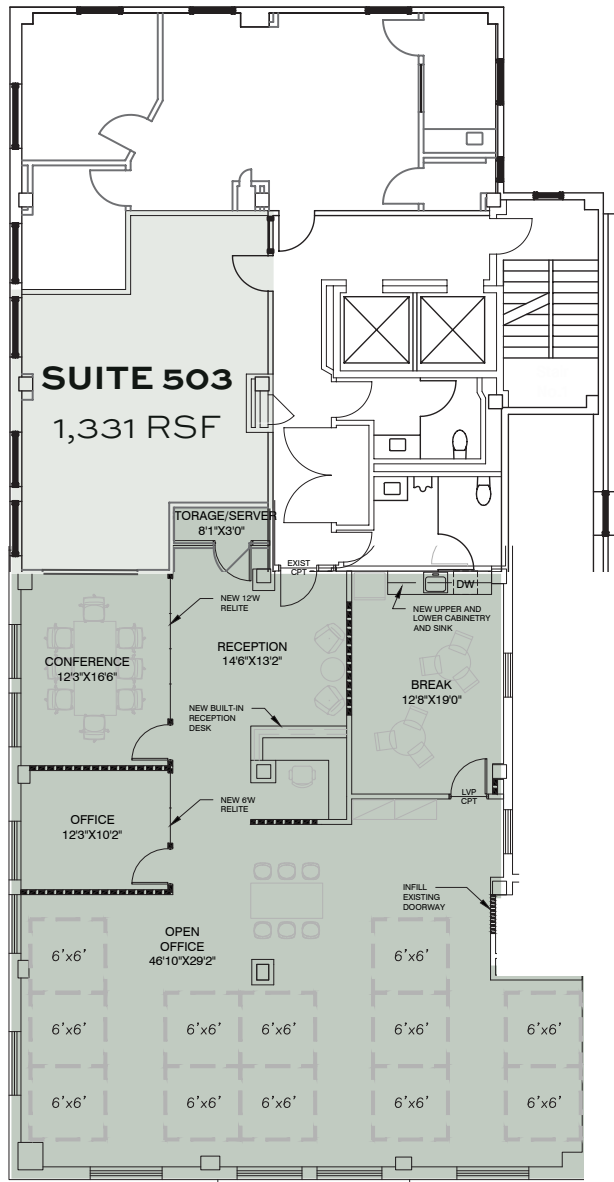
*Available Now*  
*\$19.00/SF for as-is deals*

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR ▶

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**SPEC SUITE 504**  
2,897 RSF  
(Coming Q2 2026)



**FLOOR 5** 1,331-4,228 RSF (approx.)

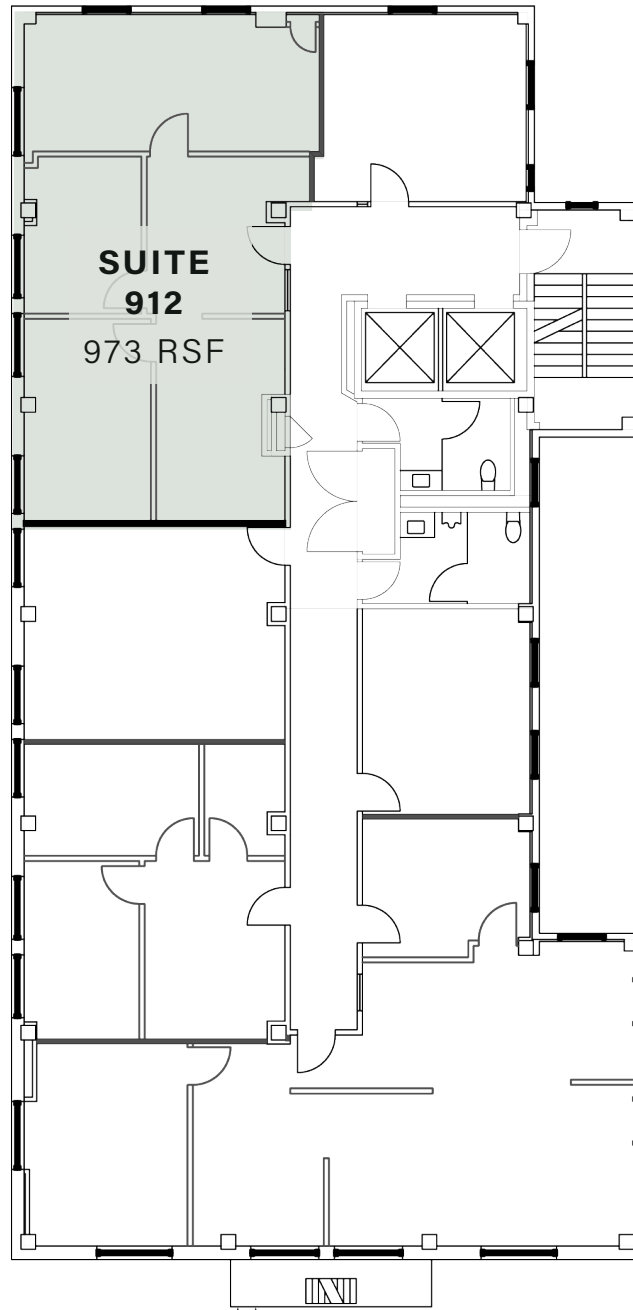
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## SUITE 912 973 RSF (approx.)

*Available Now*

*\$24.00/SF Full Service*

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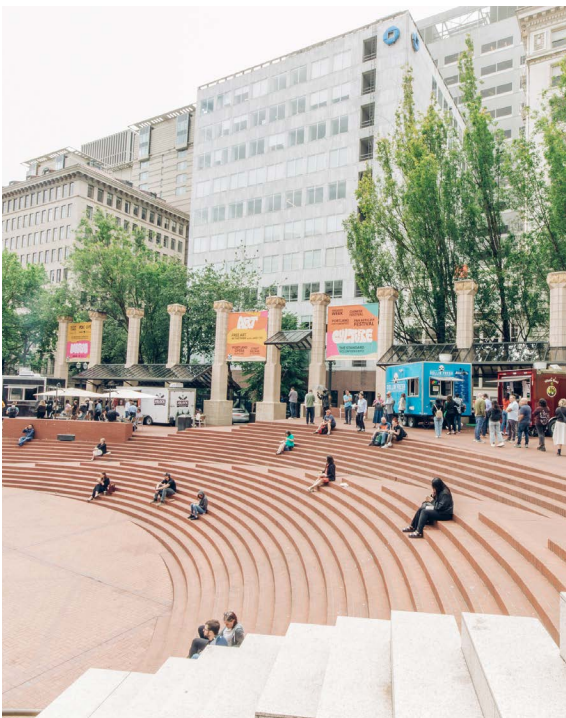
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# PIONEER PARK LOCATION



## NEIGHBORHOOD AMENITIES



100

WALK SCORE

*"Walker's Paradise"*



95

TRANSIT SCORE

*"Rider's Paradise"*



94

BIKE SCORE

*"Biker's Paradise"*

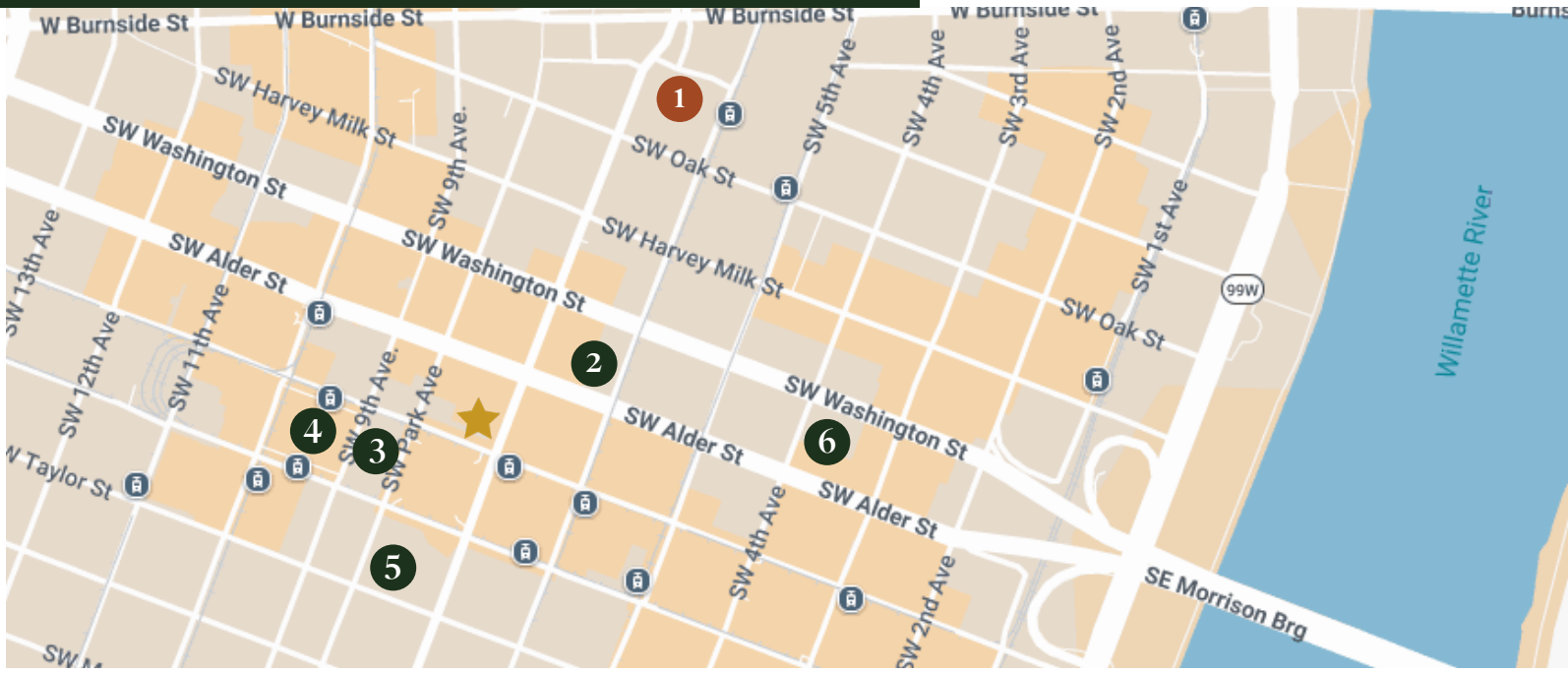
- Blocks from the future site of the exciting James Beard Public Market
- Adjacent to Pioneer Square, with popular food carts and a variety of events all year round
- Cafés & restaurants within steps including Starbucks, St. Honoré Bakery, Bullard, Din Tai Fung, Roseline, Greenleaf Juice Bar & Flying Elephants
- Near Portland's newest food hall, "Flock," at the Ritz-Carlton
- Lively shopping area with Pioneer Place Mall, Mercantile, Nordstrom, Muji, and Apple Store
- Short walk to Director Park, Fox Tower Cinemas, Portland Art Museum, Oregon Historical Society, & Arlene Schnitzer Concert Hall

## CAPITAL ONE CAFÉ

- On site
- Open to the public
- Food, beverages, and banking services
- Free conference rooms for non-profits and students
- 50% off coffee orders (Capital One cardholders)
- [Learn more >>](#)



# PIONEER PARK PARKING



## Hotel Broadway Garage

- +/- 75 spaces available
- Monthly parkers only, no public parking
- Convenient access to SW Burnside St and Burnside Bridge



## Alder Street Garage

- 400 spaces
- Open 24/7
- 24-hour video surveillance
- Updated pay stations, paint, elevator lobbies



## Parking NW (Park Ave)

- 325 spaces
- Open M-F 6:30am-12am, Sat-Sun 8am-12am
- 24-hour video surveillance
- Designated electric car charging stations



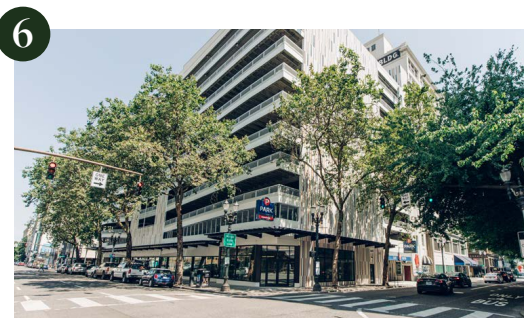
## Smart Park

- 700 spaces
- Open 24/7
- Security guard on site
- Carshare parking
- Designated electric car charging stations



## Fox Tower

- 462 spaces | Open M-F 5am-12am, Sat-Sun 7:30am-2am
- 24-hour video surveillance and security guard on site
- Designated electric car charging stations



## Central Plaza

- 542 spaces
- Open 24/7
- 24-hour video surveillance and security guard on site
- Designated electric car charging stations



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*We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.*