

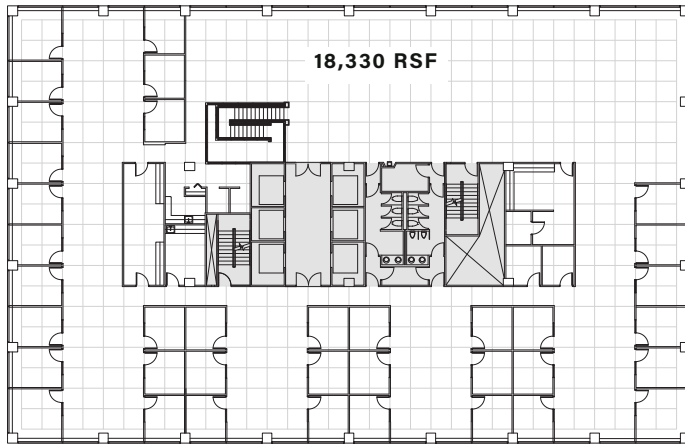
COLUMBIA SQUARE AVAILABILITY

111 SW Columbia St
Portland, OR 97201



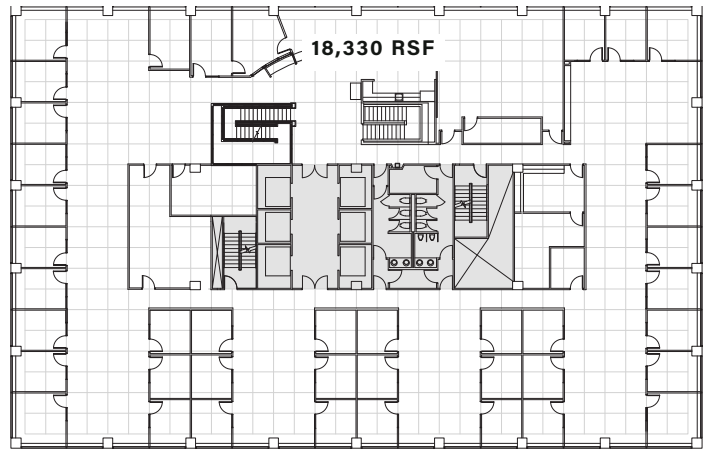
DIVISIBLE TO SUIT

15TH FLOOR



- Dramatic skylight and staircase connection between floors
- Outstanding, panoramic views with exterior building signage opportunity
- Large, efficient floor plan with extensive window line

14TH FLOOR (DIVISIBLE) 18,330 RSF



- 14th Floor Hypothetical Demising Options**
- *Will demise for approx. 10,000 SF user

TOP TWO FLOORS UP TO 36,660 RSF (approx.)

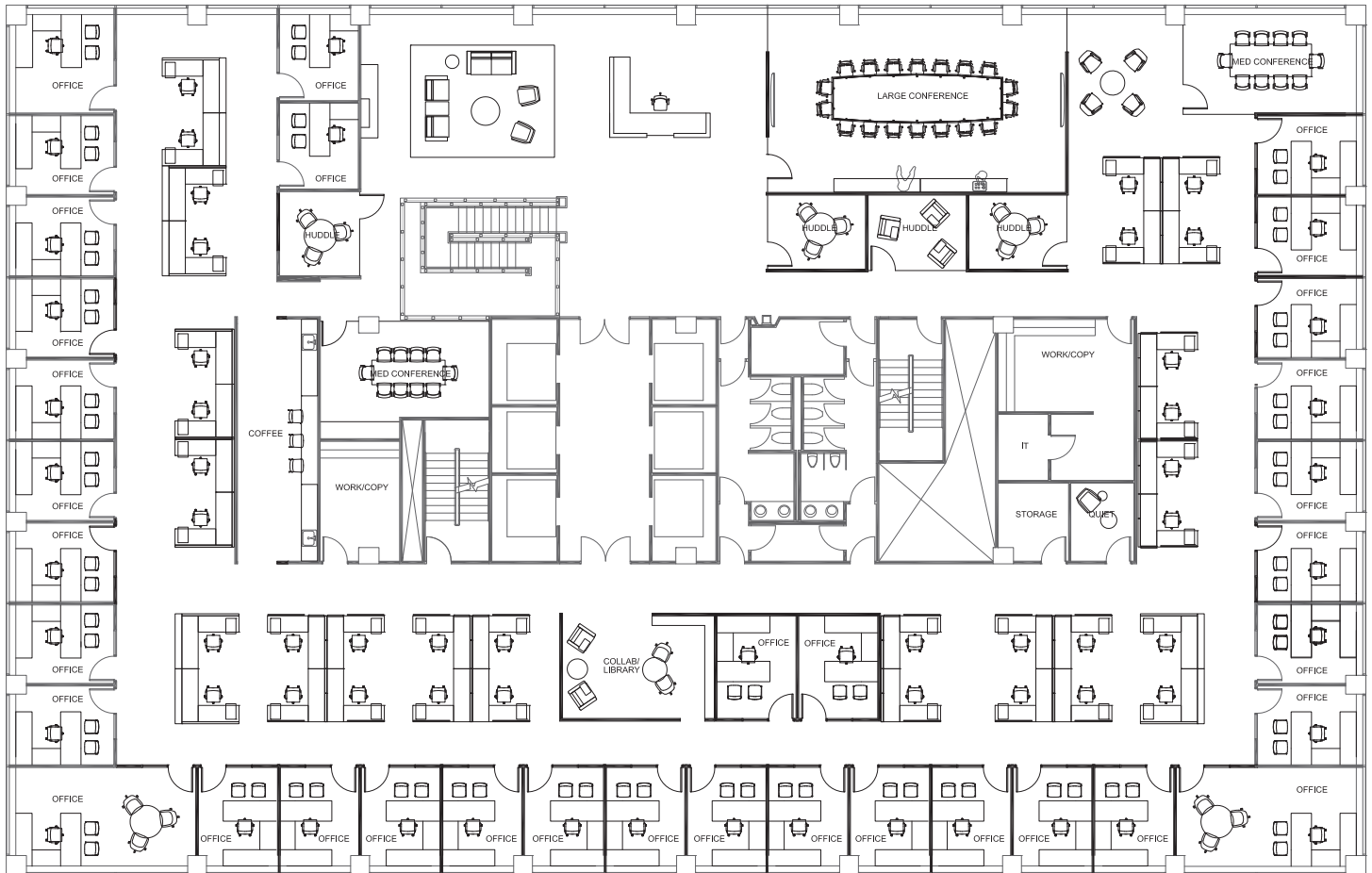
\$33.50 Full Service

EXPLORE THE 15TH FLOOR
WITH A VIRTUAL TOUR ▶

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





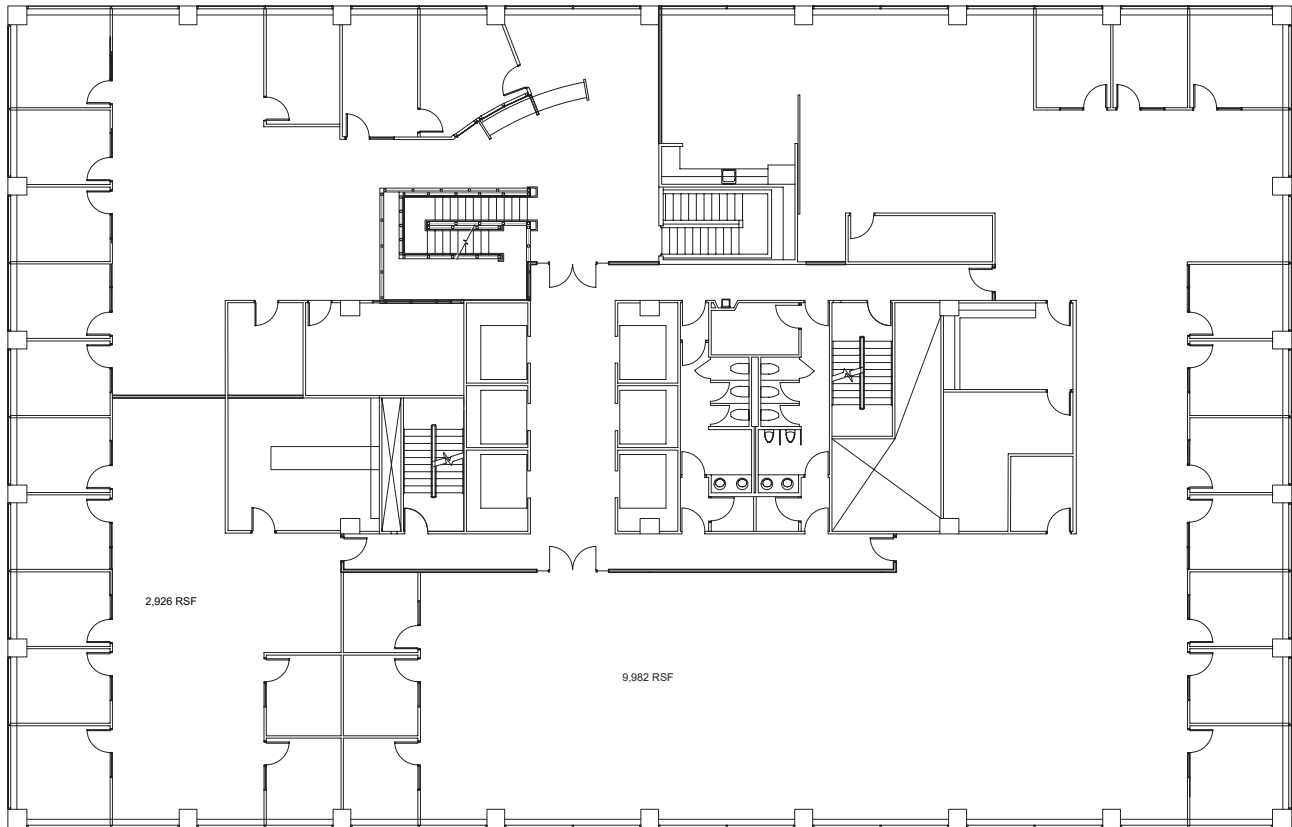
15TH FLOOR 18,330 RSF (approx.)

Hypothetical Office-Intensive Floorplan

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





14TH FLOOR 18,330 RSF (approx.)

Hypothetical Demising Option

- **Will demise for approx. 10,000 SF user*

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR

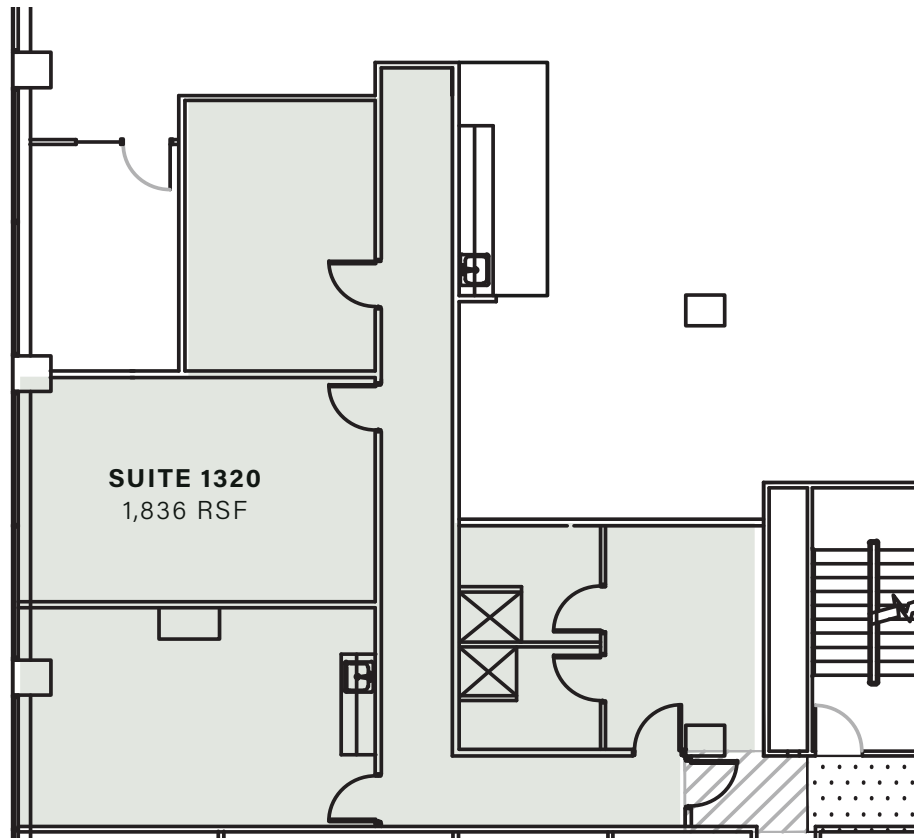


15TH/14TH FLOOR *Hypothetical Demising Options*

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



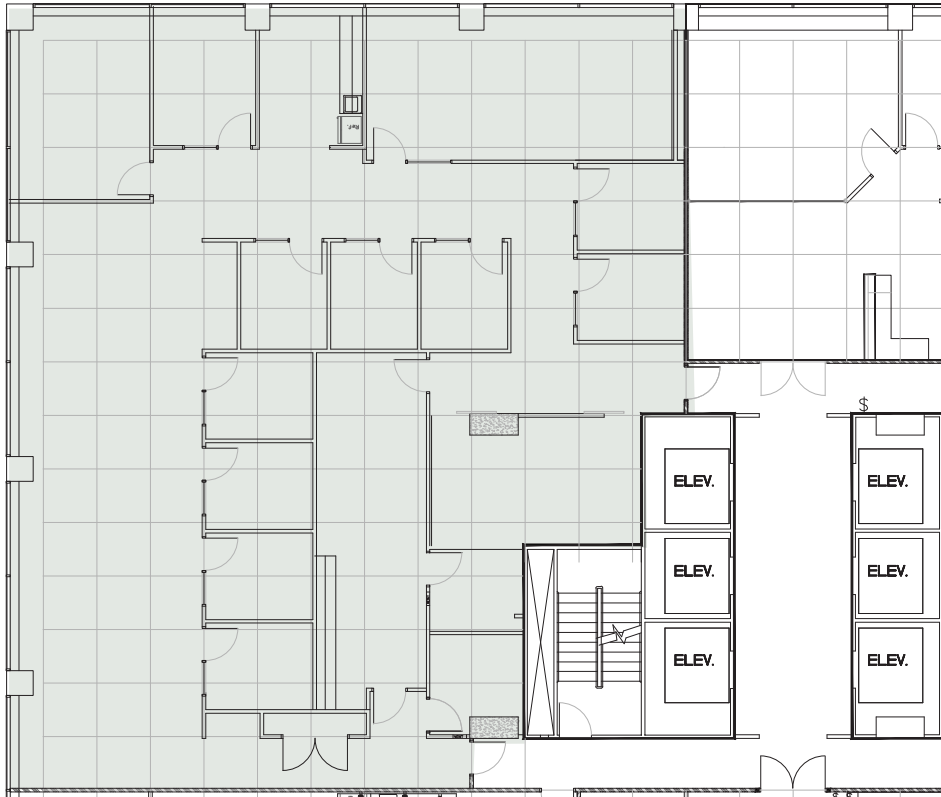


- 2 in-suite showers
- Kitchen
- 2 large rooms

SUITE 1320 1,836 RSF (approx.)

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- NW/SW corner views
- Break room



SUITE 1180 4,994 RSF (approx.)

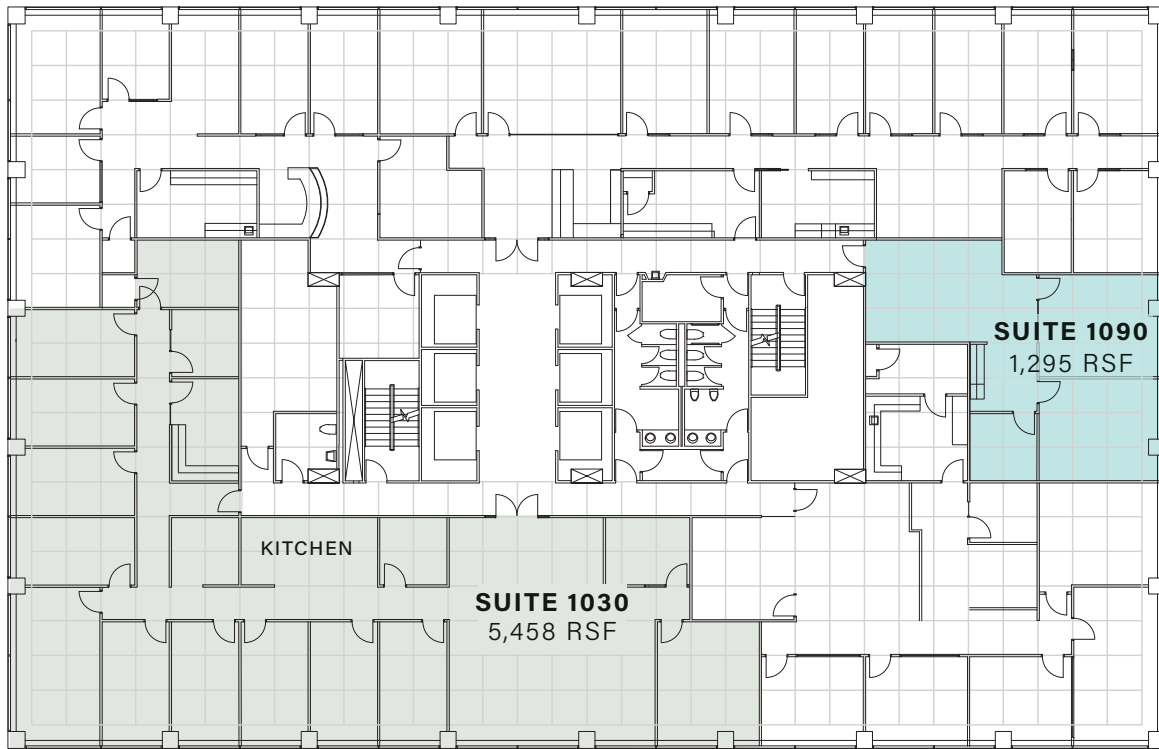
\$32.00 Full Service



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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





SUITE 1030 - 5,458 RSF

- \$28.00
- SW corner views
- Divisible suite
- Elevator identity
- 11 exterior offices and 2 interior offices

SUITE 1090 - 1,296 RSF

- \$33.00/SF
- View of the Willamette River
- 3 offices
- Kitchen



FLOOR 10 1,295 - 5,458 RSF (approx.)

\$28.00-32.00 Full Service

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Fully furnished with updated finishes
- Elevator identity
- Excellent views!
- 2 conference rooms
- 19 offices
- Kitchen
- Copy area

SPEC SUITE 950 7,855 RSF (approx.)

\$34.00 Full Service

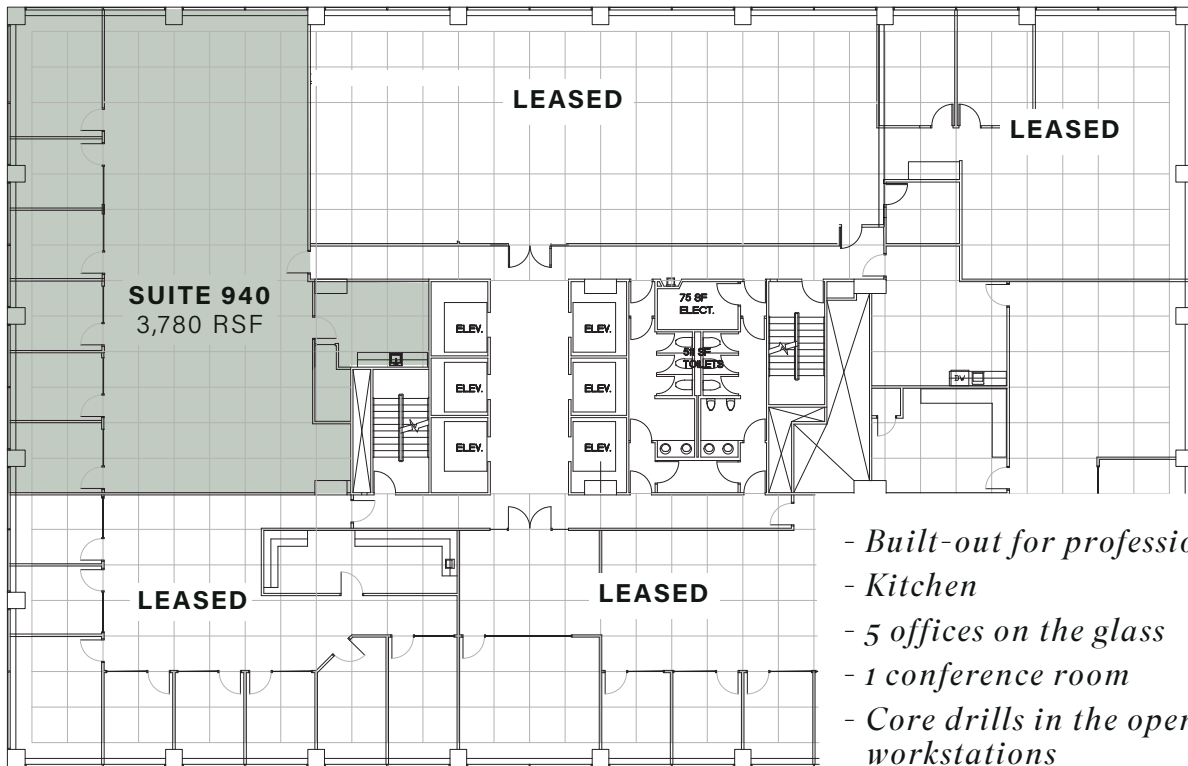
Available Immediately

EXPLORE THE 15TH FLOOR
WITH A VIRTUAL TOUR ▶

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





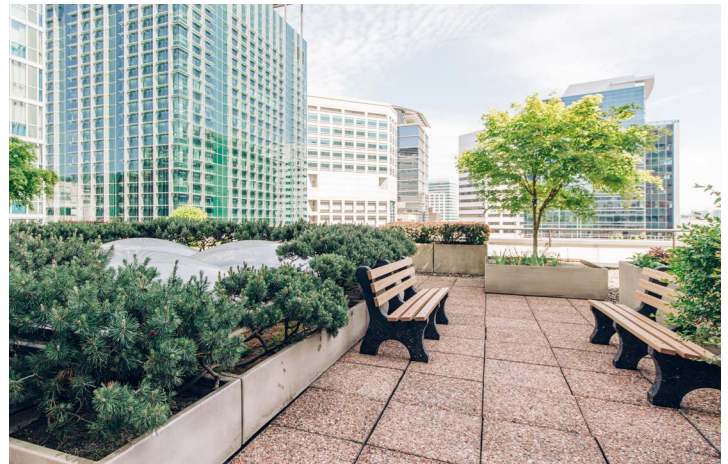
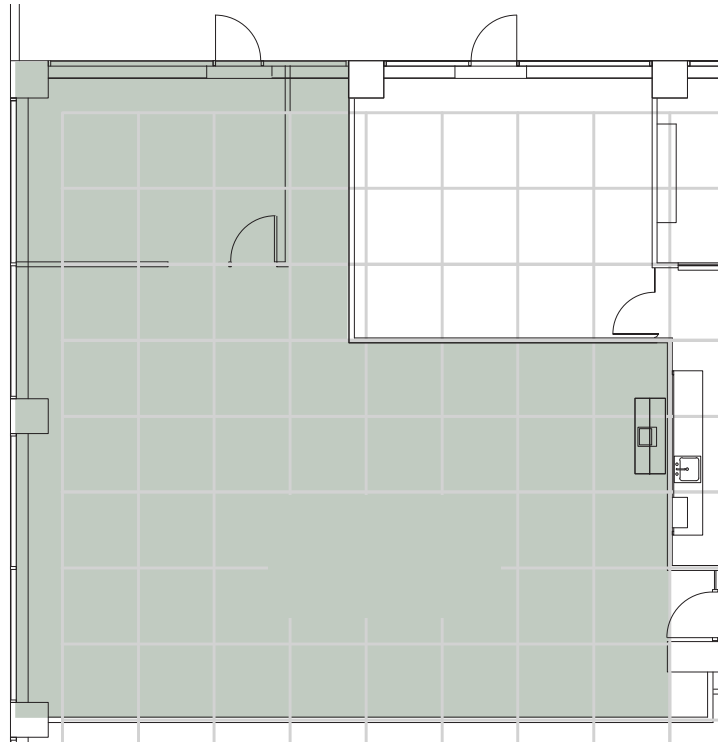
SPEC SUITE 940 3,780 RSF (approx.)

\$33.00 Full Service

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





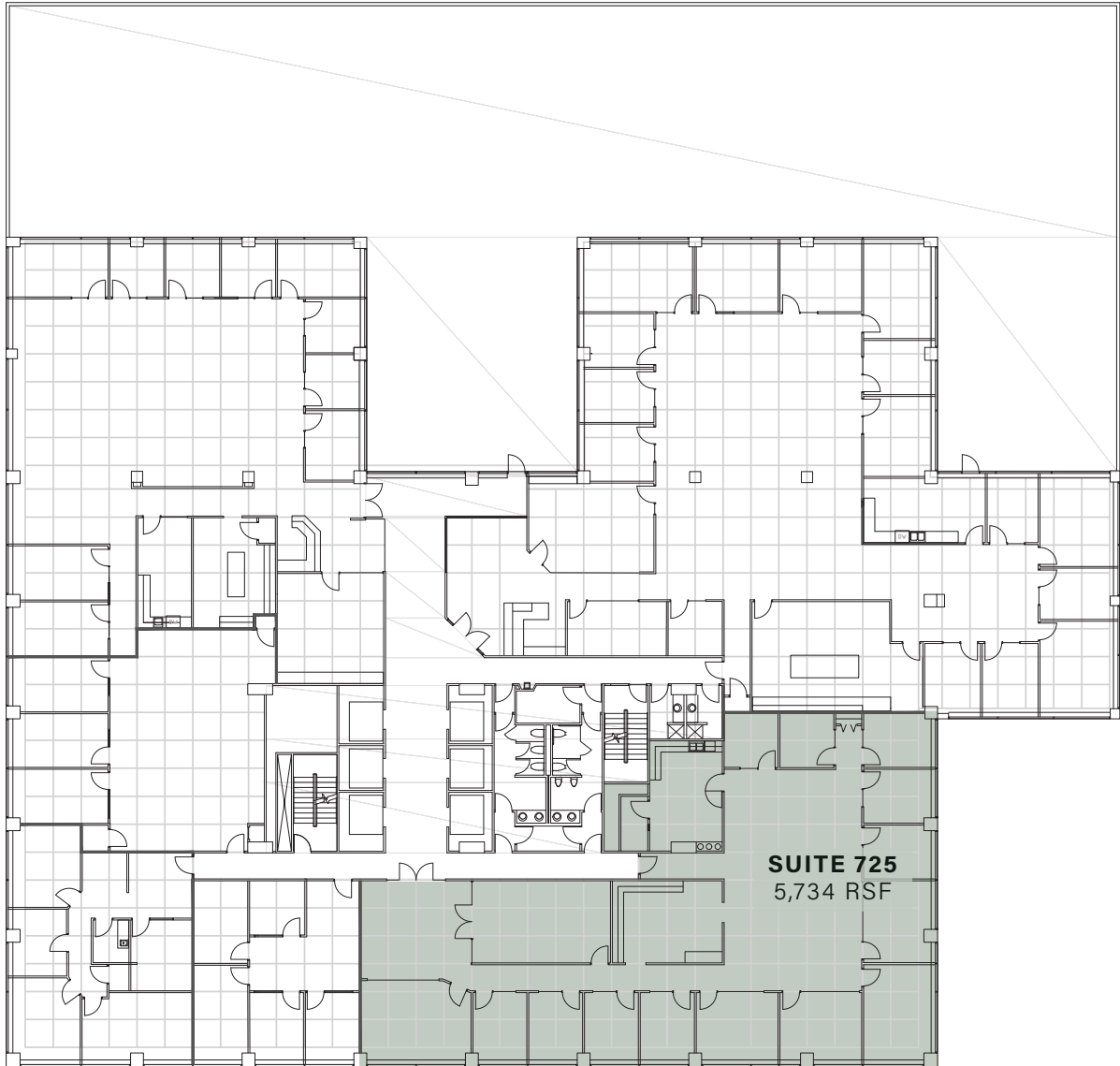
SUITE 895 1,788 RSF (approx.)

\$31.00 Full Service

Large exclusive deck!

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Great views of the river!
- 2 conference rooms
- 13 offices
- Kitchen
- Copy area
- Open area of workstations

SPEC SUITE 725 5.734 RSF (approx.)

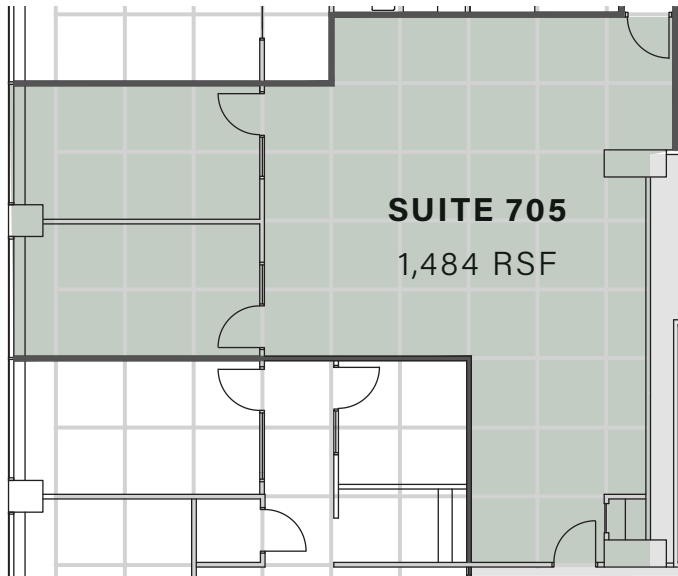
\$33.00 Full Service

Available 3/1/26

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

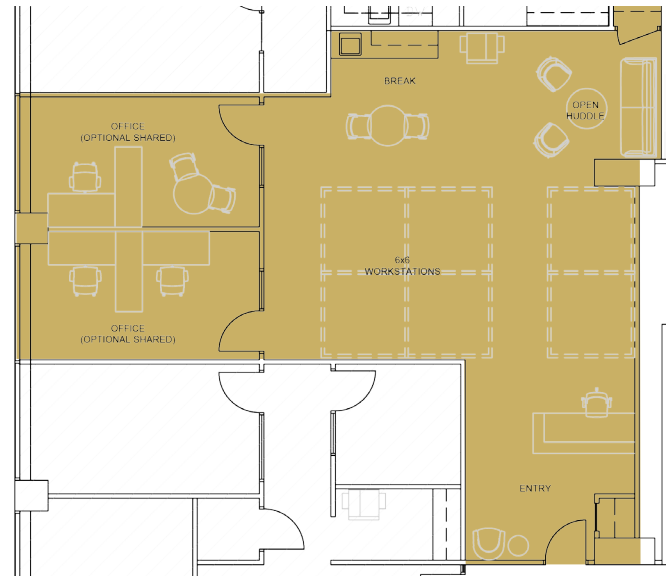
CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR

AS BUILT



- Ideal for professional services firm
- Outstanding views and access to the roof top patio
- Private showers on the floor

HYPOTHETICAL PLAN



- 2 offices on the glass
- Open area for cubes
- Easy access to plumbing

BUILDING STANDARD FINISHES



BUILDING STANDARD FINISHES

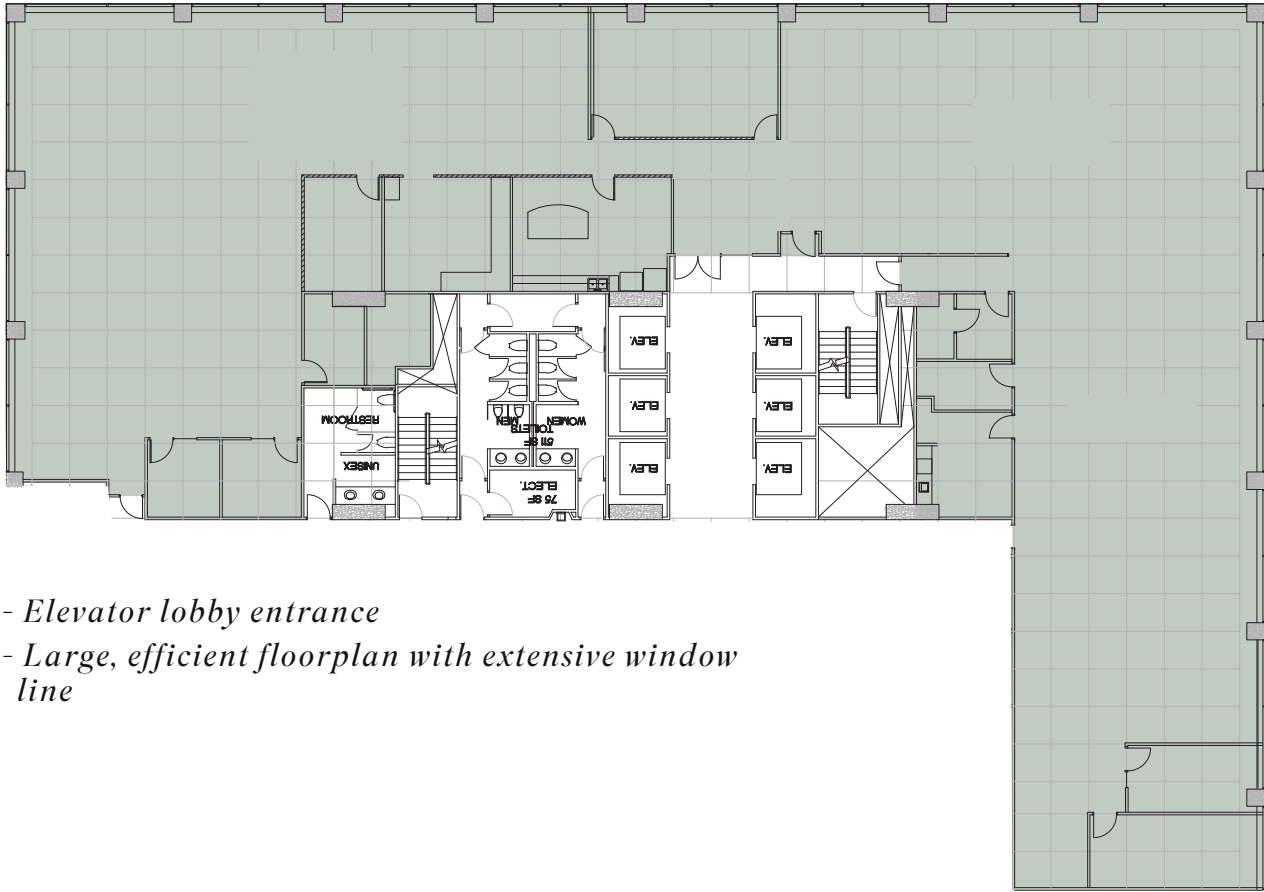


SUITE 705 1,484 RSF (approx.)

\$31.00 Full Service

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Elevator lobby entrance
- Large, efficient floorplan with extensive window line



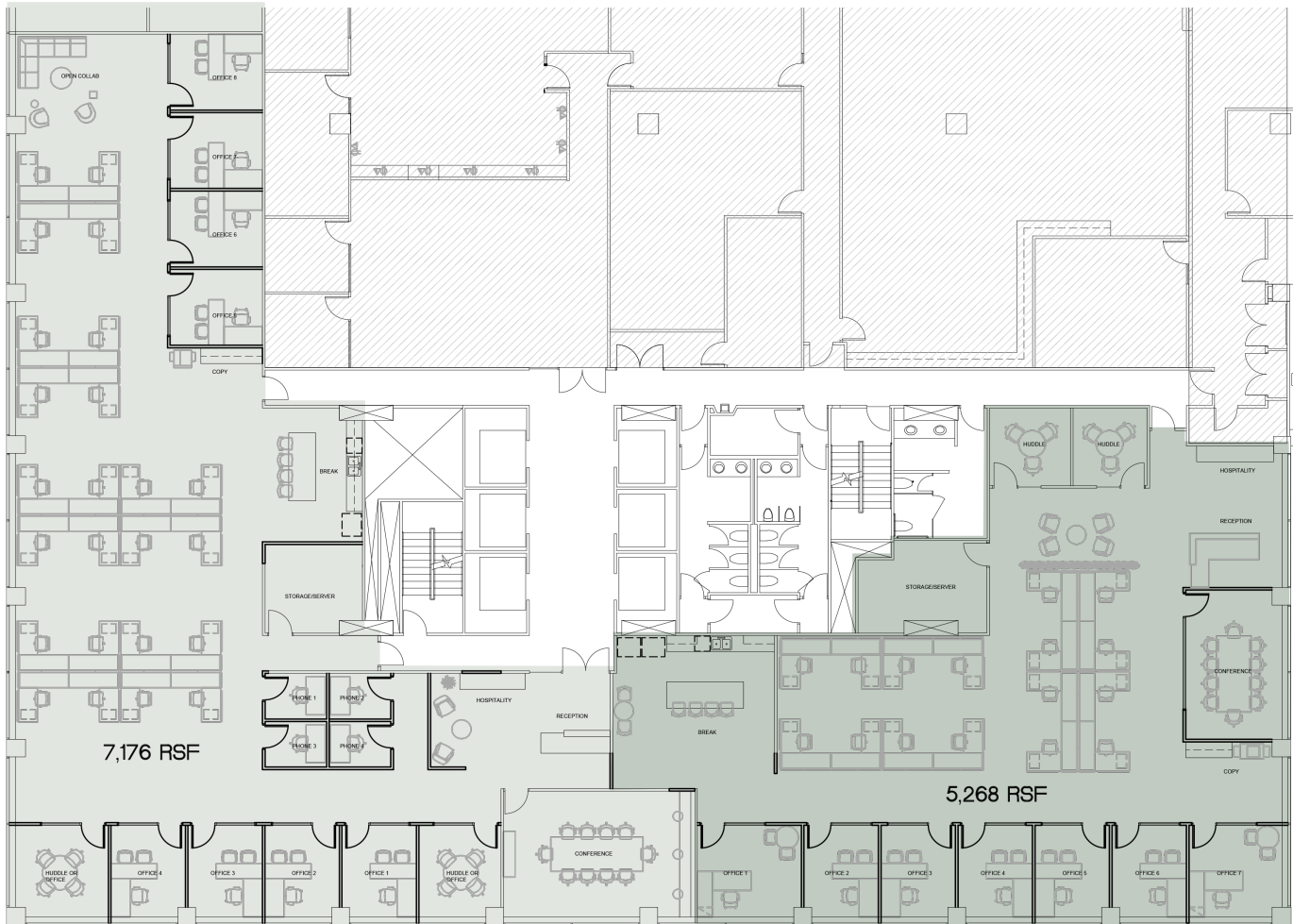
SUITE 650 12,421 RSF (approx.)

Divisible to 5,000 RSF

\$28.00 Full Service

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



SUITE 650 12,421 RSF (approx.)

Divisible to 5,000 RSF

\$28.00 Full Service

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





SUITE 650 12,421 RSF (approx.)

Divisible to 5,000 RSF

\$28.00 Full Service

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



SPEC SUITE



SUITE 550 - 9,795 RSF

- Elevator lobby entrance
- Elevator ID
- 13 offices on the glass
- Large, efficient floor plan with extensive window line
- Updated common area and restrooms
- Rate: \$28.00

- 10 offices on the glass
- 1 internal office
- Open kitchen
- Open space to accommodate 12 workstations
- IT Room

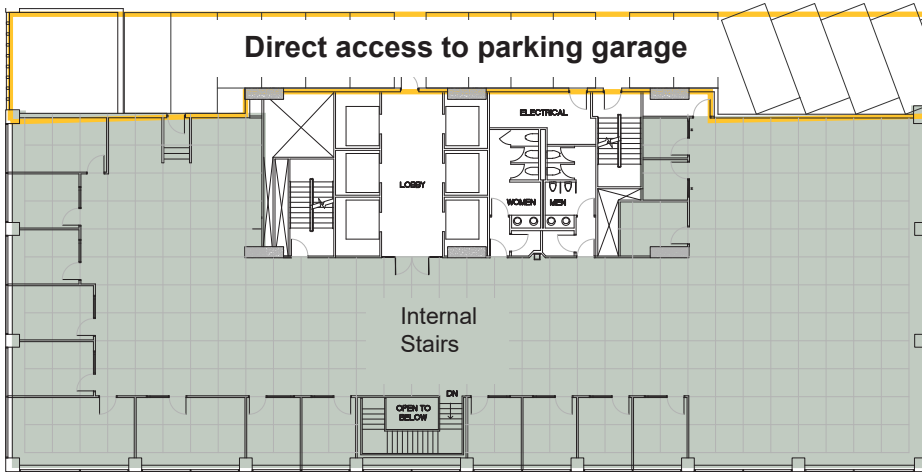
SUITE 550 4,790-14,584 RSF (approx.)

\$29.50 Full Service

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR

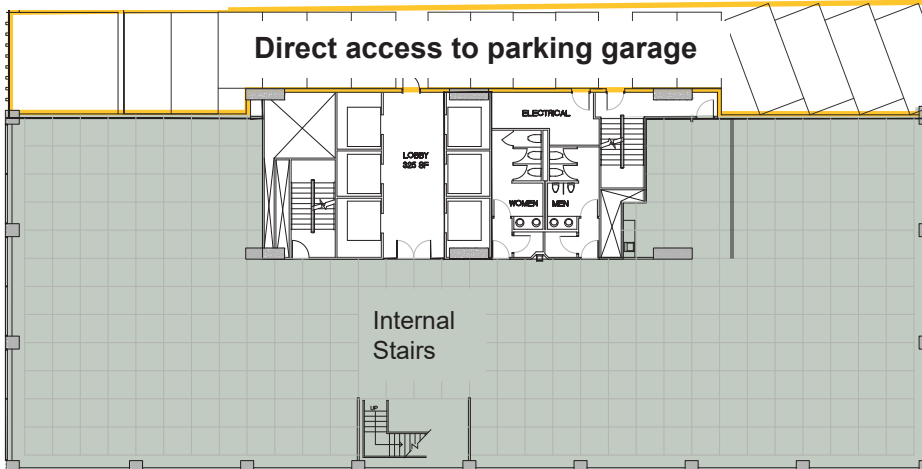
4TH FLOOR



4TH FLOOR: 10,213 RSF

- Large, efficient floor plan with extensive window line
- Expansion space available on 5th floor
- 14 offices on the glass
- 1 interior office

3RD FLOOR



3RD FLOOR: 10,222 RSF

- Large, efficient floor plan with extensive window line
- Ready for TI

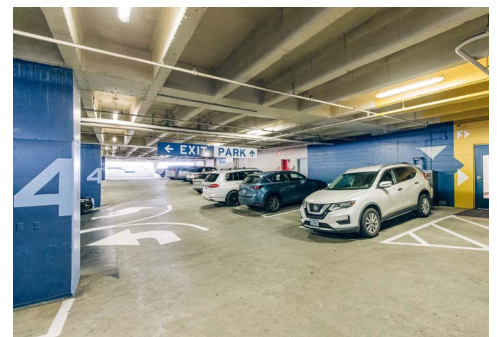
Floor Entry



View East



Direct Access Parking



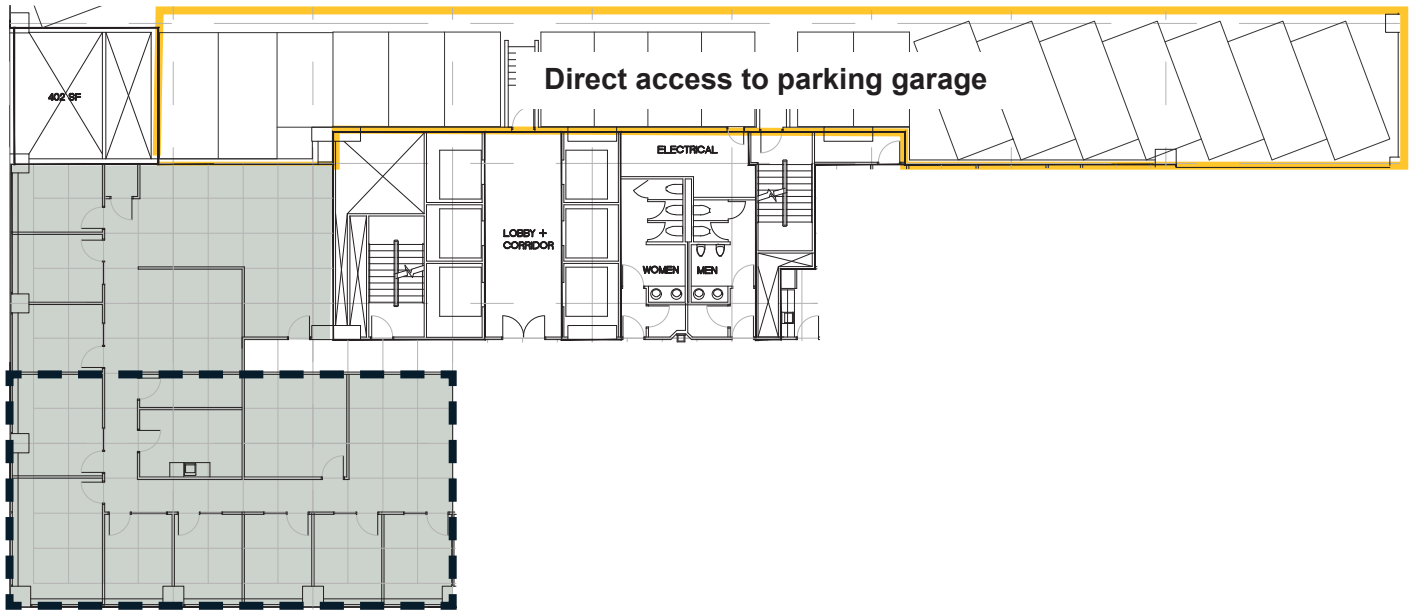
FLOORS 3 & 4 10,213-20,462 RSF

Call for Pricing
20,462 RSF on two floors with
connecting stairway

Learn More About Us
WITH A VIRTUAL TOUR ▶

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Efficient floor plan with extensive window line
- 7 offices on the glass
- Kitchen and conference room
- Excellent window line
- Direct access to parking
- Ready for occupancy
- New paint and carpet



SPEC SUITE 200 4,042 RSF (approx.)

Call for Pricing

Divisible to 2,491 RSF

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

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR