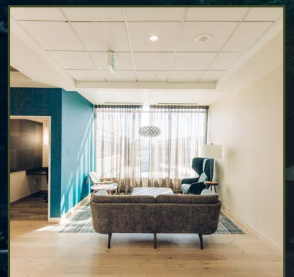


FOR LEASE



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

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CHAD ALEXANDER

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

MACHINWORKS 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



MANAGED BY
MELVIN MARK



PROFESSIONAL
SERVICES



CREATIVE
WORK SPACE
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY

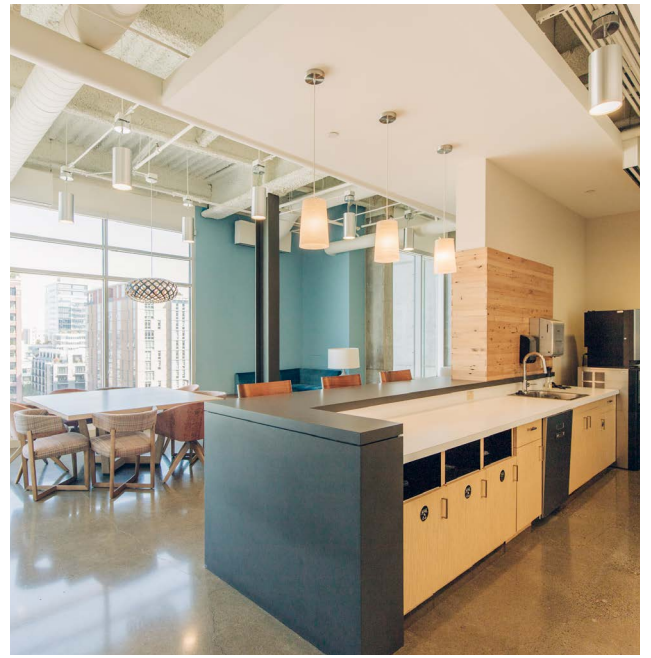
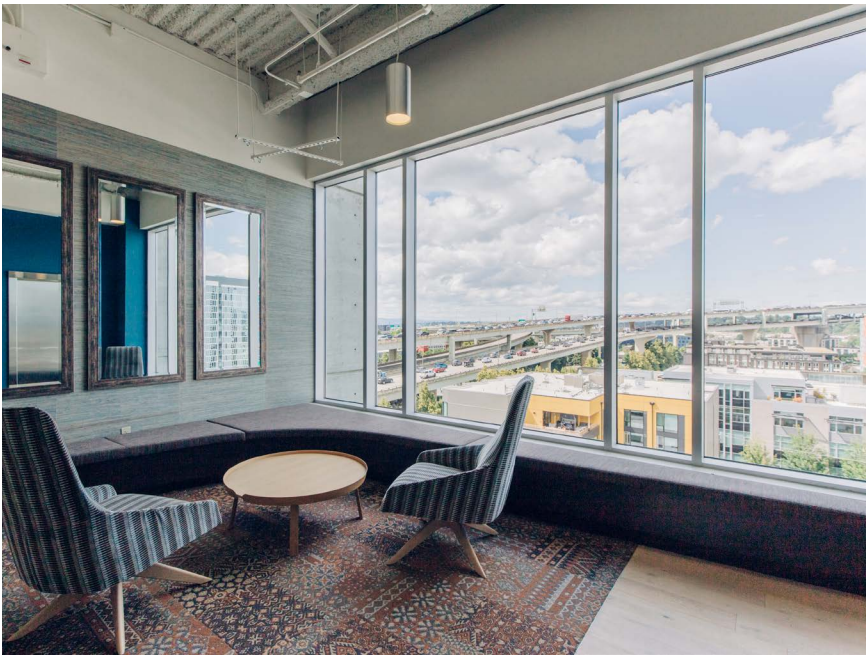


CENTRAL
LOCATION



PARKING
AVAILABLE





MACHINeworks FLOORPLAN

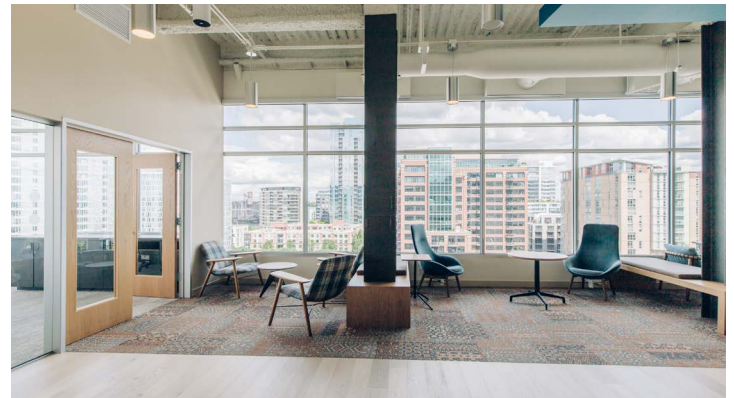
1414 NW Northrup St
Portland, OR 97209

AS BUILT



- 8 offices
- 6 conference rooms
- 24 workstations

- 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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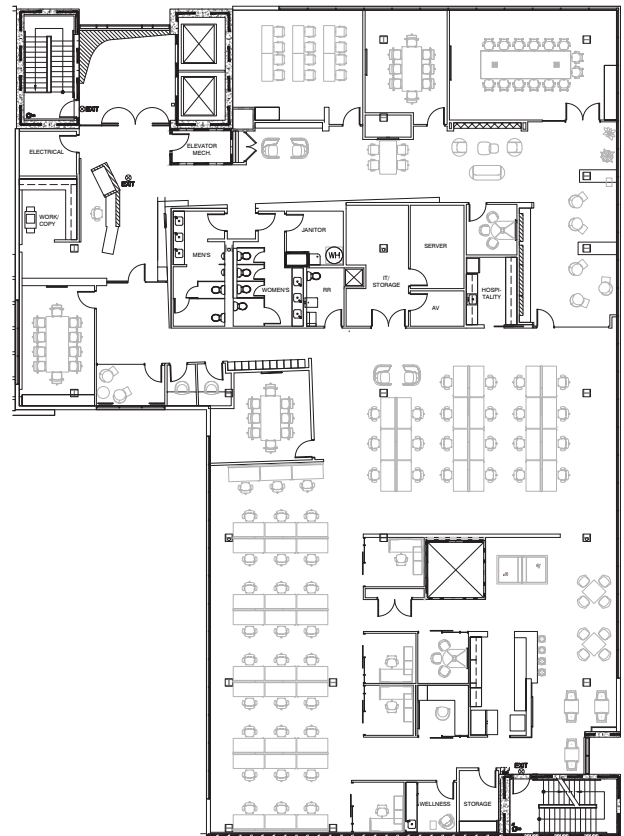
MACHINeworks FLOORPLAN

1414 NW Northrup St
Portland, OR 97209

HYPOTHETICAL FLOORPLAN



HYPOTHETICAL FLOORPLAN



SUITE 900 12,838 RSF (approx.)

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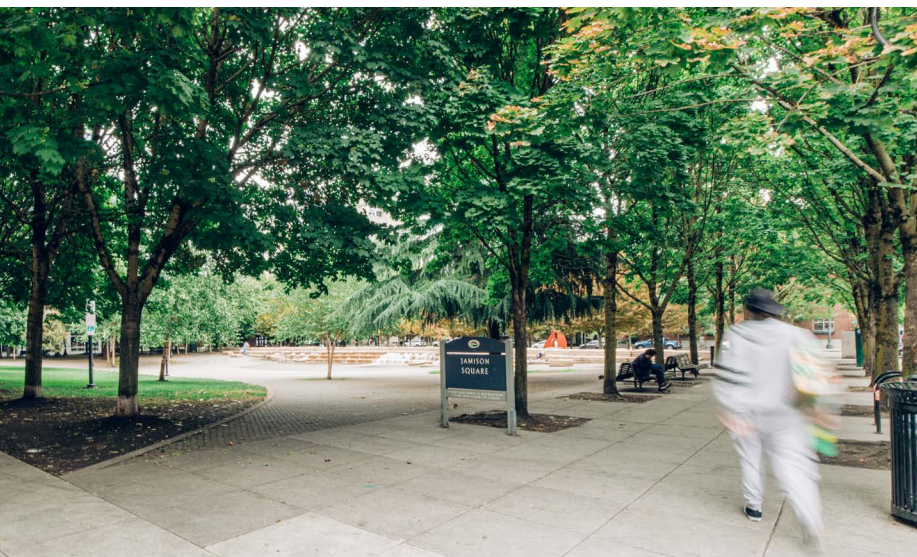


MACHINEWORKS LOCATION



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

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

ATTRACTIONS

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 **MACHINeworks**

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