

# FOR LEASE



MELVIN MARK

EST. 1945

MARKET-LEADING  
BROKER BONUSES FOR  
QUALIFIED NEW LEASES

WELL-CAPITALIZED  
OWNERSHIP GROUP

## PIIONEER PARK

715 SW Morrison Street Portland, Oregon 97205

Office Space Available Now from 627-4,659 RSF

\$24.00/SF Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR



**BRYN HOKKANEN**

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Licensed in OR & WA

**CHAD ALEXANDER**

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Portland, Oregon 97201  
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# PIONEER PARK FOR LEASE

At the epicenter of Portland's business and financial districts, the 10-story, historic building sets the standard of excellence in high-performance work environments.

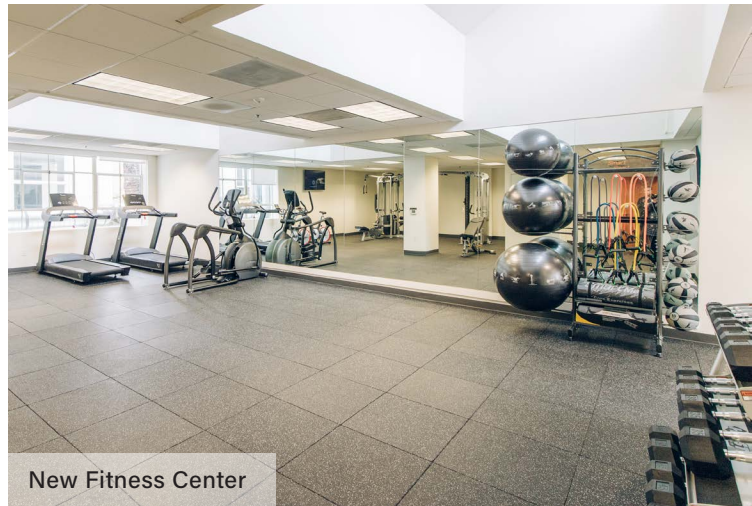
## LEASE AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF
8	800	4,659	\$24.00
6	604*	2,851	\$24.00
	602*	627	\$24.00
	600*	1,128	\$24.00
5	504	2,897	\$24.00
	503	1,331	\$24.00

\*Can be combined

## BUILDING HIGHLIGHTS

- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps to TriMet MAX line
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- Brand new fitness center with on-site showers
- Customer parking nearby
- Lobby renovations planned, delivering 2025
- Building conference room



New Fitness Center



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



SUSTAINABLE PRACTICES



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY

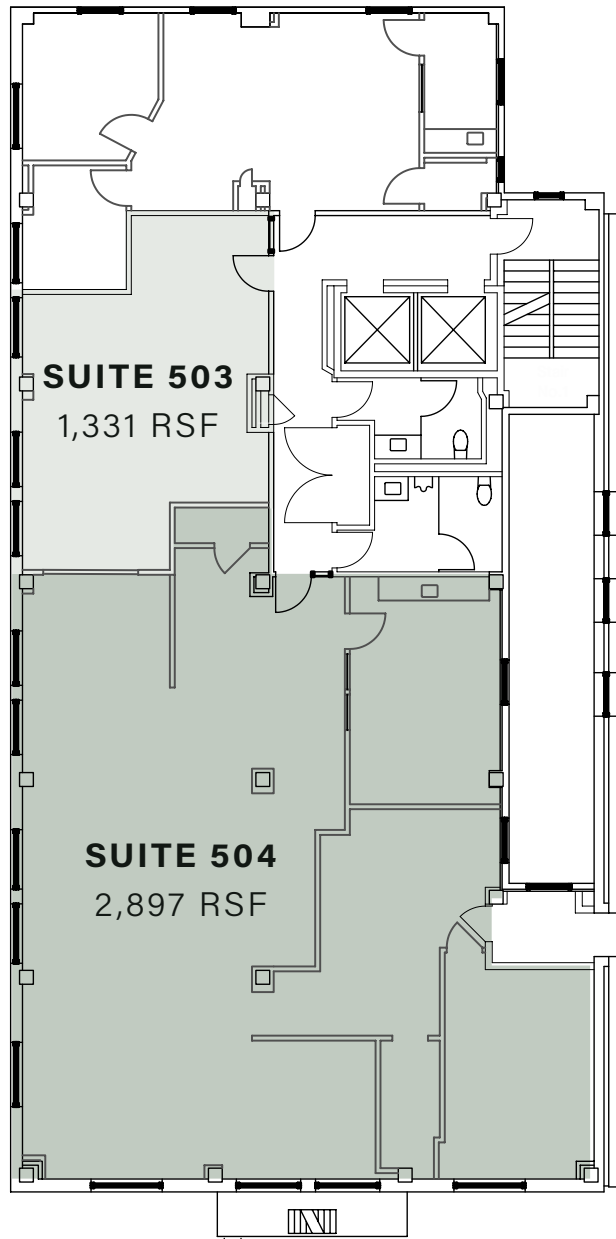


CREATIVE WORK SPACE AVAILABLE



CENTRAL LOCATION





## FLOOR 5 1,331-2,897 RSF (approx.)

*Available Now*

*\$24.00/SF Full Service*

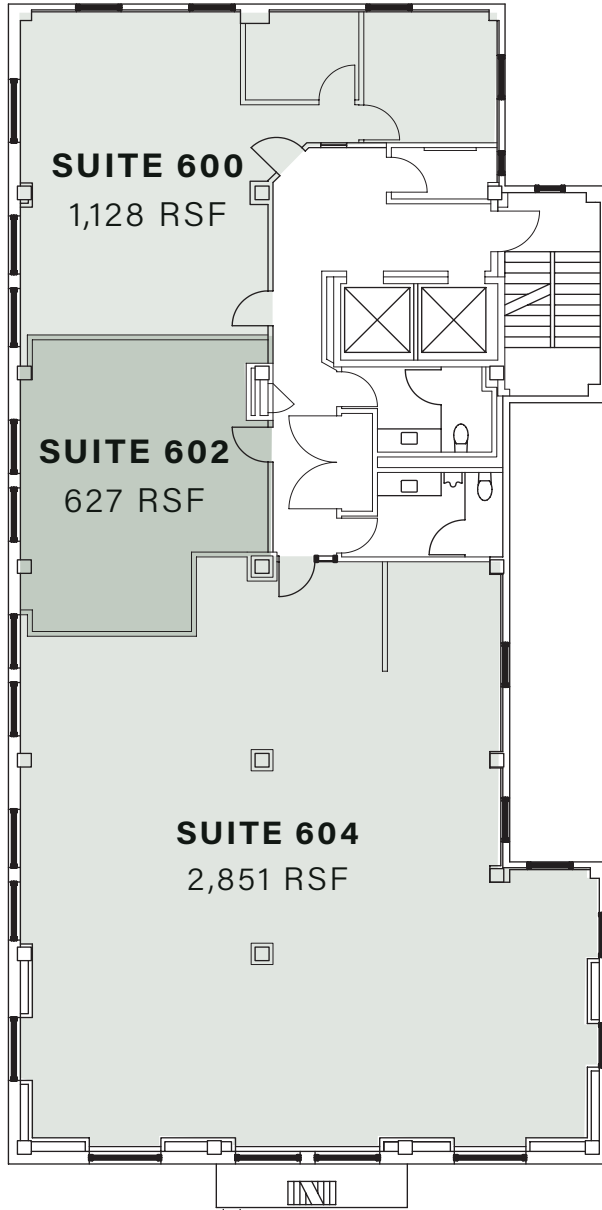
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- Suites 600 and 602 combined: 1,755 RSF
- Suites 602 and 604 combined: 3,478 RSF
- All three suites combined: 4,606 RSF



## FLOOR 6 627-4,606 RSF (approx.)

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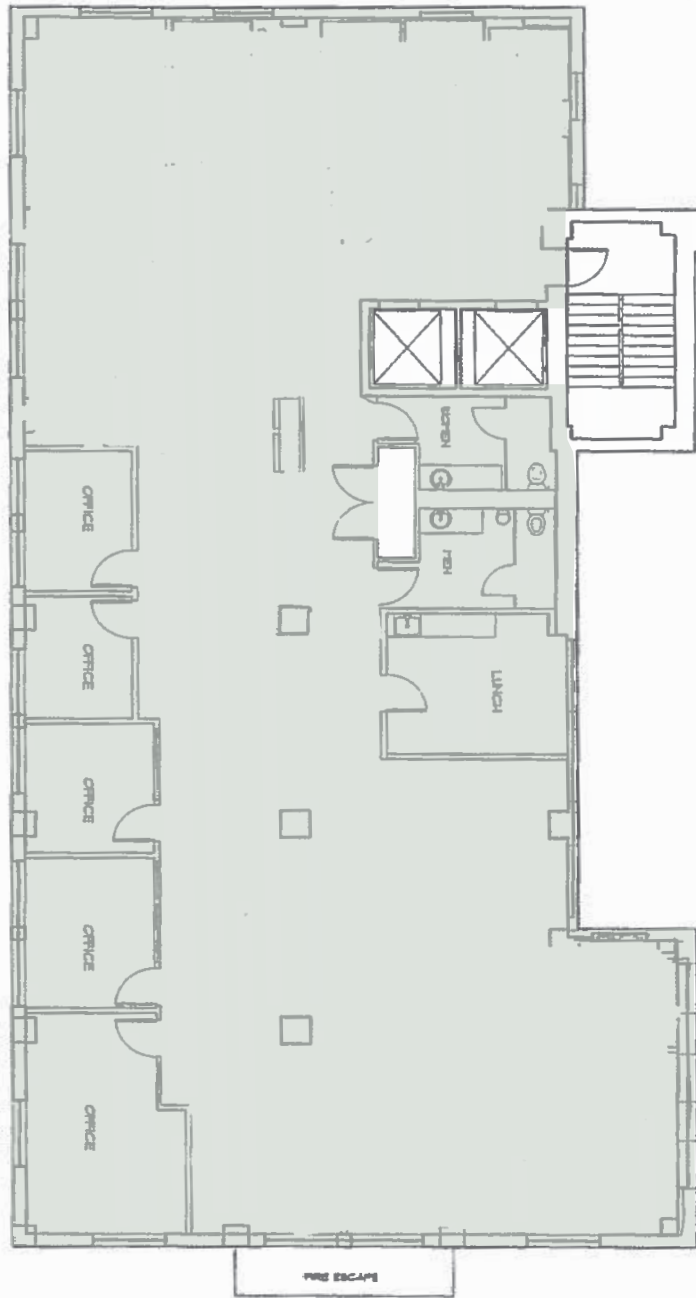
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# PIONEER PARK AVAILABILITY

715 SW Morrison St  
Portland, OR 97205



## SUITE 800 4,659 RSF (approx.)

Available Now

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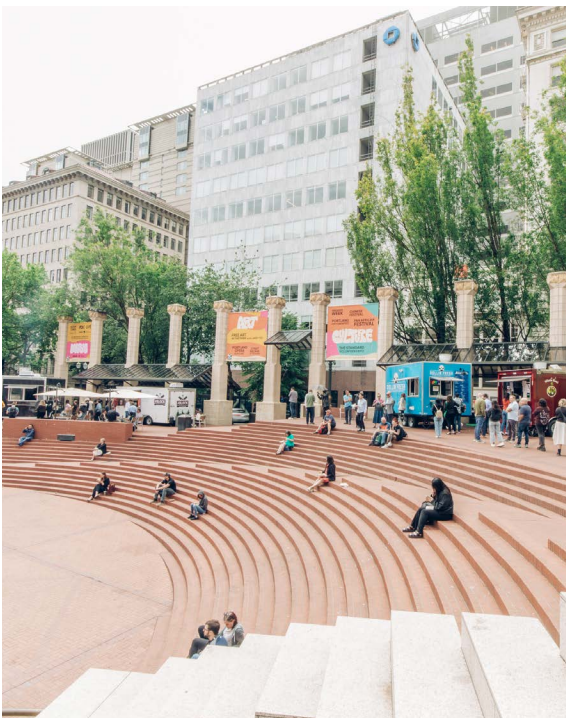
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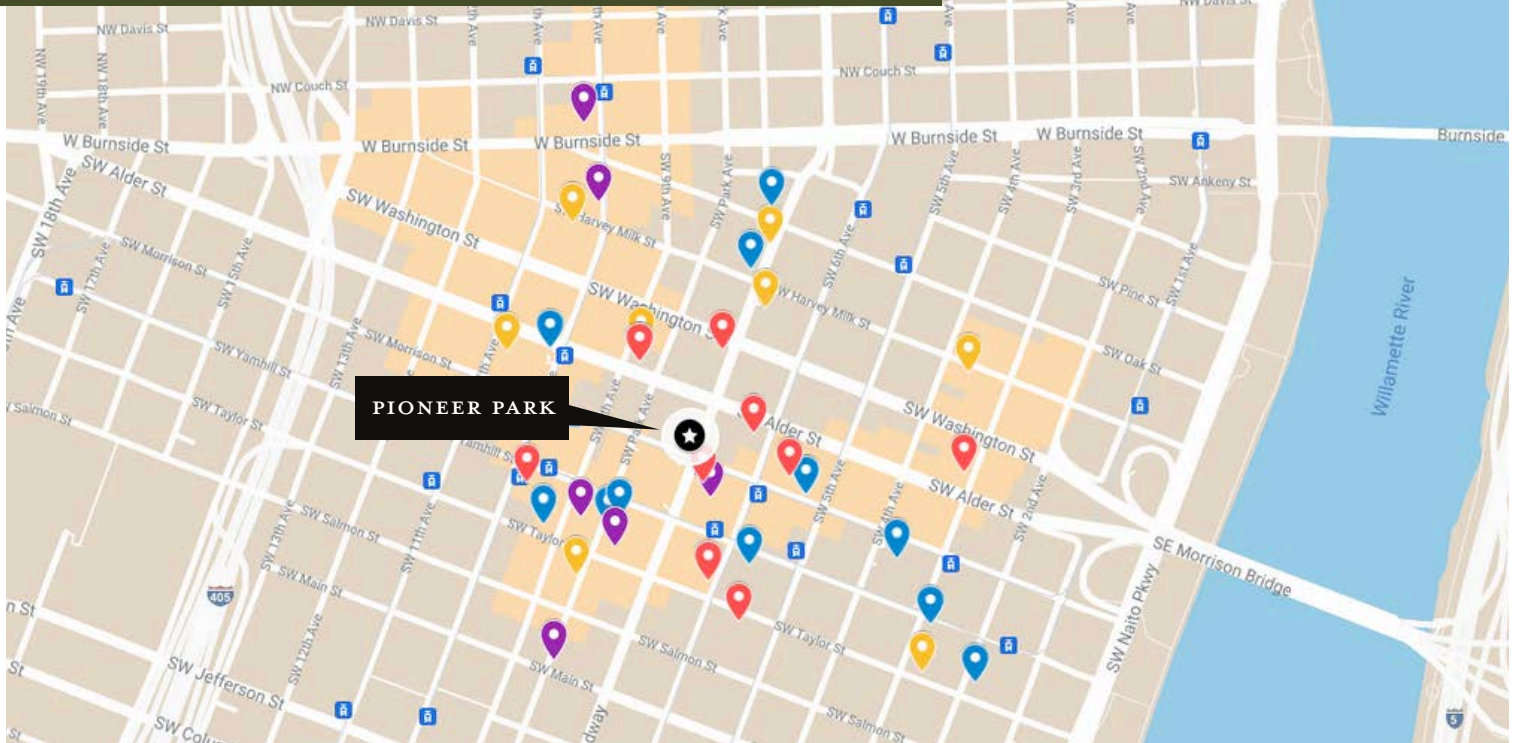
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# PIONEER PARK FOR LEASE



## HOTELS

- Woodlark
- Ritz-Carlton
- Ace Hotel
- The Nines Hotel
- Hi-Lo Hotel
- Paramont Hotel
- Hotel Lucia
- The Sentinel Hotel
- Benson Hotel
- AC by Marriott

## CAFES

- Moonstuck Chocolate Cafe
- Starbucks
- Upper Left Roasters
- Good Coffee
- St. Honoré Bakery
- Case Study Coffee Roasters
- Water Avenue Coffee
- Kure Juice Bar
- Roseline

## ATTRACTIONS

- Pioneer Square
- Director Park
- Fox Tower Cinemas
- Portland Art Museum
- Arlene Schnitzer Concert Hall
- Oregon Historical Society
- Park Blocks
- Powell's Books

## RESTAURANTS

- Bullard
- Departure Restaurant + Lounge
- Swine Bar
- Jake's Grill
- Flying Elephants at Fox Tower
- Ben & Jerry's
- The Independent Sports Bar & Grill
- El Gaucho
- Punch Bowl Social
- Chipotle Mexican Grill
- Pastini Pastaria
- Q Restaurant & Bar



**100**  
WALK SCORE  
*"Walker's Paradise"*

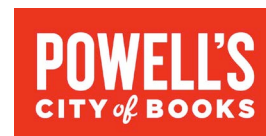


**96**  
BIKE SCORE  
*"Biker's Paradise"*



**94**  
TRANSIT SCORE  
*"Rider's Paradise"*

## IN GOOD COMPANY





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