

FOR LEASE



MELVIN MARK

EST. 1945



ALDERWAY

705-711 SW Alder Street Portland, Oregon 97205

*Space Available Now
from 7,000 – 34,971 RSF*

\$19.00-32.00/SF Full Service

PAUL ANDREWS

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BRYN HOKKANEN

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Melvin Mark Brokerage Co.
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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"
- 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



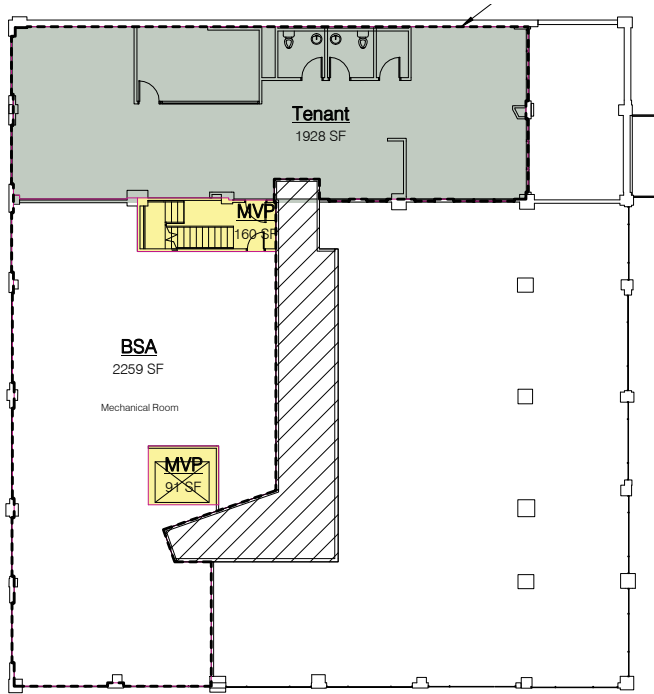
CENTRAL LOCATION



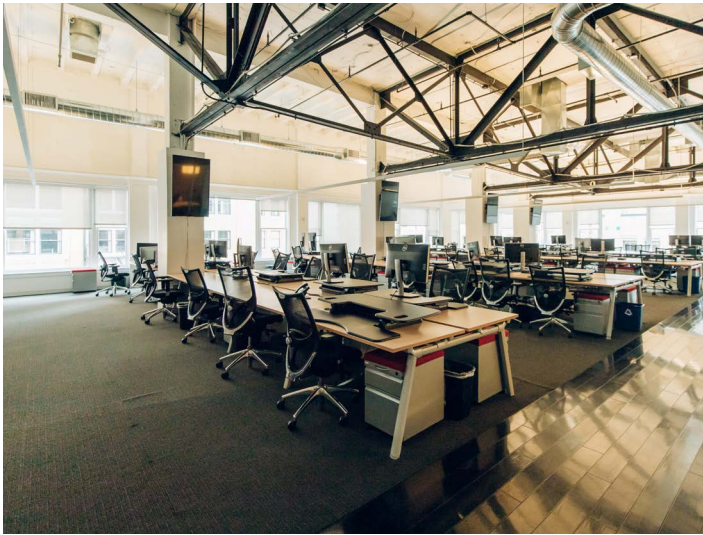
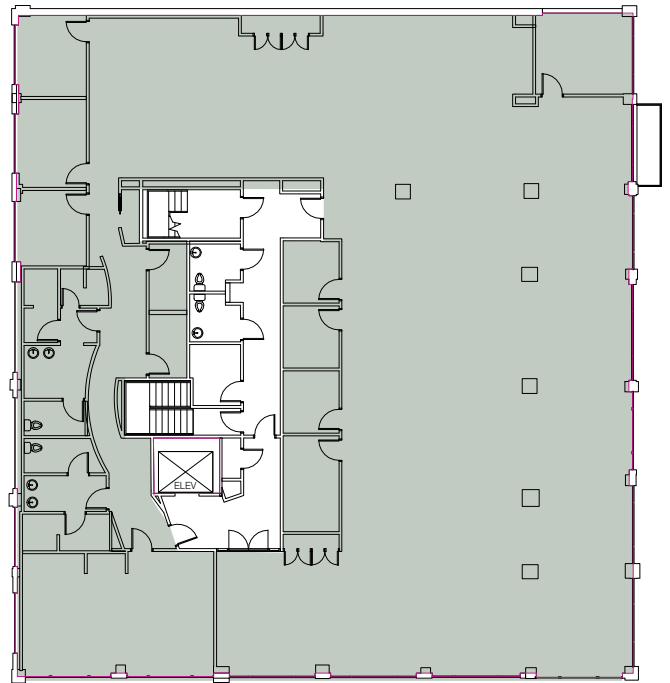
ALDERWAY AVAILABILITY

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Portland, OR 97205

MEZZANINE



4TH FLOOR



MEZZANINE & 4TH FLOOR 9,391-11,642 RSF (approx.)

Available Now

\$32.00/SF Full Service

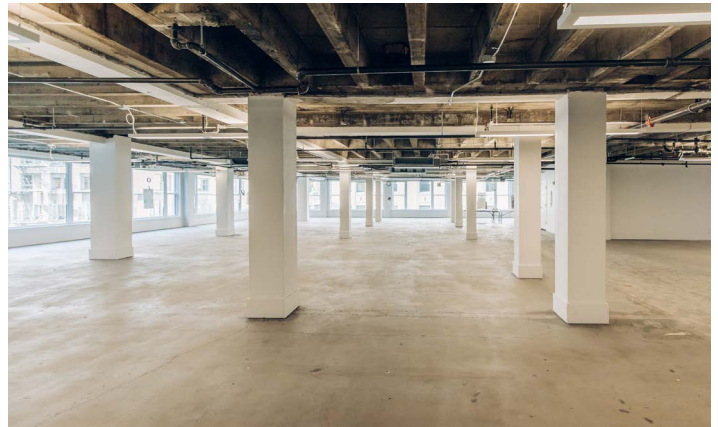
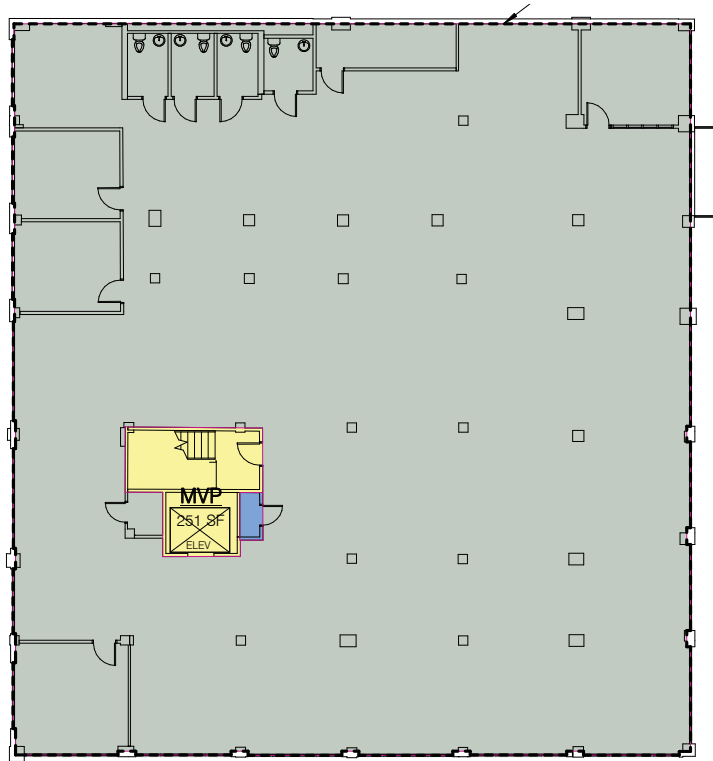
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SUITE 300 7,000-10,149 RSF (approx.)

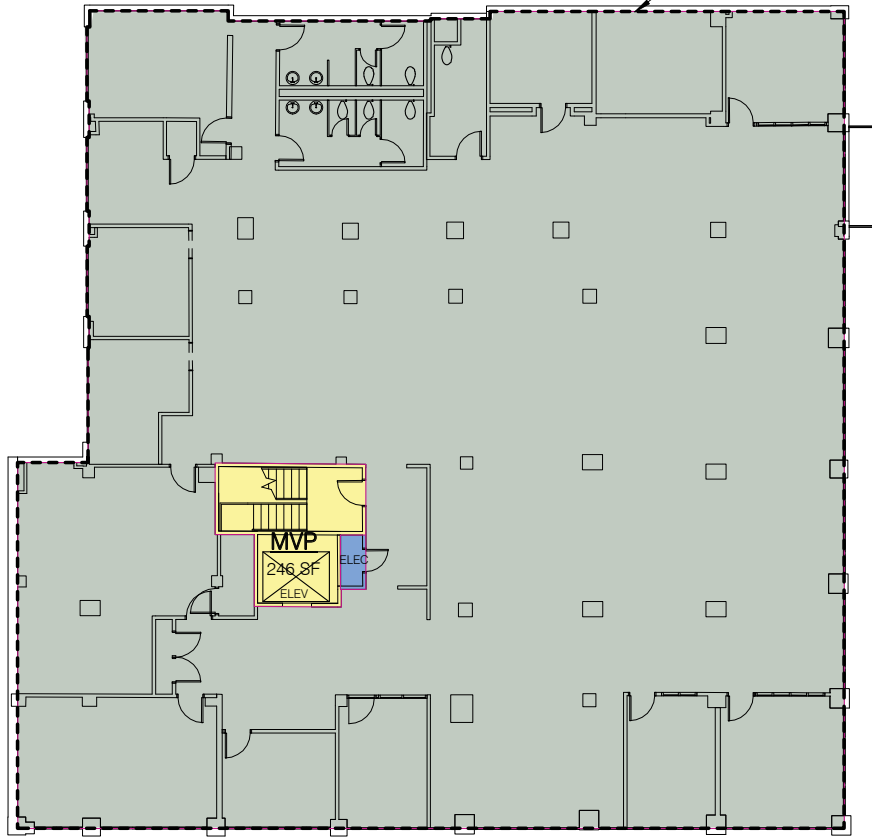
Available Now

\$28.00/SF Full Service

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

Available Now

\$19.00/SF Full Service

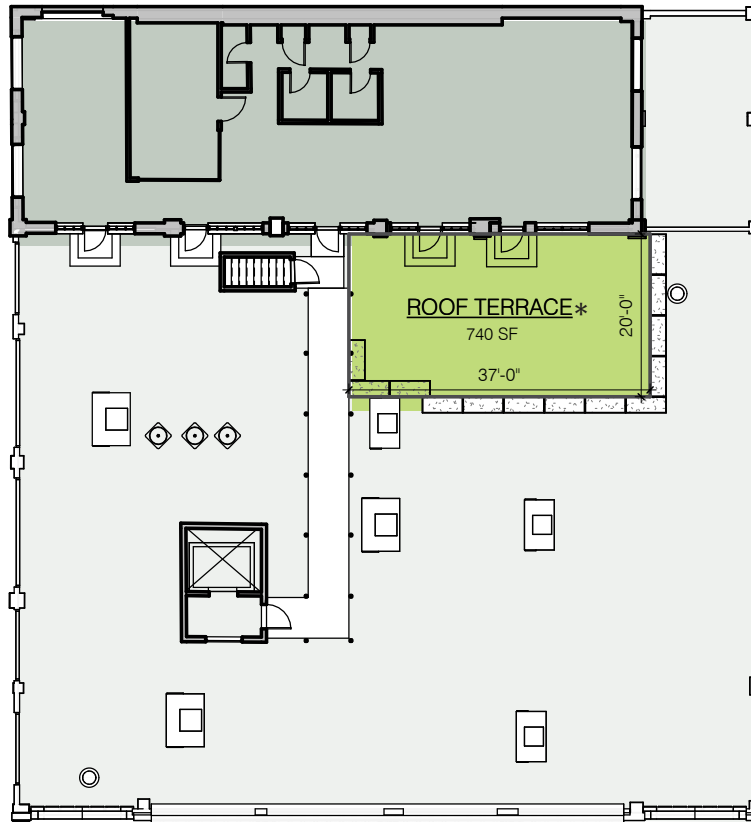
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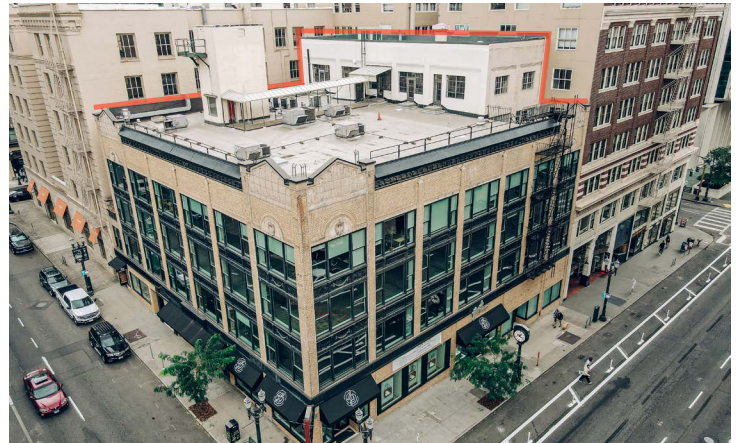
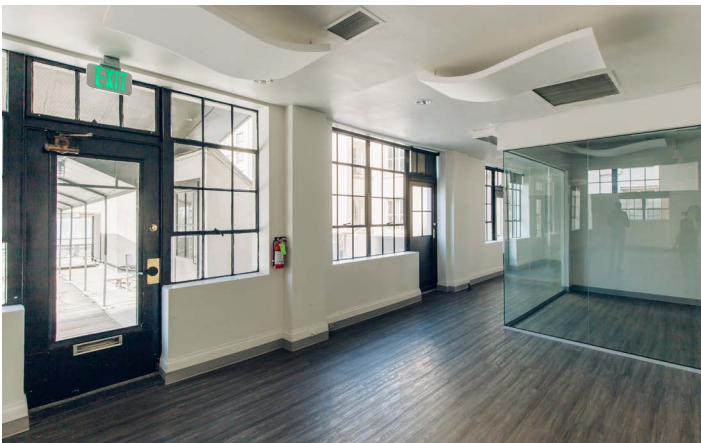


ALDERWAY AVAILABILITY

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



PENTHOUSE 2,623 RSF (approx.)

Available Now

Possibility to build-out a rooftop terrace

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Exterior Rendering



Bike Storage



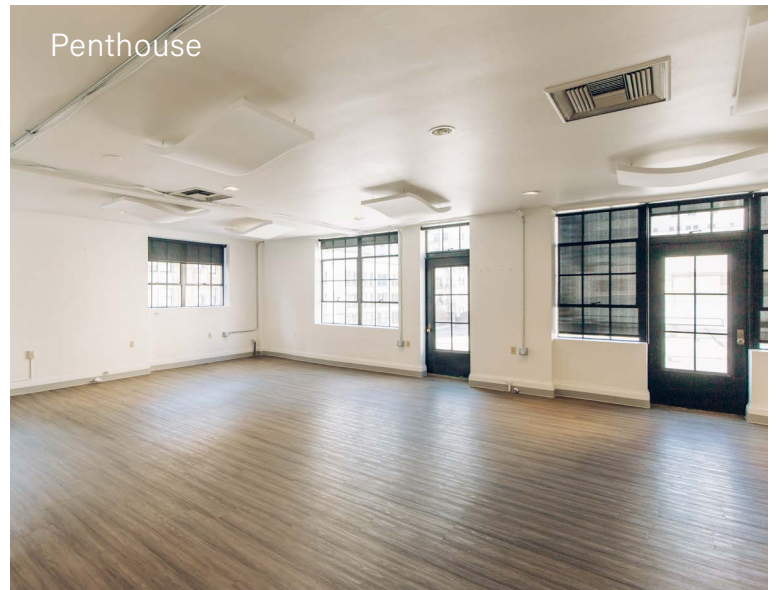
Lobby



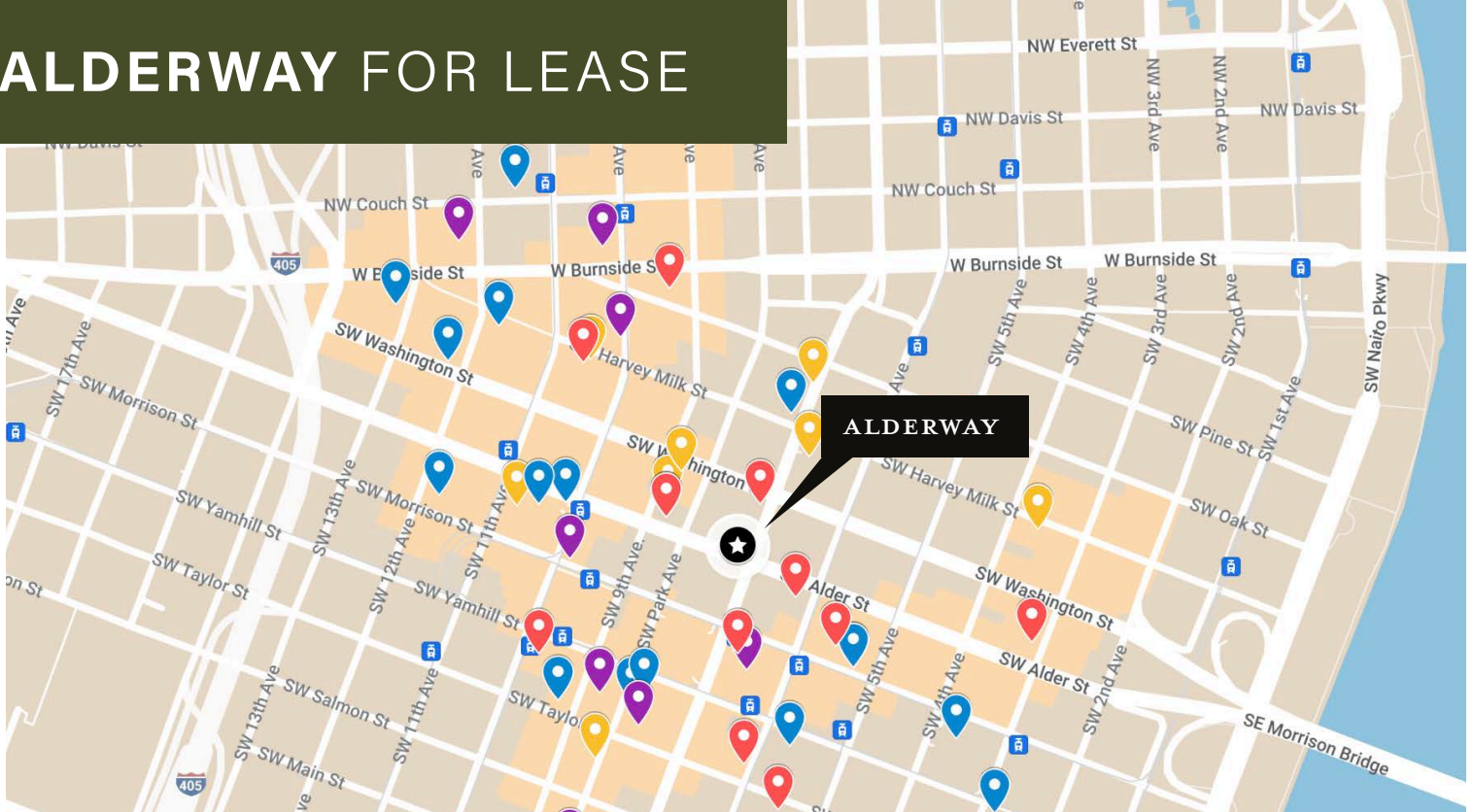
Rooftop Rendering



Penthouse



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"

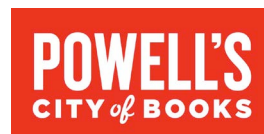


97
TRANSIT SCORE
"Rider's Paradise"

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.