

FOR LEASE



MELVIN MARK
EST. 1945



ALDERWAY

705-711 SW Alder Street Portland, Oregon 97205

*Space Available Now
from 1,917-25,000 RSF*

\$24.00-28.00/SF Full Service

PAUL ANDREWS

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Licensed in OR

BRYN HOKKANEN

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Melvin Mark Brokerage Co.
111 Southwest Columbia
Portland, Oregon 97201
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ALDERWAY FOR LEASE



BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps to TriMet MAX line
- Bicycle parking
- On-site common area showers
- Guaranteed Parking Available Nearby
- 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

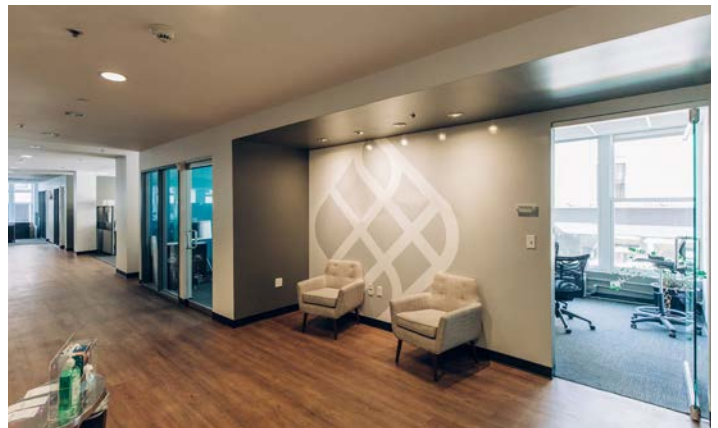
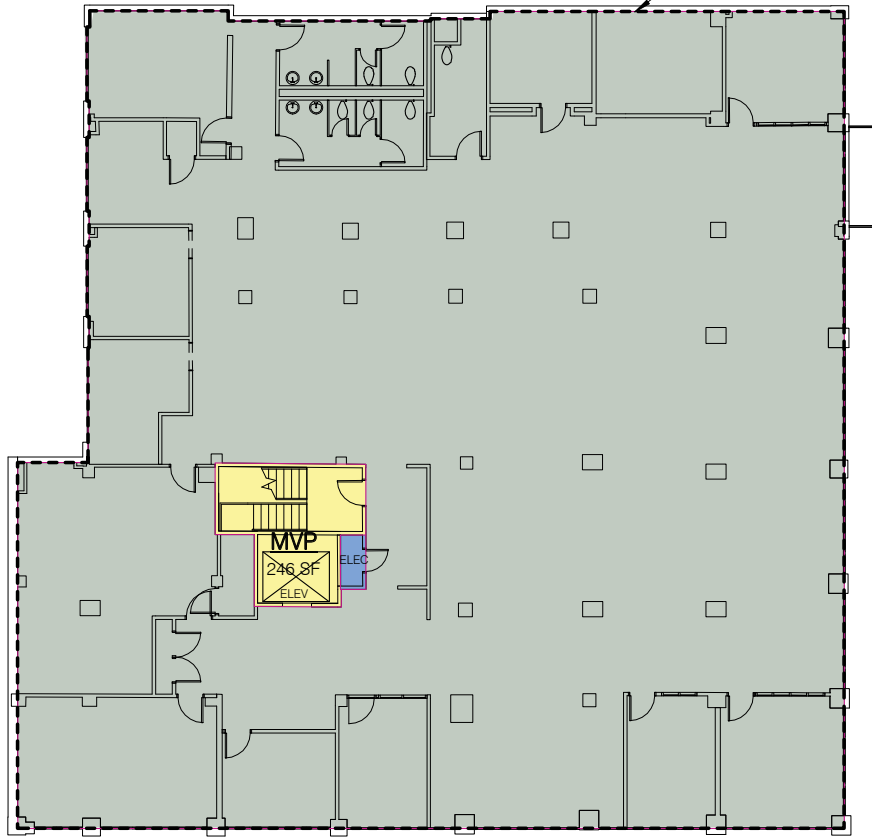


CENTRAL LOCATION



ALDERWAY AVAILABILITY

705-711 SW Alder St
Portland, OR 97205



SUITE 200 7,000-10,557 RSF (approx.)

Available Now

\$24.00/SF Full Service

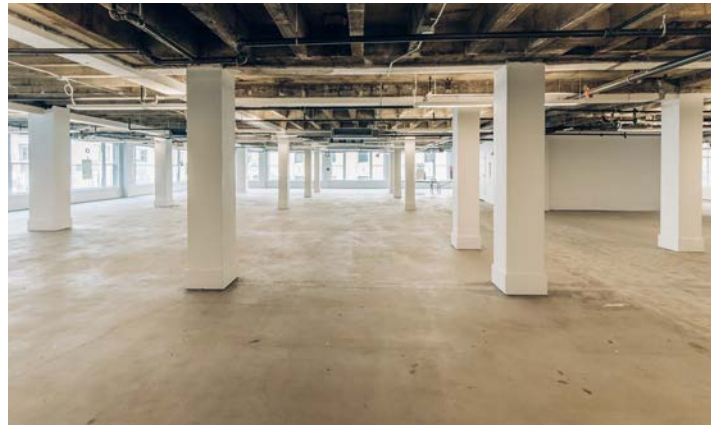
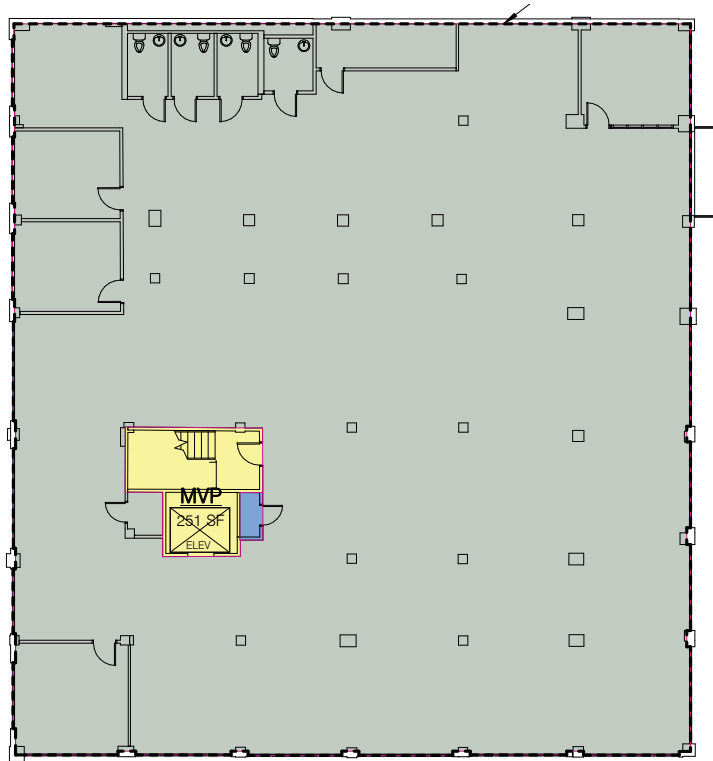
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SUITE 300 7,000-10,149 RSF (approx.)

Available Now

\$28.00/SF Full Service

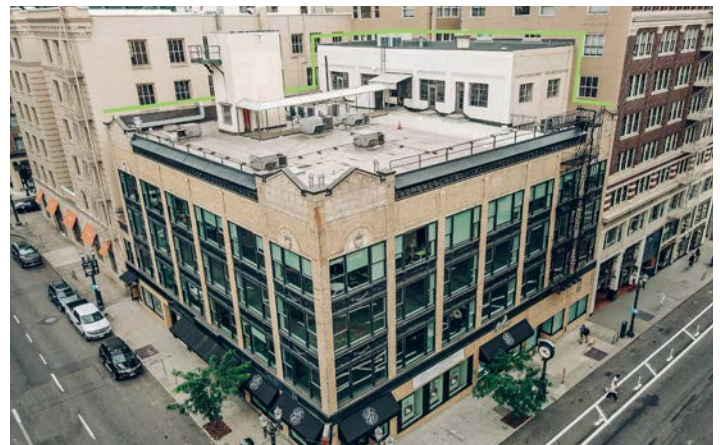
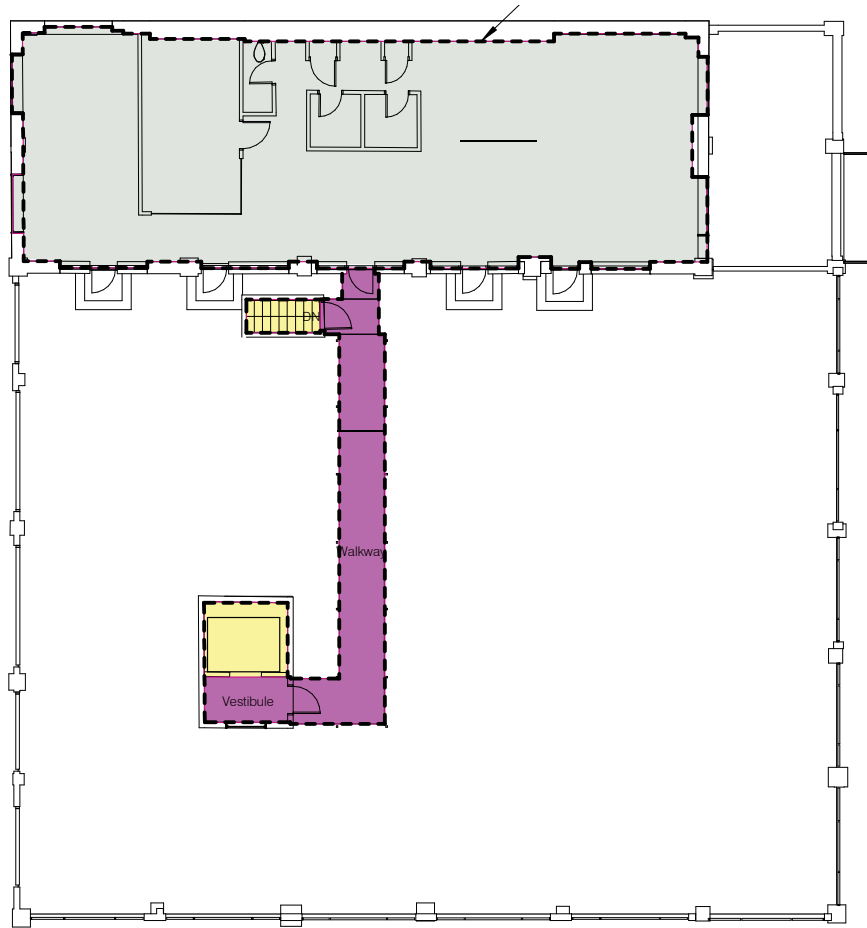
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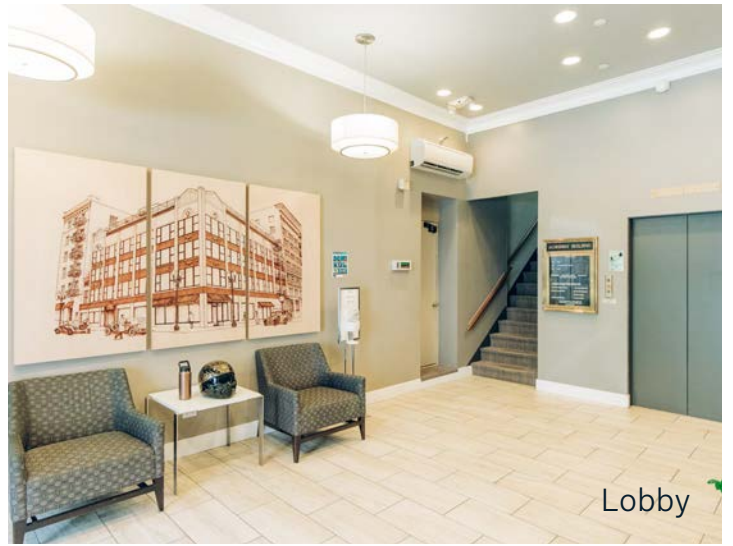
PENTHOUSE 2,623 RSF (approx.)

Available Now

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Lobby



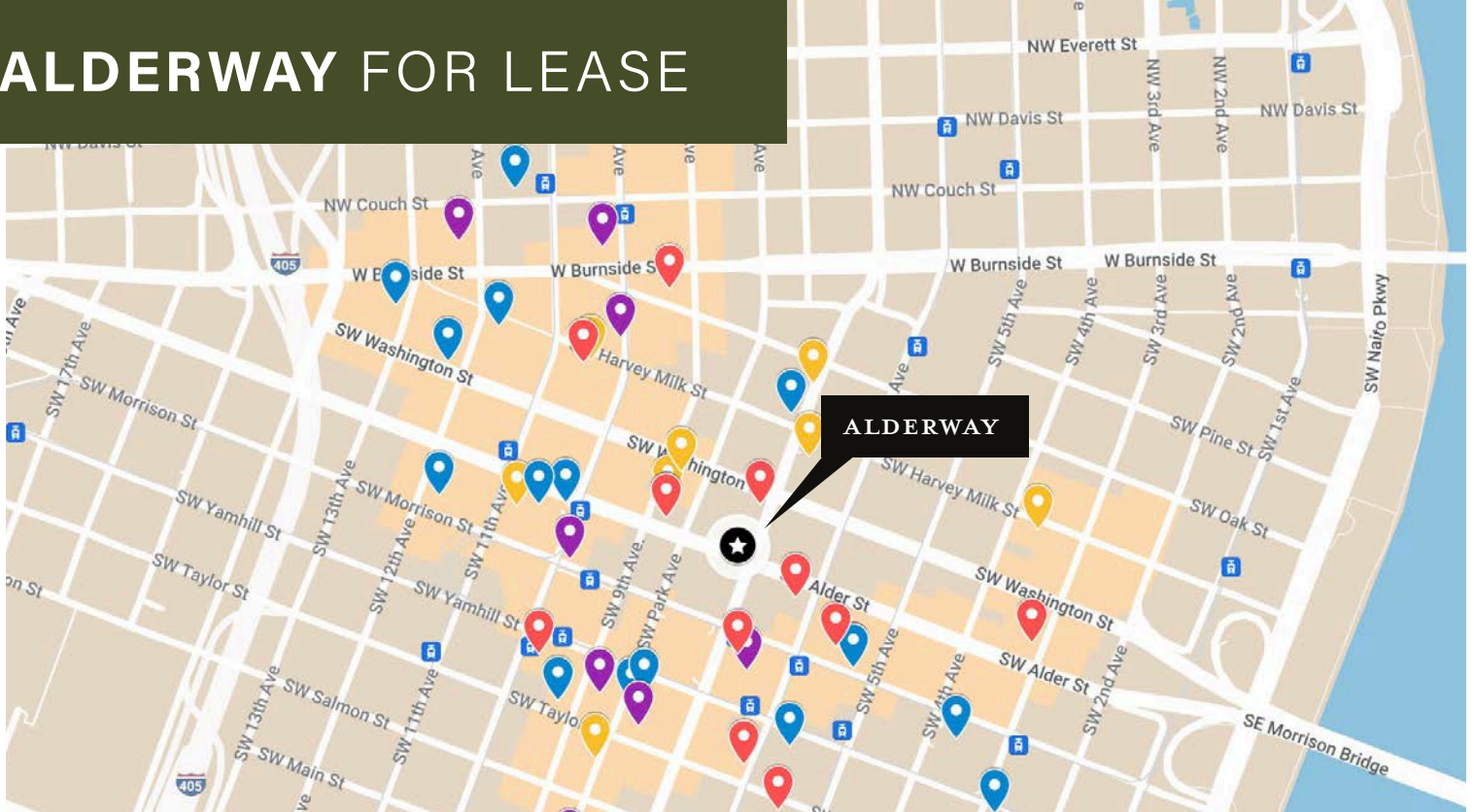
Penthouse



Bike Storage



ALDERWAY FOR 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

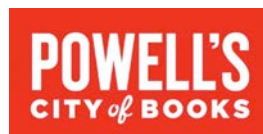
TRANSIT SCORE

"Rider's Paradise"

IN GOOD COMPANY



**STUMPTOWN
COFFEE ROASTERS**



THE RITZ-CARLTON





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We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.