

FOR LEASE OFFICE/RETAIL

M
MELVIN MARK
EST. 1945



UNION BANK BUILDING

707 SW Washington Portland, Oregon 97205

*Office or Retail Opportunity Available
Ground Floor 28,915 - 33,258 RSF*

\$35.00-\$39.00 Full Service

EXPLORE THE SPACE
WITH A VIRTUAL TOUR



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UNION BANK BUILDING FOR LEASE



BUILDING HIGHLIGHTS

- 35-Foot high lobby ceiling with slate and teak features
- New building exercise facility, showers and lockers
- Strategically positioned in Portland's business and financial district with easy access to bridges, airport and transit
- 24/7 Secured Building
- 1.5 per 1,000 parking ratio
- Wired Certified Platinum featuring best-in-class connectivity



At the epicenter of Portland's business and financial districts, the 15-story, Class A building sets the standard of excellence in high performance work environments.



CREATIVE
WORK SPACE
AVAILABLE



CLASS
A SPACE
AVAILABLE



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK



CENTRAL
LOCATION

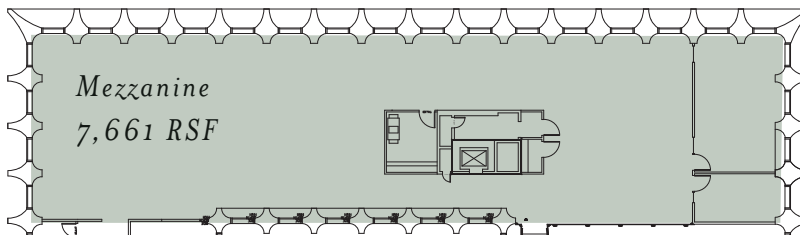
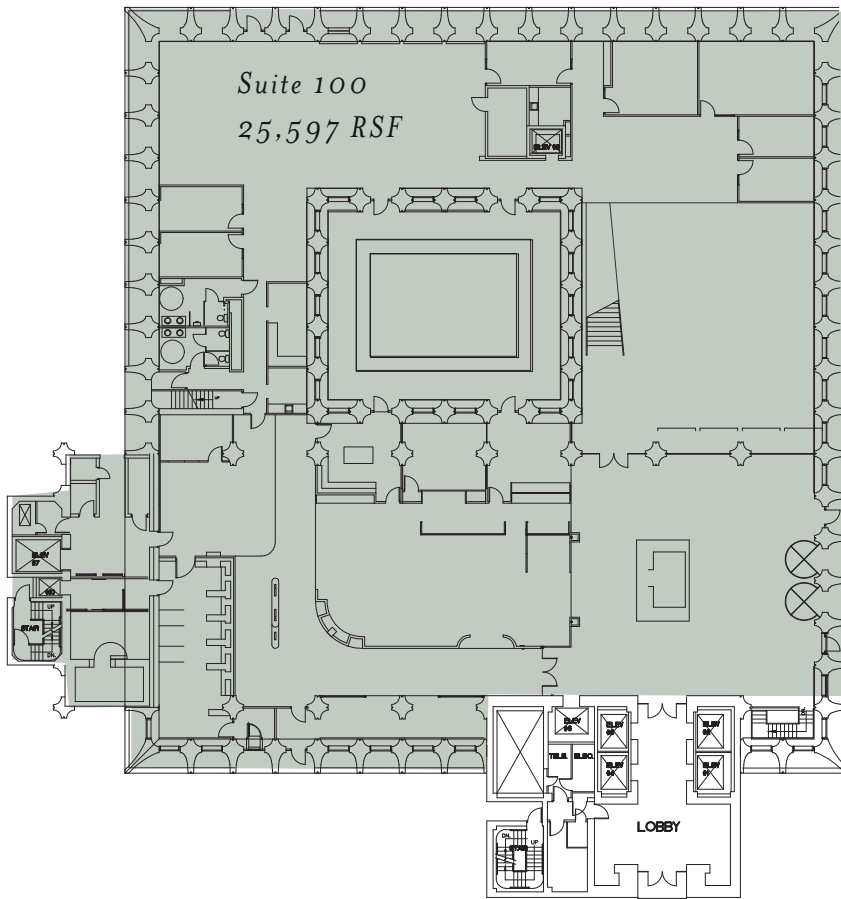


PARKING
AVAILABLE



SPACE HIGHLIGHTS

- Building signage rights available
- 30 foot ceilings
- Private interior outdoor fountain and atrium
- 18 market rate reserved parking spaces with separate unique access
- In-suite kitchen and restrooms
- Two separate unique building entrances
- Private loading dock



SUITE 100 28,915 - 33,258 RSF (approx.)

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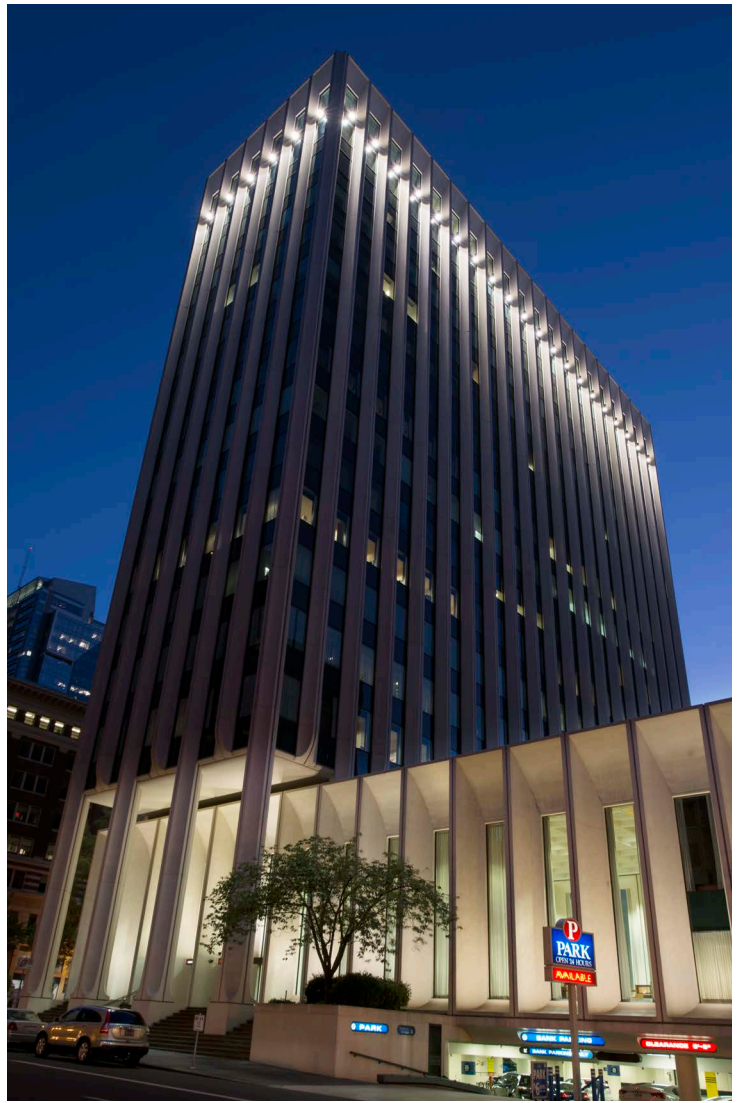
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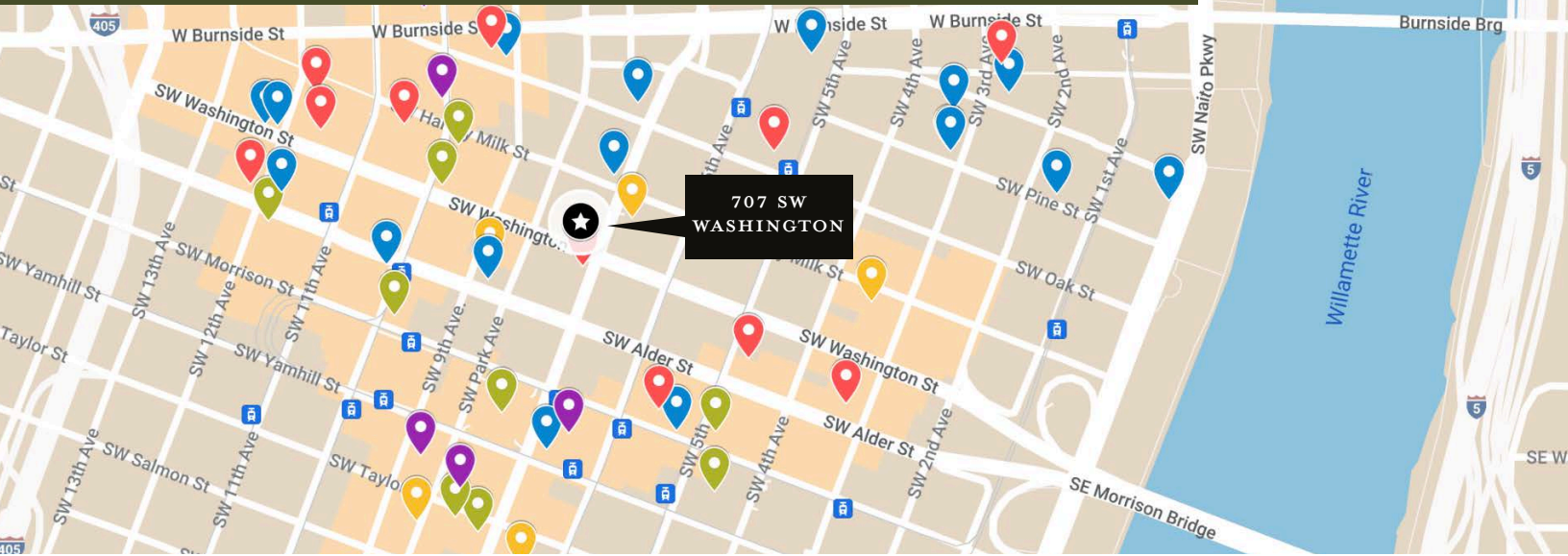
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RESTAURANTS

Bullard
 Jake's Grill
 El Gaucho
 The Independent Sports Bar & Grill
 Thai Peacock Restaurant
 Whole Foods Market
 Departure
 Grassa
 Toki
 Lardo
 AFURI Ramen + Dumpling
 Mother's Bistro & Bar
 Portland City Grill
 Kingsland Kitchen
 Fried I'm in Love Foodcart

CAFES

St. Honoré Bakery
 Stumptown Coffee Roasters
 Kure Juice Bar
 Heart Coffee
 Never Coffee
 Upper Left Roasters
 Voodoo Doughnut
 Barista
 Spella Cafe
 Starbucks
 Courier Coffee

ATTRACTIONS

Living Room Theaters
 Powell's Books
 Pioneer Courthouse Square
 Regal Cinemas Fox Tower 10
 Director Park
 Arlene Schnitzer Concert Hall

RETAIL

Wildfang
 Woonwinkel
 Frances May
 Nordstrom
 Pioneer Place
 Target
 Nike
 Columbia Sportswear
 Mountain Hardware

HOTELS

Hotel Lucia
 Woodlark
 Paramount Hotel
 Hilton Hotel (299 rooms)
 Hi-Lo Hotel
 Embassy Suites by Hilton Portland Downtown
 The Hoxton (119 rooms)

NOTABLE TENANTS

New Relic
 Puppet Labs
 Survey Monkey
 Guidespark
 Airbnb
 Aruba Networks
 Sq1
 Tripwire
 University of Oregon, Portland Campus



100

WALK SCORE

"Walker's Paradise"



97

BIKE SCORE

"Biker's Paradise"



97

TRANSIT SCORE

"Rider's Paradise"

IN GOOD COMPANY



**STUMPTOWN
 COFFEE ROASTERS**



UNION BANK BUILDING FOR LEASE



LOCATION HIGHLIGHTS

- Central downtown location, convenient to public transit system and freeway access
- Full complement of urban services, amenities and retail within blocks
- Direct freeway and bridge access means less congestion
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Technology companies in the neighborhood include **New Relic, Puppet Labs, Survey Monkey**





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