



Colliers

Accelerating success.

Jamaal Brown

Vice President

503 484 5959

jamaal.brown@colliers.com

For Lease

Class A Waterfront Opportunity



Lush landscaping and expansive river views create a peaceful office setting, just minutes from Downtown Portland.

5550 S Macadam is a Class A waterfront property in John's Landing on the Willamette River. The project offers a common area patio overlooking the water and a common courtyard with seating area. Both are great for outside workspace. Indoor spaces include ample glass line that lend to expansive views and abundant natural light.

Features & Amenities



Two levels of below-grade and surface parking



Superior location just outside Downtown Portland



Well-maintained landscaping and common spaces



Direct access to Greenway nature trail



Walking distance to multiple restaurants





Building Highlights

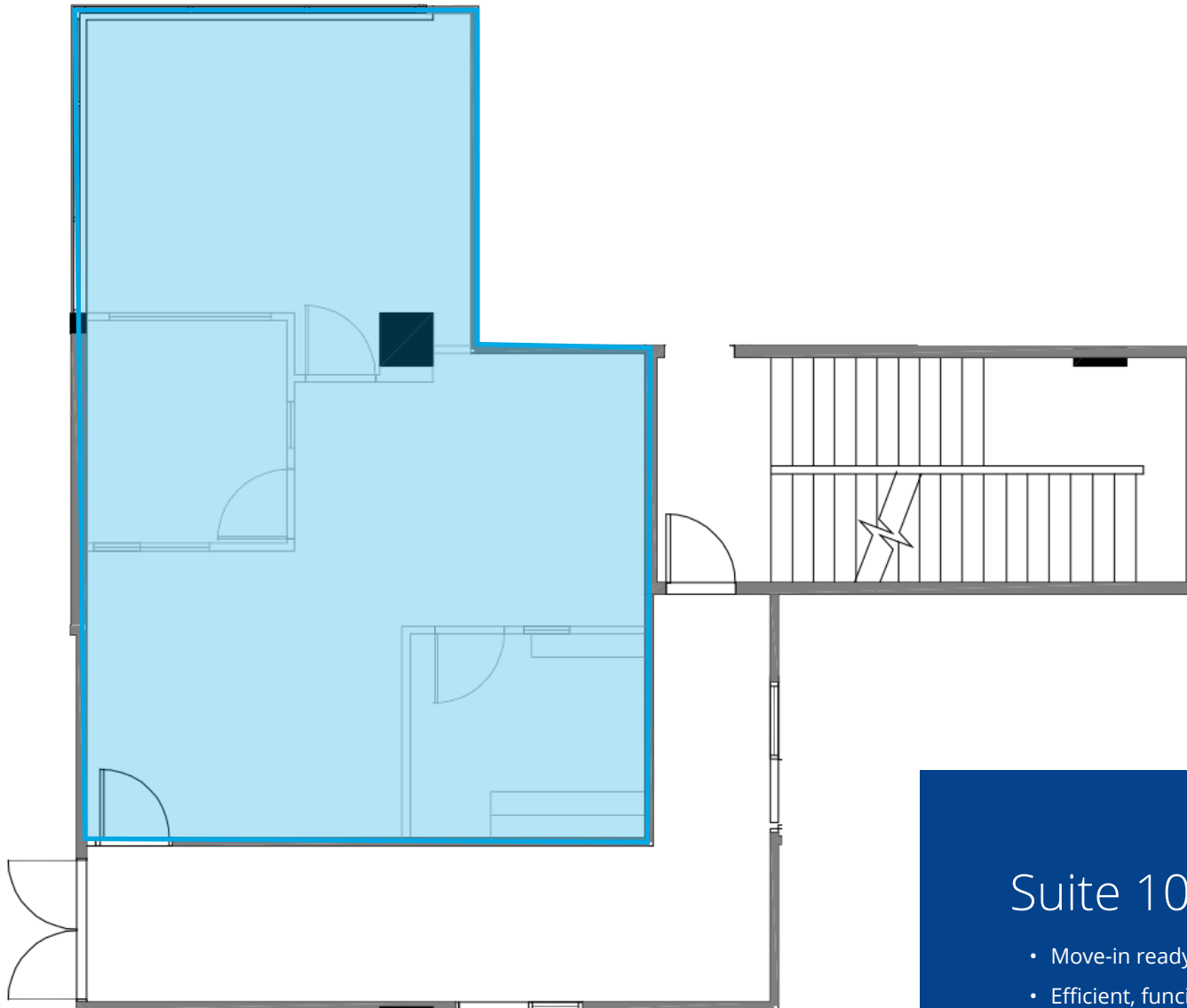
- Fully renovated lobby that includes a 3-story glass atrium
- Elevator and common corridor upgrades with high-end finishes
- Onsite fitness facility with showers and lockers
- Upgraded restrooms
- Modern contemporary design

Availabilities

Suite 105	890 RSF	Available
Suite 215	2,767 RSF	Available



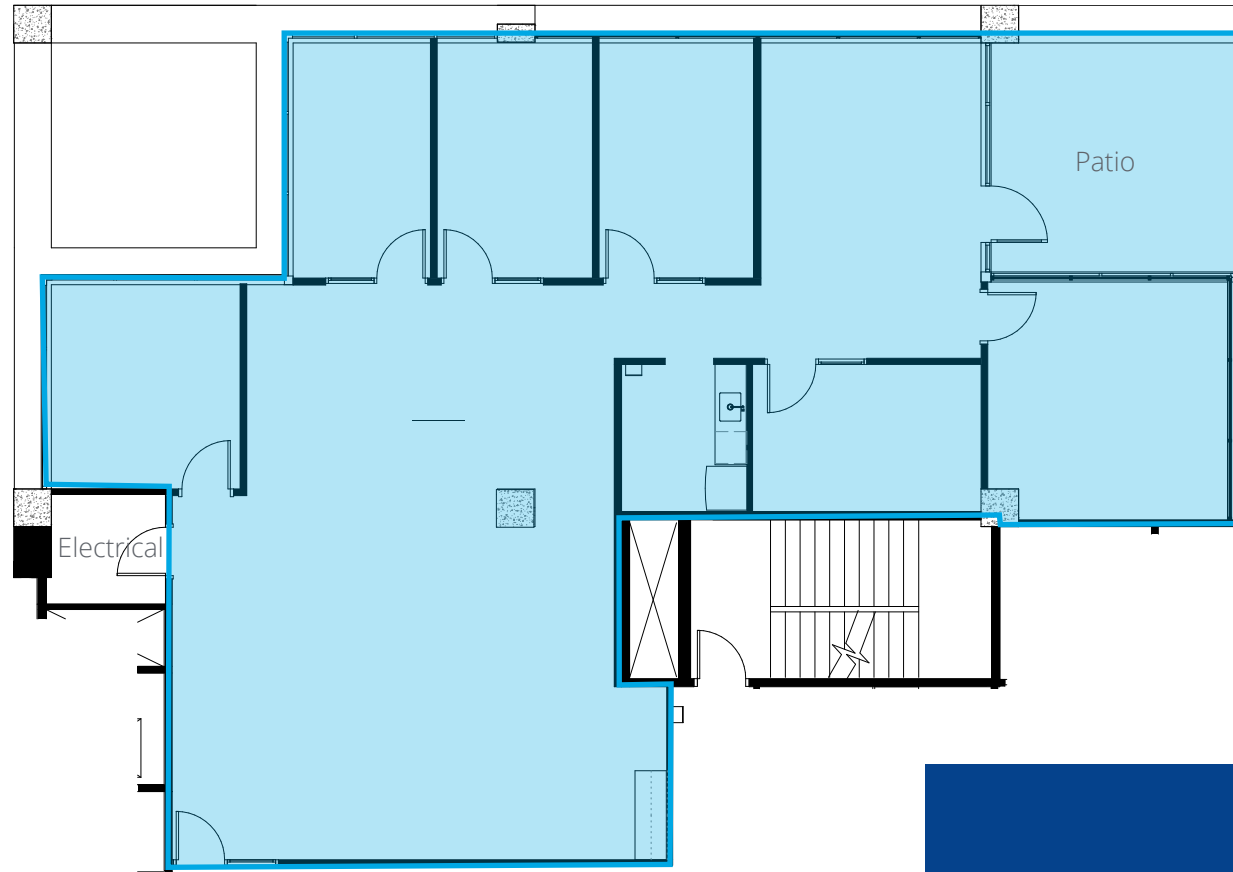
First Floor



Suite 105 / 890 RSF

- Move-in ready
- Efficient, functional layout
- Ideal exposure off building lobby
- \$35.00/SF FSG

Second Floor



Suite 215 / 2,767 RSF

- Move-in ready
- Private deck included at no additional rent
- \$30.00/SF FSG



851 SW 6th Ave, Suite 1600
Portland, OR 97239
P: +1 503 223 3123
colliers.com

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