

FOR SALE & LEASE



MELVIN MARK

EST. 1945



ALDERWAY

705-711 SW Alder Street Portland, Oregon 97205

*Space Available Now
from 6,000 – 34,971 RSF*

\$19.00-32.00/SF Full Service

Excellent owner-user opportunity | Contact brokers for additional information

BRYN HOKKANEN

503.546.4534
bhokkanen@melvinmark.com
Licensed in OR & WA

CHAD ALEXANDER

503.546.4526
calexander@melvinmark.com
Licensed in OR & WA

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

ALDERWAY FOR SALE & LEASE



BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Adjacent to Pioneer Square, Portland's "Living Room"
- Possibility to build-out a rooftop terrace
- Bicycle parking
- On-site common area showers
- Guaranteed Parking Available Nearby
- Steps to TriMet MAX line
- 24/7 Secured Entry

The Historic Alderway Building features creative office space with efficient floor plates and plenty of character, including exposed ceilings and large windows.



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



MANAGED BY MELVIN MARK



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY



CREATIVE WORK SPACE AVAILABLE



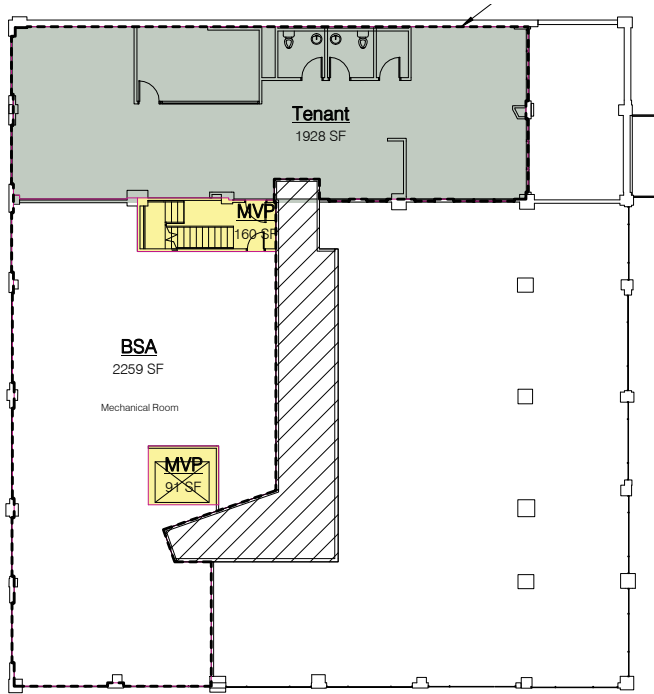
CENTRAL LOCATION



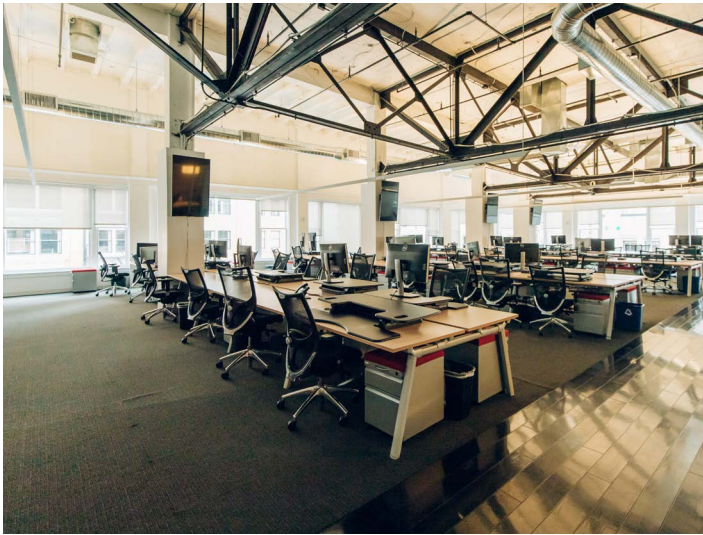
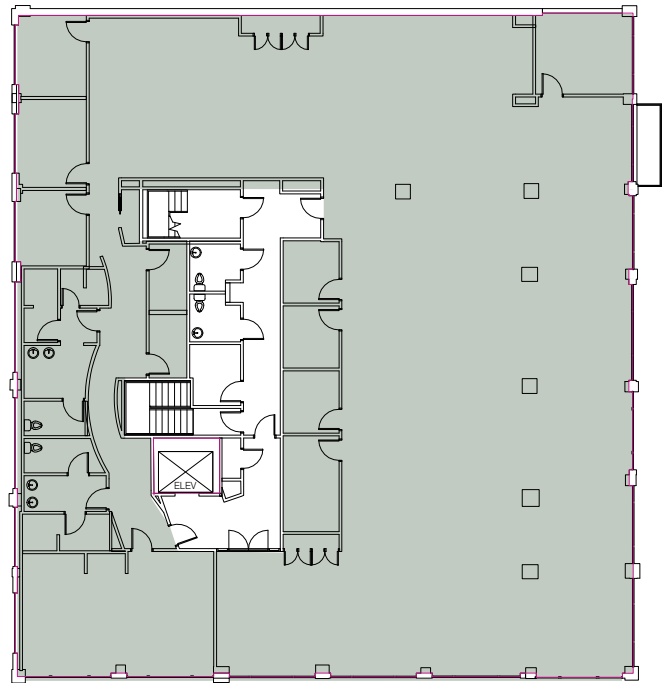
ALDERWAY AVAILABILITY

705-711 SW Alder St
Portland, OR 97205

MEZZANINE



4TH FLOOR



MEZZANINE & 4TH FLOOR 6,000-11,642 RSF (approx.)

\$32.00/SF Full Service

Excellent owner-user opportunity

Contact brokers for additional information

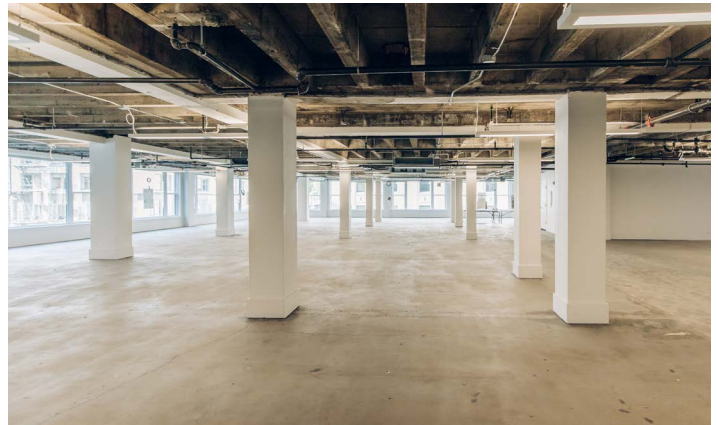
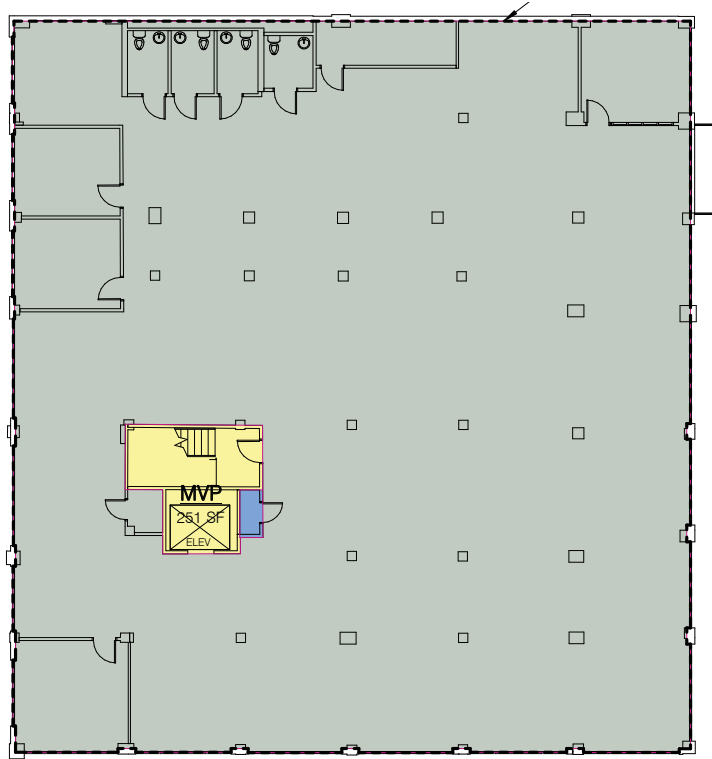
BRYN HOKKANEN
503.546.4534
bhokkanen@melvinmark.com
Licensed in OR & WA

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



ALDERWAY AVAILABILITY

705-711 SW Alder St
Portland, OR 97205



SUITE 300 6,000-10,149 RSF (approx.)

\$28.00/SF Full Service

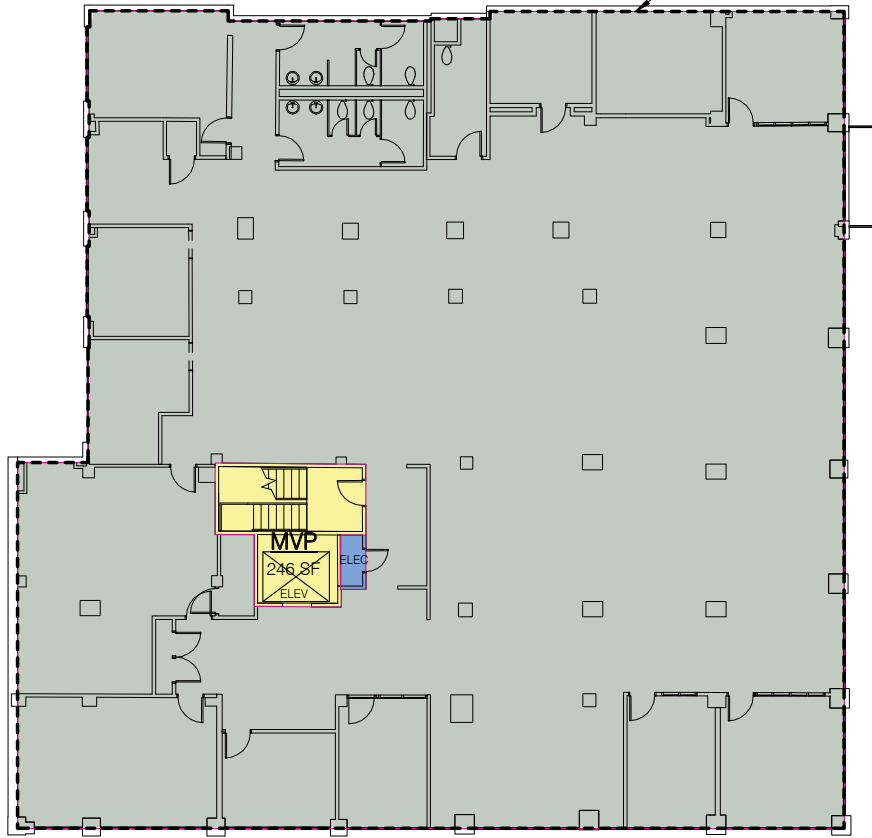
Excellent owner-user opportunity

Contact brokers for additional information

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





SUITE 200 6,000-10,557 RSF (approx.)

\$19.00/SF Full Service

Excellent owner-user opportunity

Contact brokers for additional information

BRYN HOKKANEN

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

CHAD ALEXANDER

503.546.4526

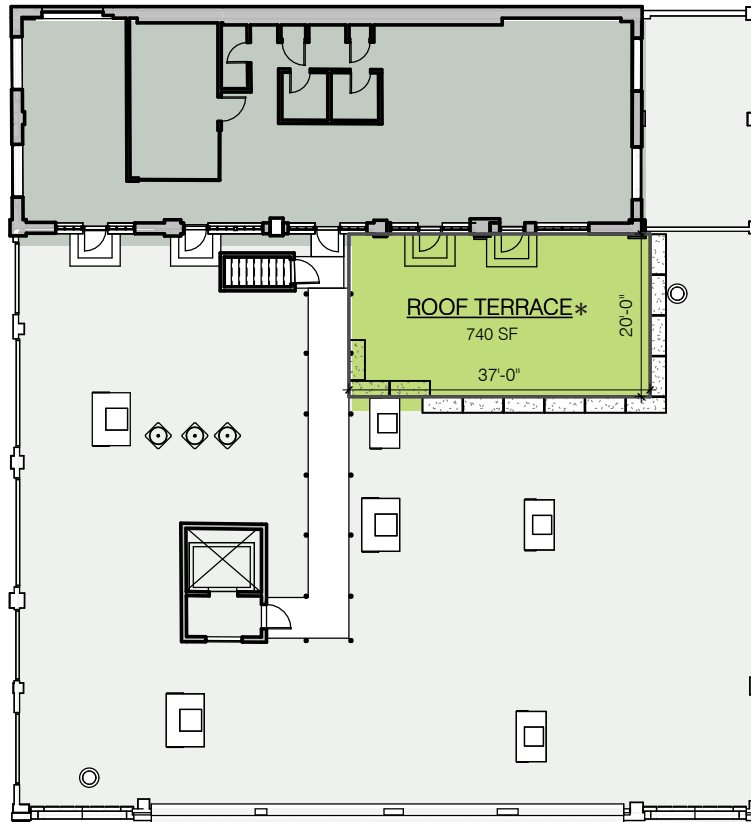
calexander@melvinmark.com

Licensed in OR

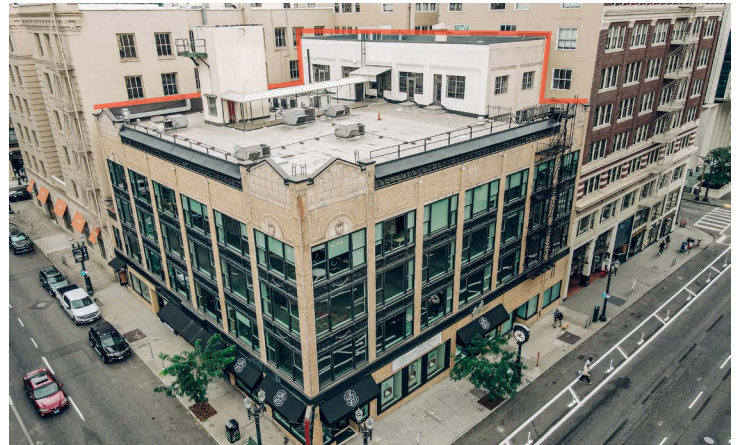
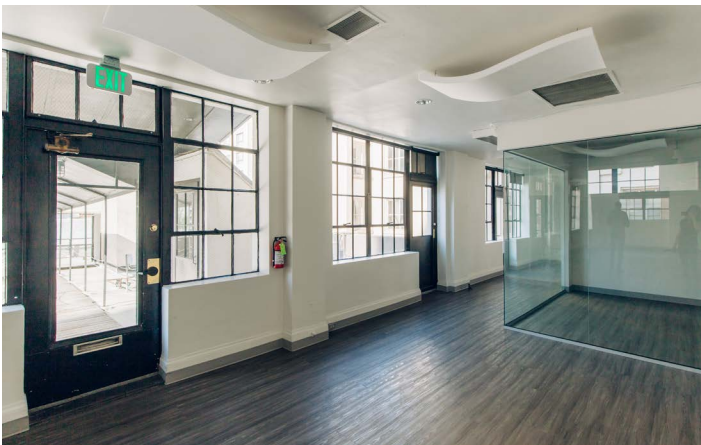


ALDERWAY AVAILABILITY

705-711 SW Alder St
Portland, OR 97205



**Possibility to build-out a rooftop terrace, floor plan is only a rendering*



PENTHOUSE 2,623 RSF (approx.)

*Possibility to build-out a rooftop terrace
Excellent owner-user opportunity
Contact brokers for additional information*

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

CHAD ALEXANDER
503.546.4526
alexander@melvinmark.com
Licensed in OR



Exterior Rendering



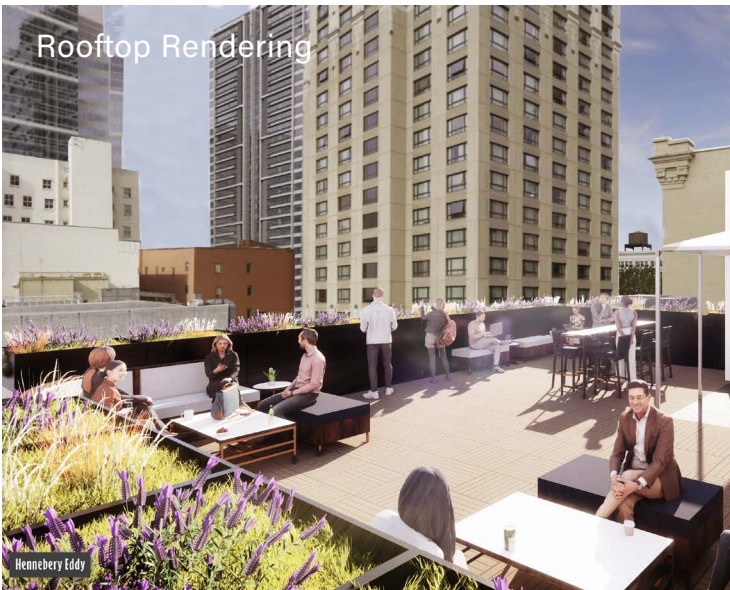
Bike Storage



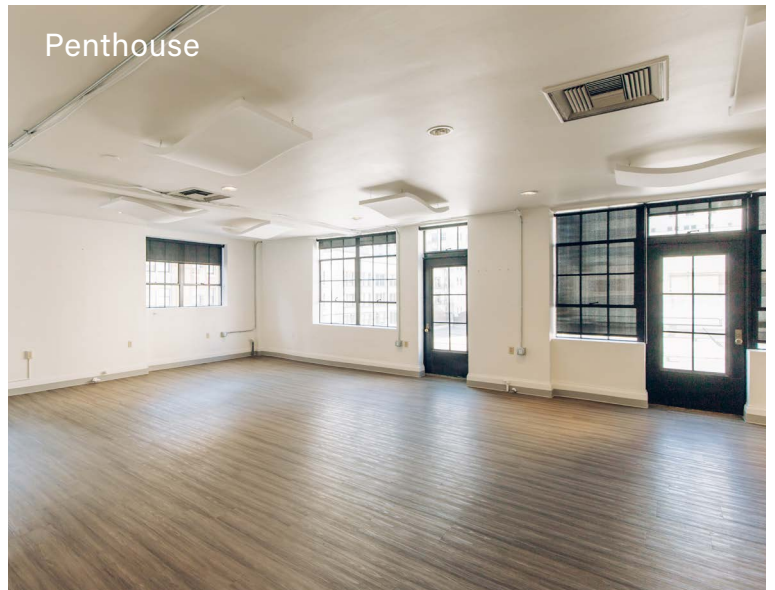
Lobby



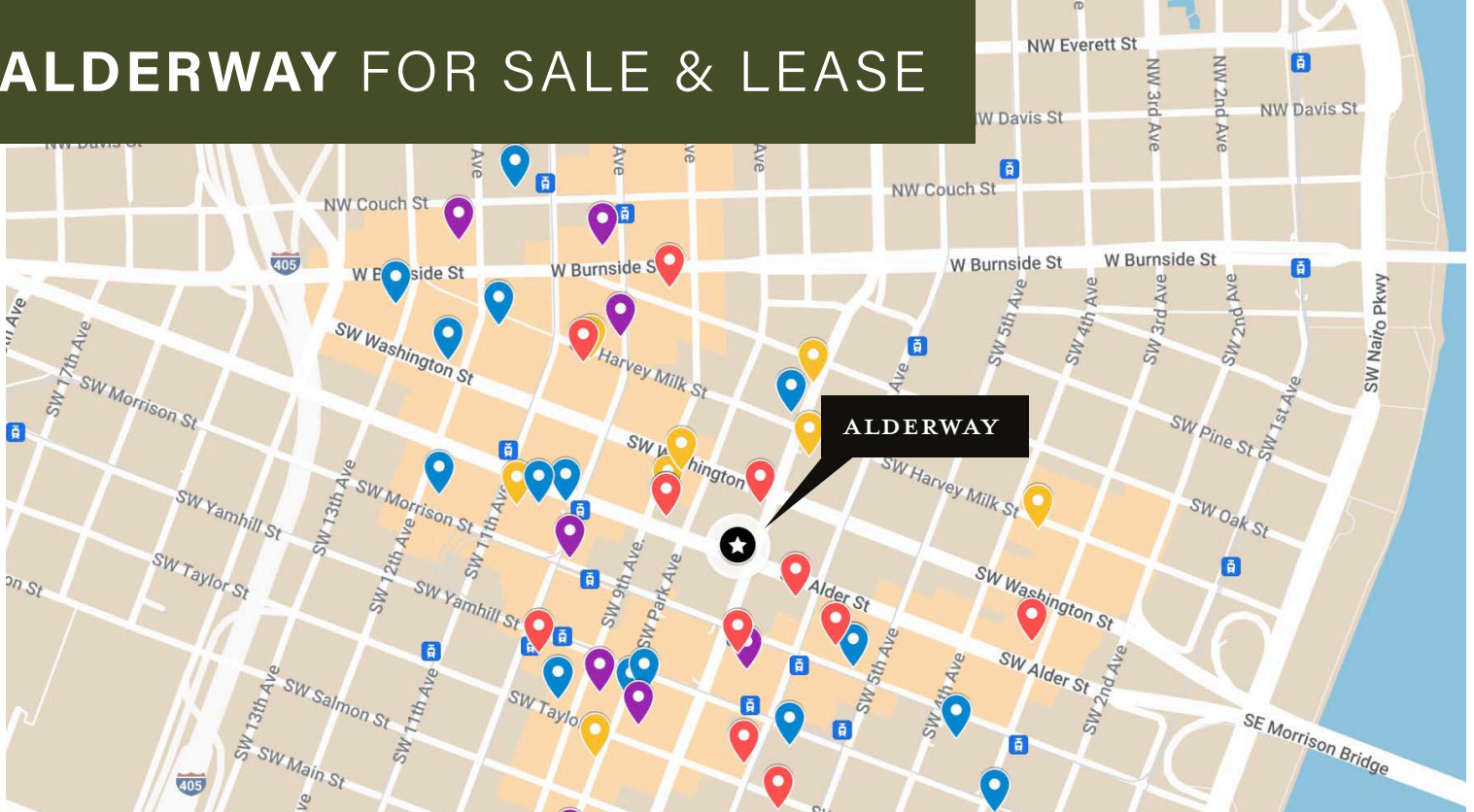
Rooftop Rendering



Penthouse



ALDERWAY FOR SALE & LEASE



HOTELS

- Woodlark
- Ritz-Carlton Hotel
- Ace Hotel
- The Nines Hotel
- Hi-Lo Hotel
- Paramont Hotel
- Hotel Lucia
- The Sentinel Hotel
- Benson Hotel
- AC by Marriott

CAFES

- Stumptown Coffee
- Starbucks
- Upper Left Roasters
- Good Coffee
- St. Honoré Bakery
- Case Study Coffee Roasters
- Water Avenue Coffee
- Kure Juice Bar
- Barista

ATTRACTIONS

- Pioneer Square
- Director Park
- Fox Tower Cinemas
- Portland Art Museum
- Arlene Schnitzer Concert Hall
- Oregon Historical Society
- Park Blocks
- Powell's Books
- Target
- Whole Foods Market

RESTAURANTS

- Bullard
- Bamboo Sushi
- Grassa
- Screen Door
- TANAKA
- Departure Restaurant + Lounge
- Jake's Grill
- Flying Elephants at Fox Tower
- Q Restaurant & Bar



100
WALK SCORE
"Walker's Paradise"



97
BIKE SCORE
"Biker's Paradise"

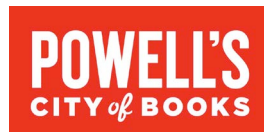


97
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



**STUMPTOWN
COFFEE ROASTERS**



THE RITZ-CARLTON





MELVIN MARK

EST. 1945

FOR SALE & LEASE **ALDERWAY**

705-711 SW Alder Street | Portland, OR 97205

BRYN HOKKANEN

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

CHAD ALEXANDER

503.546.4526

calexander@melvinmark.com

Licensed in OR

The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.