

# THE LAWRENCE BUILDING

Colliers

306 SW 1st Ave, Portland, OR 97204



**Contact Me for  
Availability**

**Jamison Shields**

Associate

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# COME HANG WITH US

**Asking Rate: \$18/SF Full-Service Gross**

The Lawrence Building is a renovated four-story historic office building in the heart of downtown Portland, offering flexible, affordable workspace with distinctive character. Built in 1902, it pairs exposed brick and beam construction with modern upgrades including a central atrium, abundant natural light, and 19-foot exposed ceilings. Tenants benefit from operable windows, Willamette River views, shared conference space, bike storage, shower facilities, and regular neighborhood security patrols, with TriMet Transit Police at the MAX stop directly outside. Located one block from Tom McCall Riverfront Park and adjacent to the Morrison Bridge, the building sits within Portland's Technology Triangle, surrounded by dining and entertainment options, with excellent transit access, a 97 Walk Score, and a 93 Bike Score.



**Abundant Natural Light Throughout**



**Directly on Public Transit Route**



**Neighborhood Security Patrol**



**97 Walk Score Easy Access**

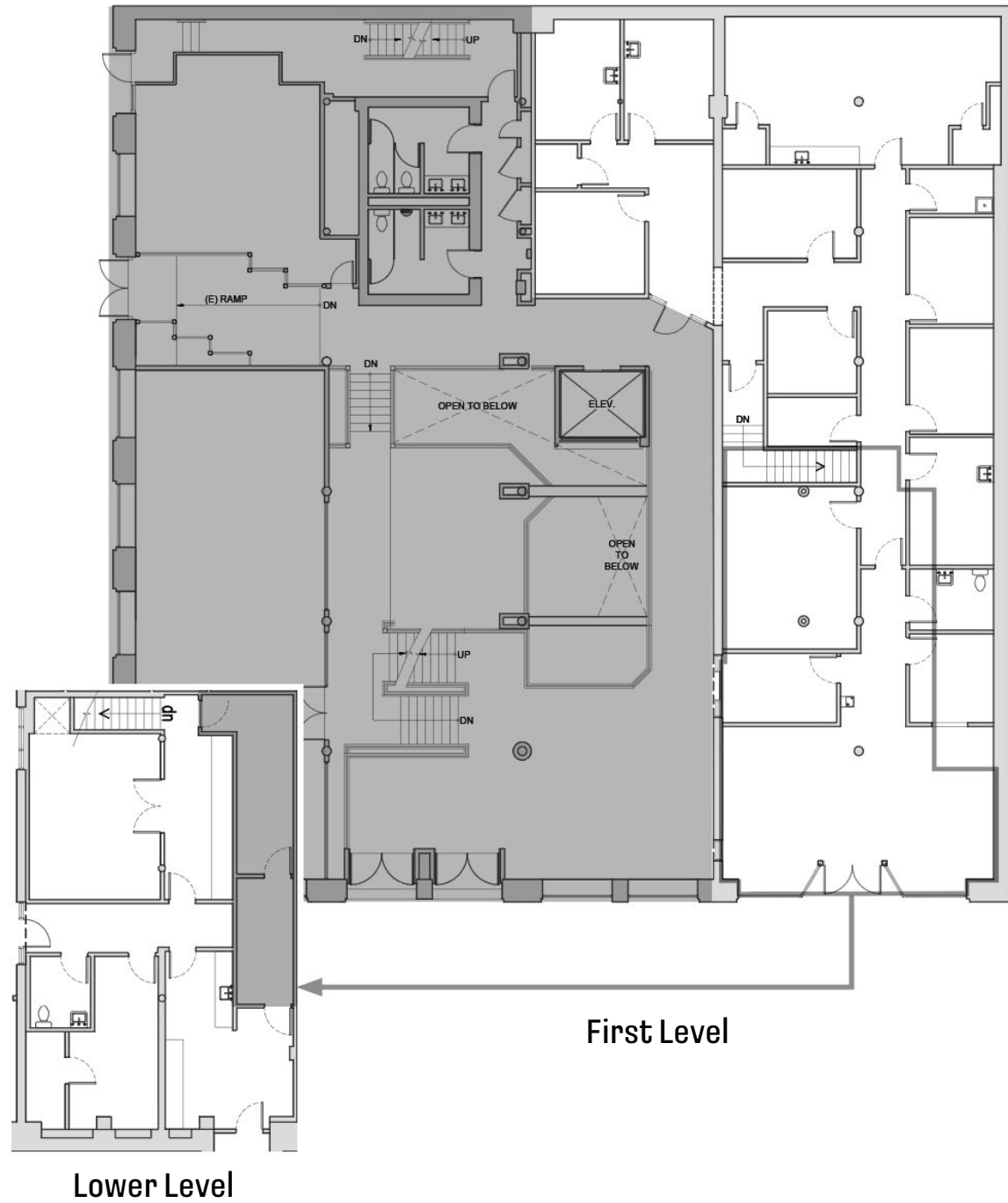


**93 Bike Score with Bike Storage**

# SUITE 155

5,490  
RSF

- Dedicated entrance
- Internal staircase
- 13 flex rooms, three with plumbing
- Two conference rooms
- Available September 1
- \$18/SF FSC



# SUITE 158

2,132  
RSF

- Four private offices
- Open work space
- Kitchenette
- Conference room

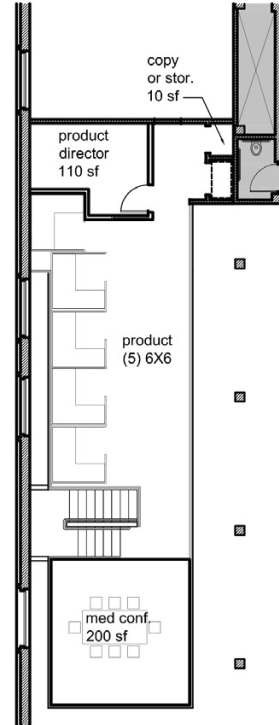


# SUITE 201

6,228\*  
RSF

- Available 5/1/2026
- Full floor suite with mezzanine
- River views
- 6 private offices
- Conference room
- Internal staircase

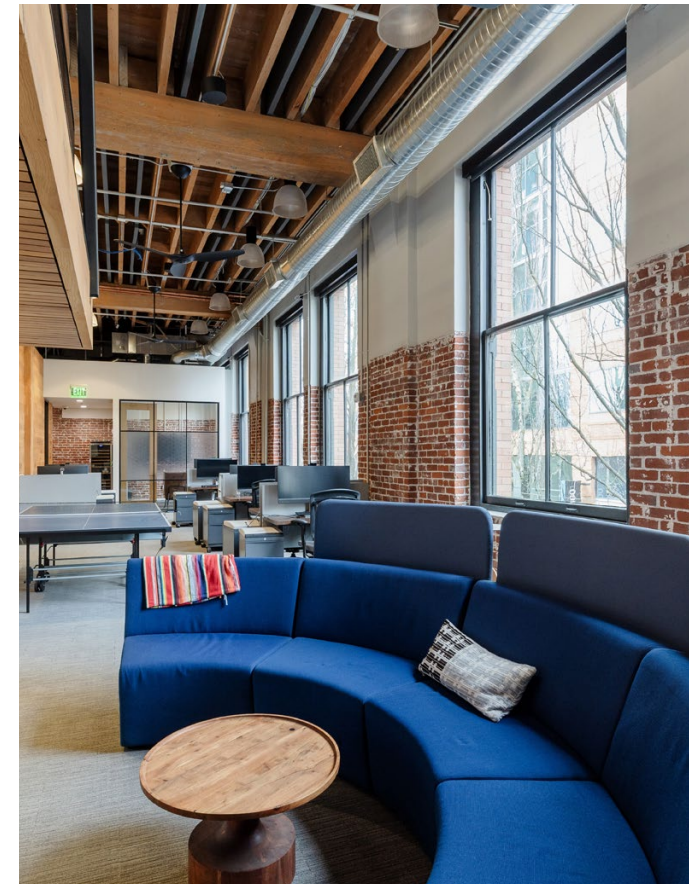
PRIVATE OFFICES  
SALES & MARKETING  
SALES & MARKETING  
PRODUCT SALES  
CUSTOMER SERVICE  
CUSTOMER SERVICE  
ASSISTANT  
ADMINISTRATIVE  
RECEPTION  
ELEVATOR



Mezzanine



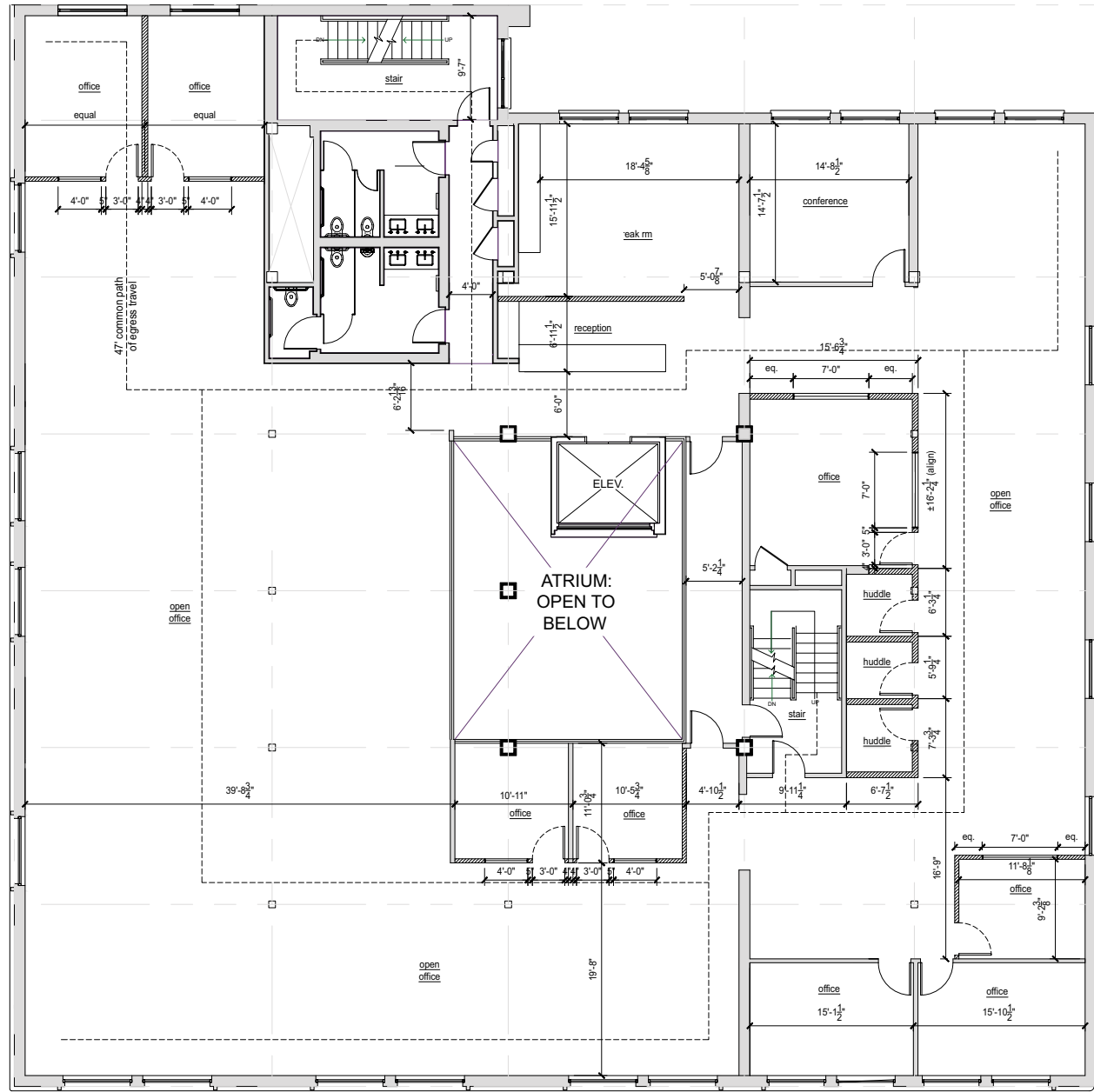
\*Floor plan is not reflective of existing configuration. Photos of current build-out on the following page.

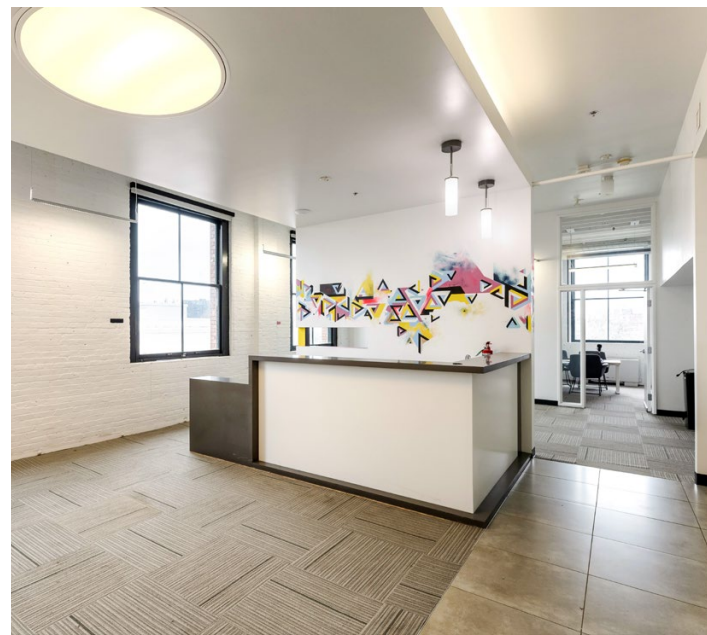
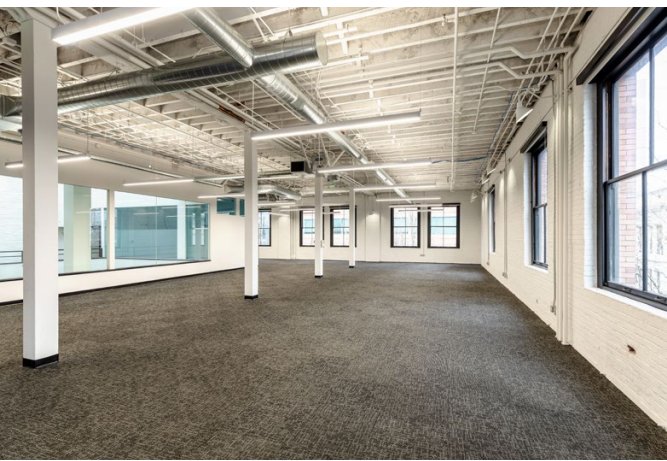


# SUITE 300

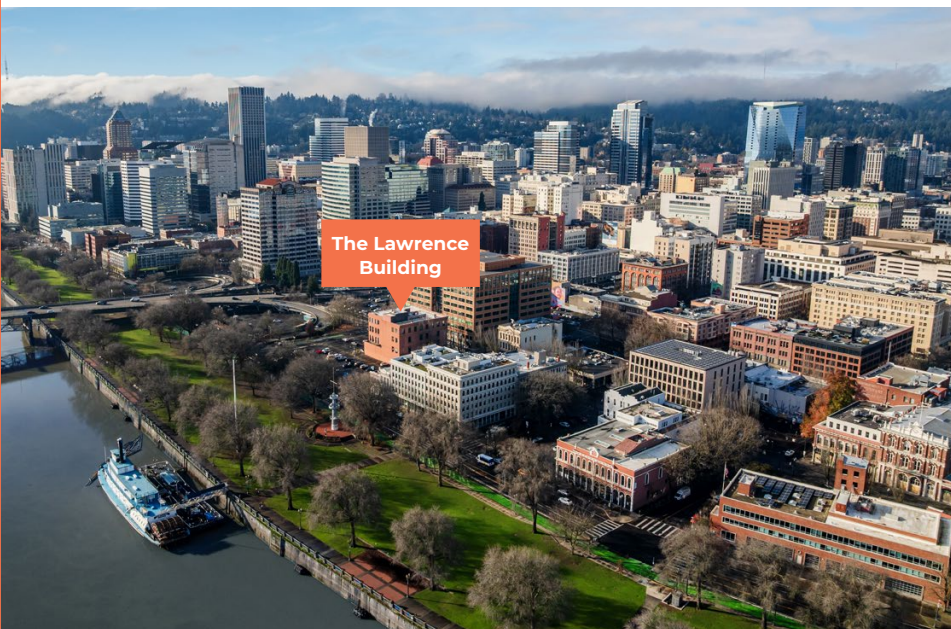
8,258  
RSF

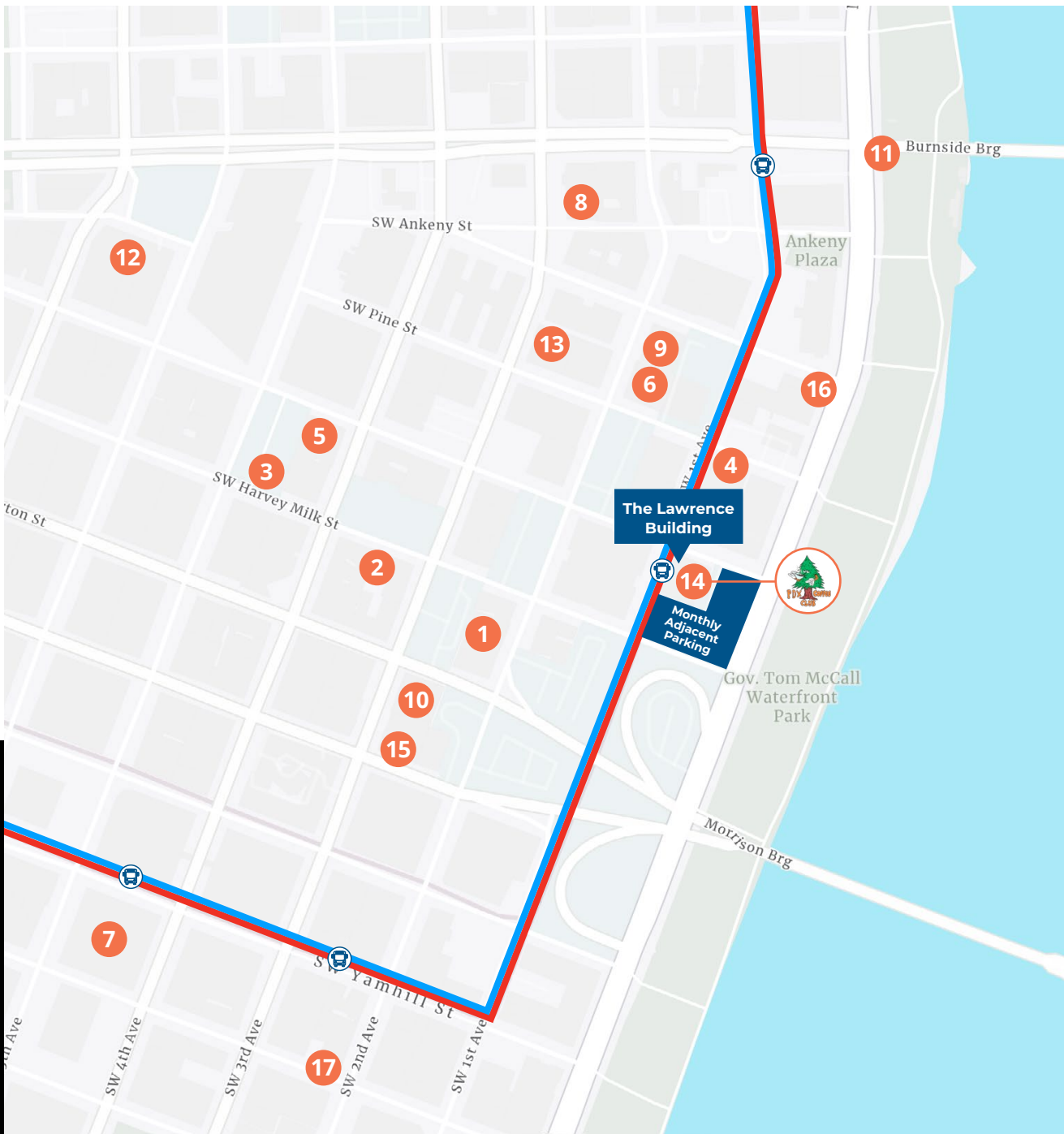
- 5,200 RSF available within 60 days
- 8,258 RSF Available 1/1/2027
- Private Restrooms
- 8 Private / Flex Offices
- 1 Conference Room
- 3 Huddle / Phone Rooms





# GROWING CREATIVE HUB





## PLACES NEARBY

- 1 Huber's Cafe
- 2 CRAFTpdx
- 3 Iron Strike Smash Burgers
- 4 La Carreta Pura Vida
- 5 Queen Mama's Kitchen
- 6 Pine Street Market
- 7 Pioneer Place
- 8 Voodoo Doughnut
- 9 Kells Irish Restaurant & Bar
- 10 Killer Burger Downtown PDX
- 11 Portland Saturday Market
- 12 Grits N' Gravy
- 13 Stumptown Coffee Roasters
- 14 PDX Coffee Club
- 15 Lotus & Bean Espresso Bar
- 16 Lechon
- 17 Luc Lac Vietnamese Kitchen

— MAX Red Line   
 — MAX Blue Line



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