

# FOR LEASE

**M**  
MELVIN MARK  
EST. 1945



## UNION BANK BUILDING

707 SW Washington Portland, Oregon 97205

*Office Space Available  
from 383 to 7,098 RSF*

\$32.00 Full Service

**1.5/1000 PER  
SF PARKING**

**PAUL ANDREWS**  
503.546.4542  
pmandrews@melvinmark.com  
Licensed in OR

**CHAD ALEXANDER**  
503.546.4526  
calexander@melvinmark.com  
Licensed in OR

Melvin Mark Brokerage Co.  
111 Southwest Columbia  
Portland, Oregon 97201  
P: 503.223.9203 | melvinmark.com

# UNION BANK BUILDING FOR LEASE

At the epicenter of Portland's business and financial districts, the 15-story, Class A building sets the standard of excellence in high performance work environments.

## UNION BANK AVAILABILITY

Up to 33,258 RSF

Suite	RSF	FS Rate/RSF
1501	2,067	\$32.00
1415	1,003	\$32.00
934	819	\$32.00
933	383	\$32.00
927*	1,041	\$32.00
925*	815	\$32.00
900	3,991	\$32.00
800	7,098	\$32.00
625	5,791	\$32.00
600	3,732	\$32.00
100 (Lobby)	28,915-33,258	\$35.00-\$39.00

\*Can be combined



## BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Picturesque views of the city, mountains and river
- Wired Certified Platinum with best-in-class connectivity
- 35-Foot high lobby ceiling with slate & teak features
- New building exercise facility, showers & lockers
- Strategically positioned in Portland's business & financial district with access to bridges, airport & transit
- 24/7 Secured building
- Maximize your efficiency with column-free space



CREATIVE  
WORK SPACE  
AVAILABLE



CLASS  
A SPACE  
AVAILABLE



PROFESSIONAL  
SERVICES



RETAIL SPACE  
AVAILABLE



SUSTAINABLE  
PRACTICES



BIKE  
ACCESSIBILITY



COFFEESHOP(S)  
NEARBY



DINING  
NEARBY



MANAGED BY  
MELVIN MARK

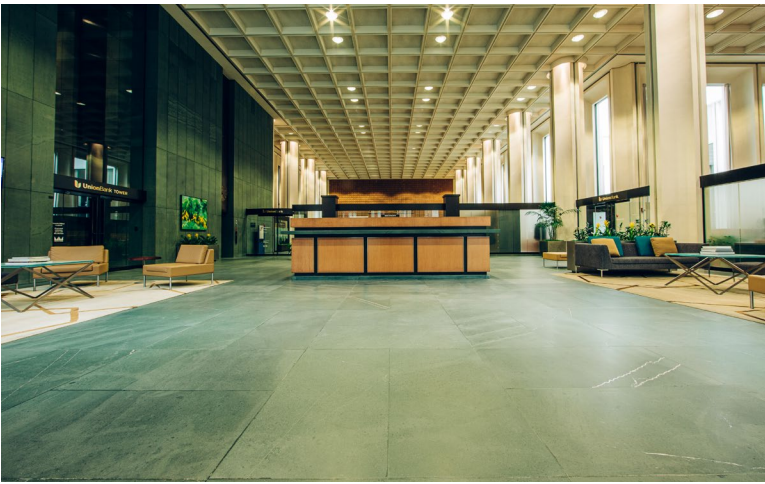


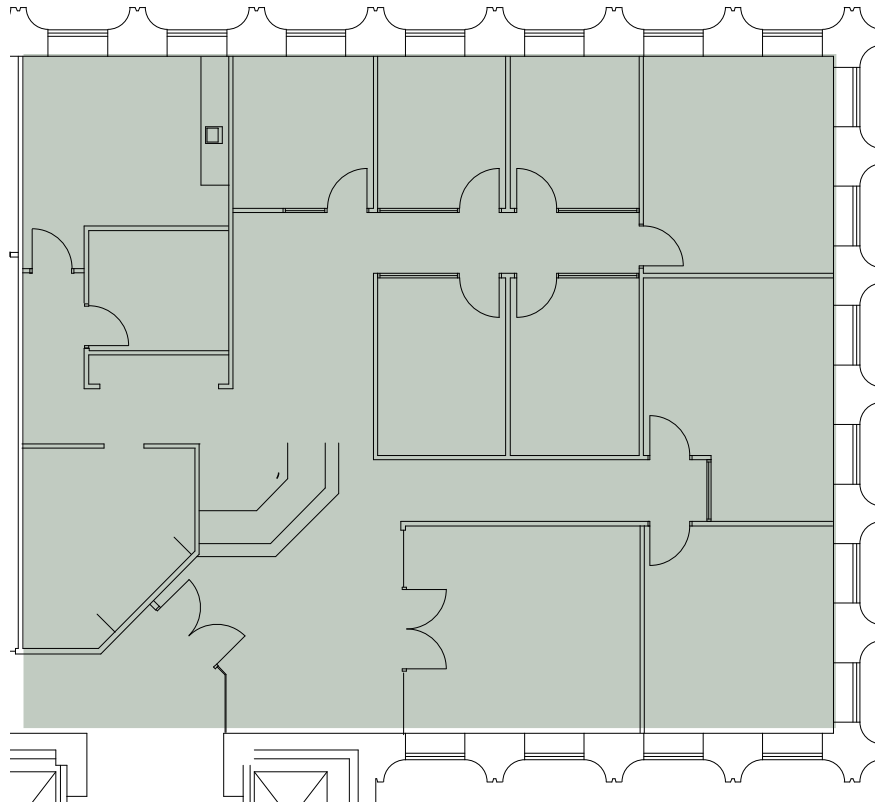
CENTRAL  
LOCATION



PARKING  
AVAILABLE







- Elevator identity

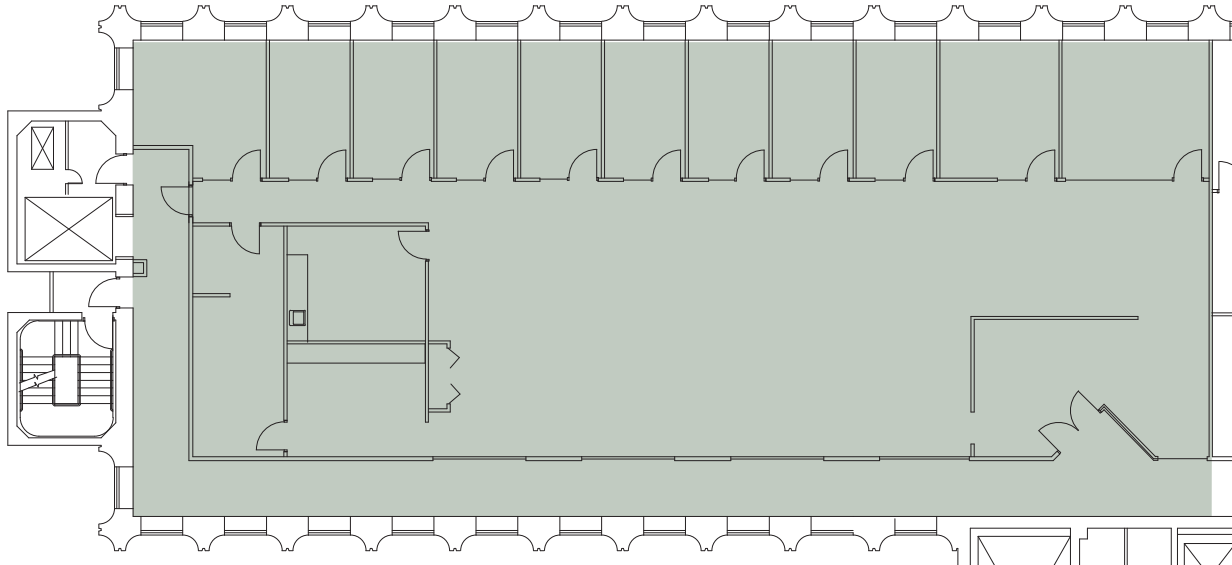
## SUITE 600 3,732 RSF (approx.)

\$32.00 Full Service

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## SUITE 625 5,952 RSF (approx.)

\$32.00 Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR



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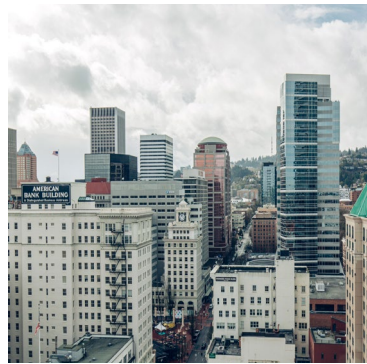
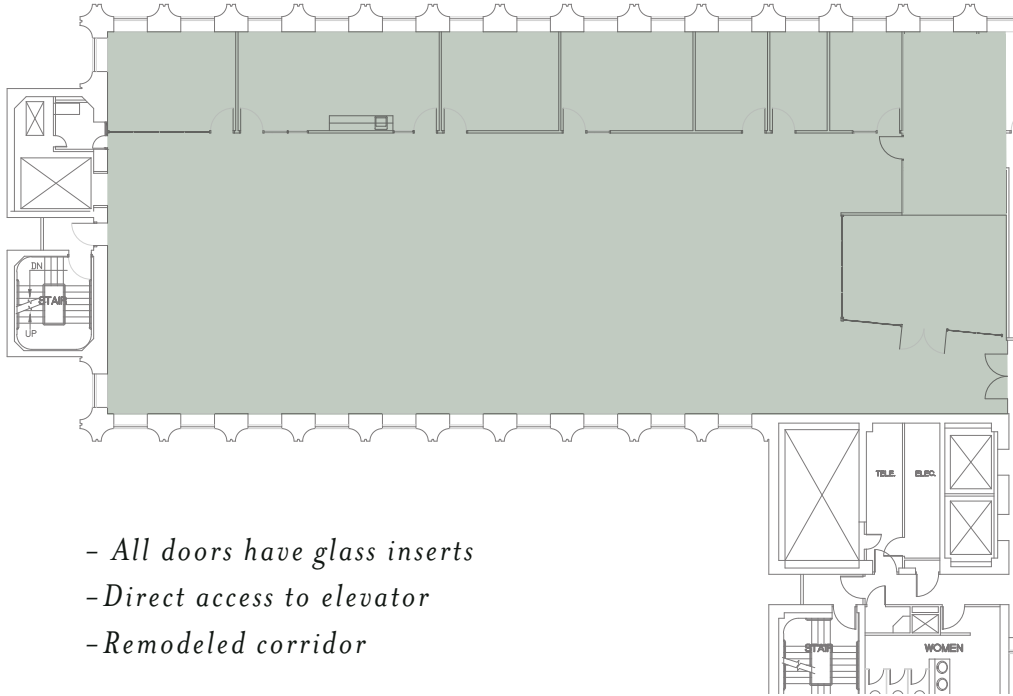
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# UNION BANK BUILDING AVAILABILITY

707 SW Washington  
Portland, OR 97205



## SUITE 800 7,098 RSF (approx.)

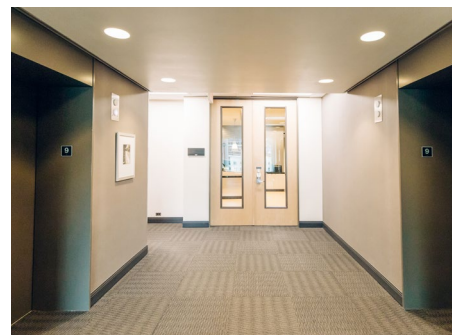
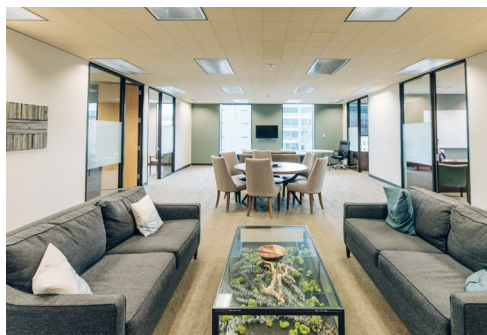
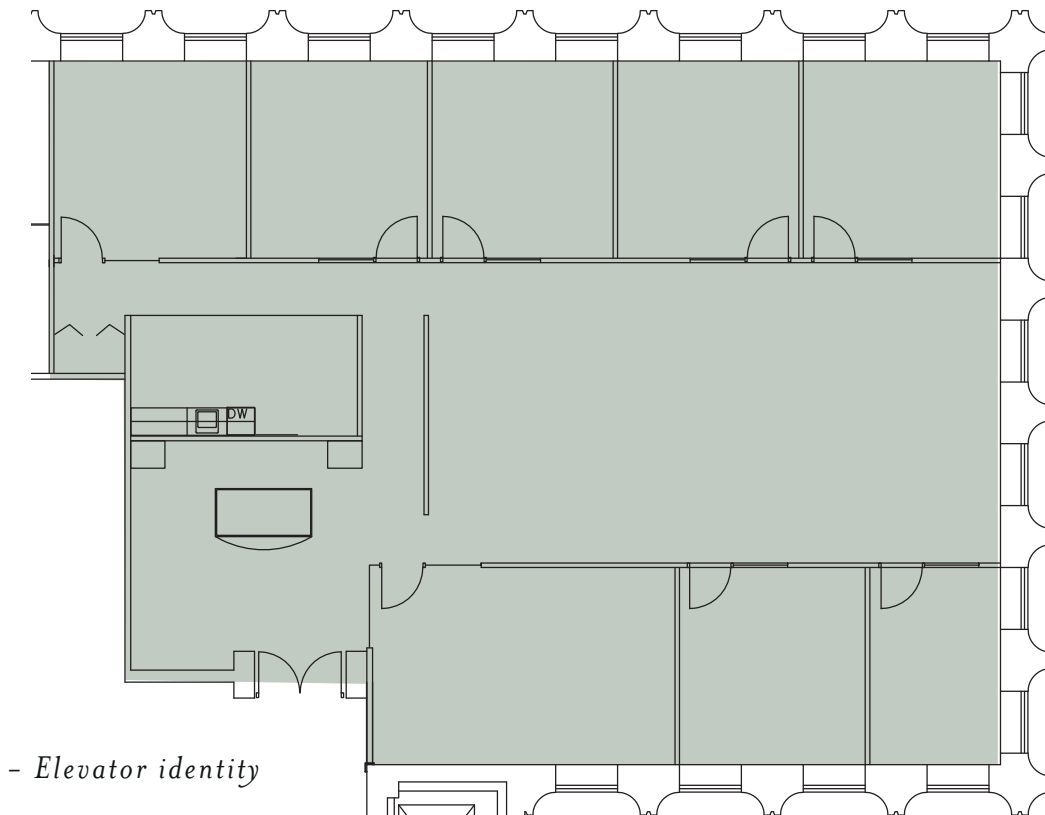
\$32.00 Full Service

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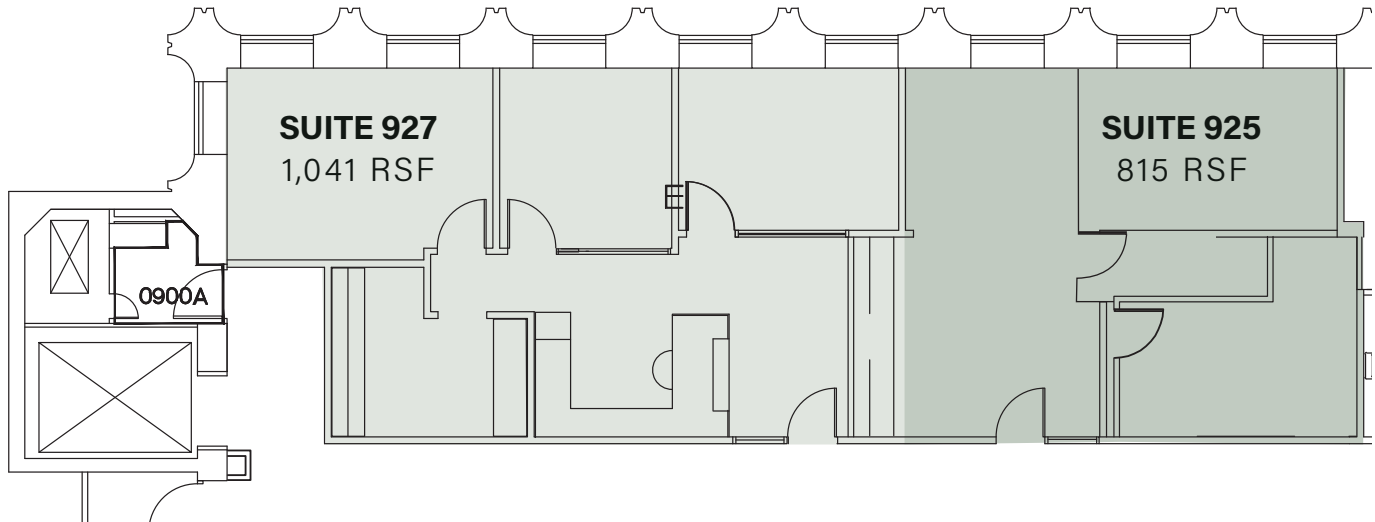
## SUITE 900 3,998 RSF (approx.)

\$32.00 Full Service

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- Can be combined with Suite 927
- 2 offices

## SUITE 925 815 RSF (approx.)

\$32.00 Full Service

Contiguous 1,856 RSF

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR



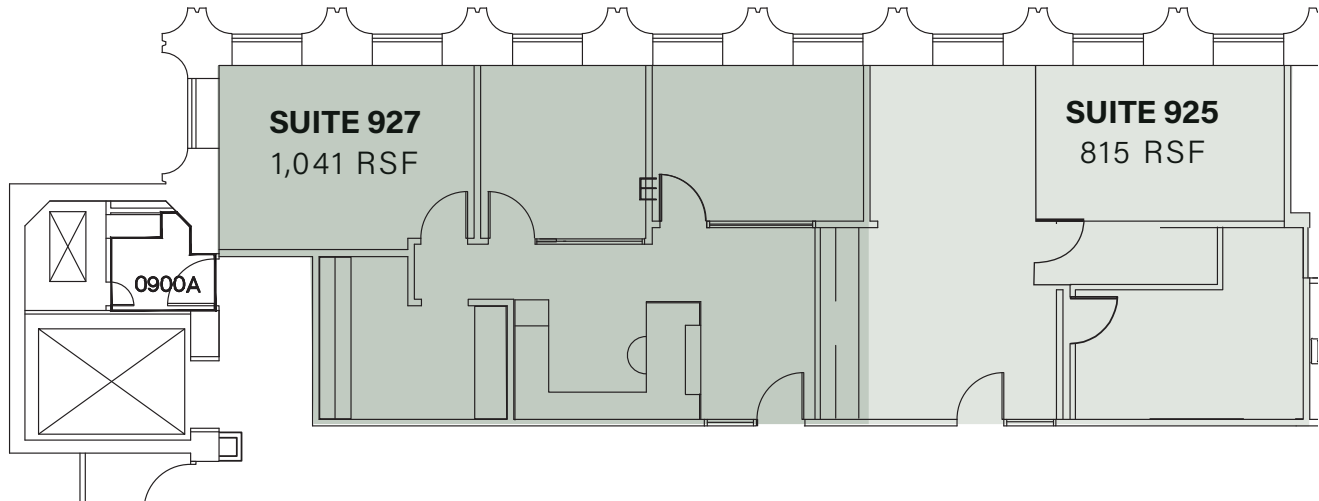
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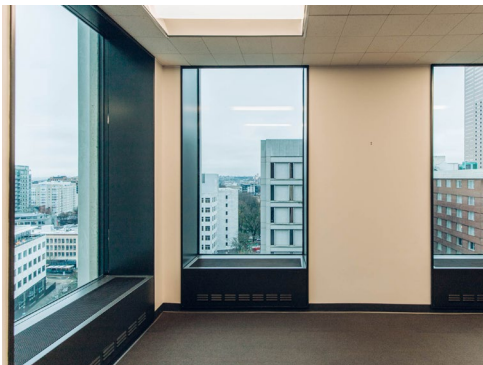
### CHAD ALEXANDER

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- Can be combined with Suite 925
- 3 Offices on the glass



## SUITE 927 1,041 RSF (approx.)

\$32.00 Full Service

Contiguous 1,856 RSF

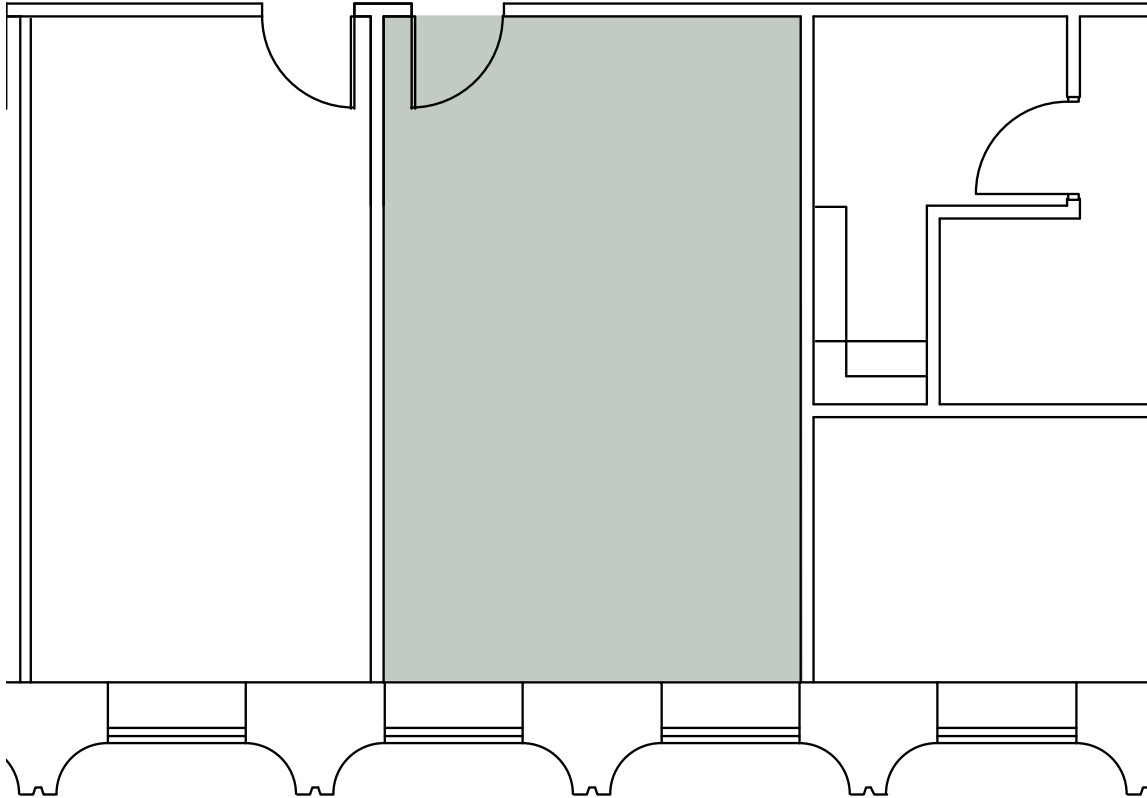
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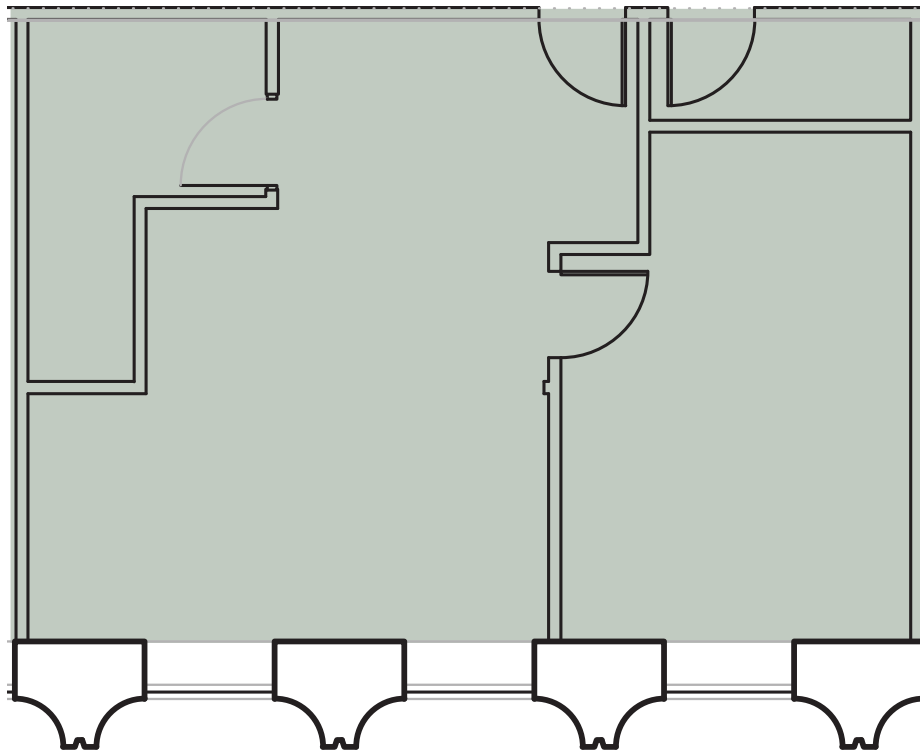
## SUITE 933 375 RSF (approx.)

*\$32.00 Full Service*

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- New Carpet & paint



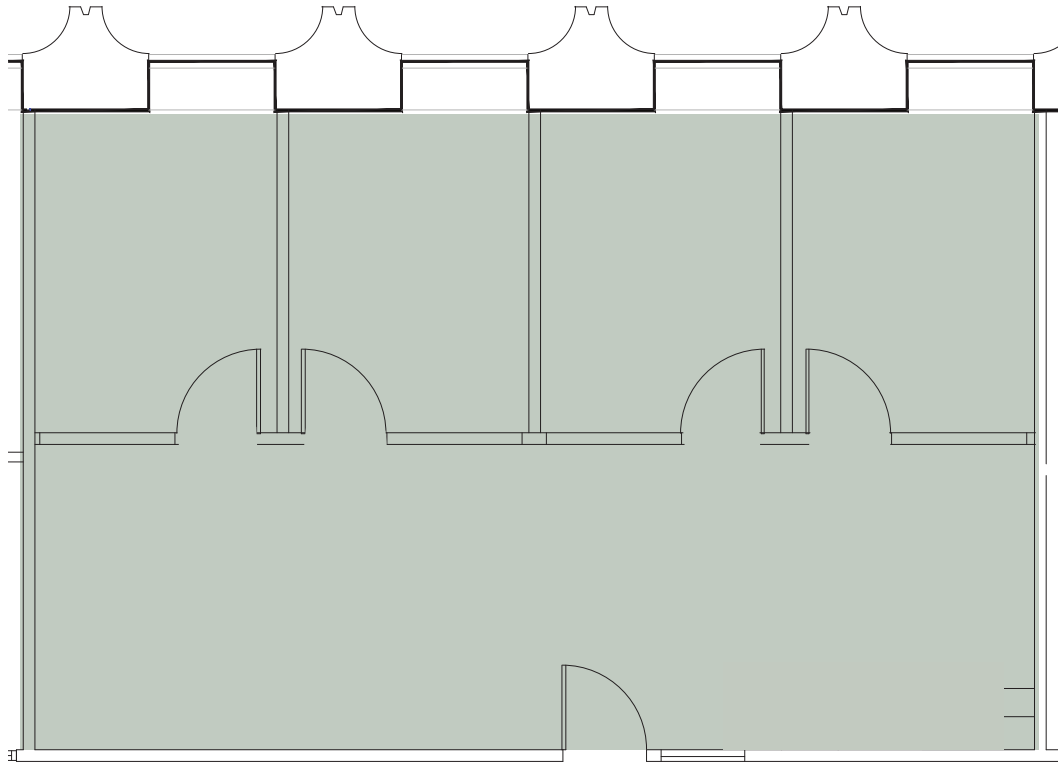
## SUITE 934 819 RSF (approx.)

\$32.00 Full Service

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- Move in ready spec suite
- 4 Private offices

## SUITE 1415 1,003 RSF (approx.)

\$32.00 Full Service

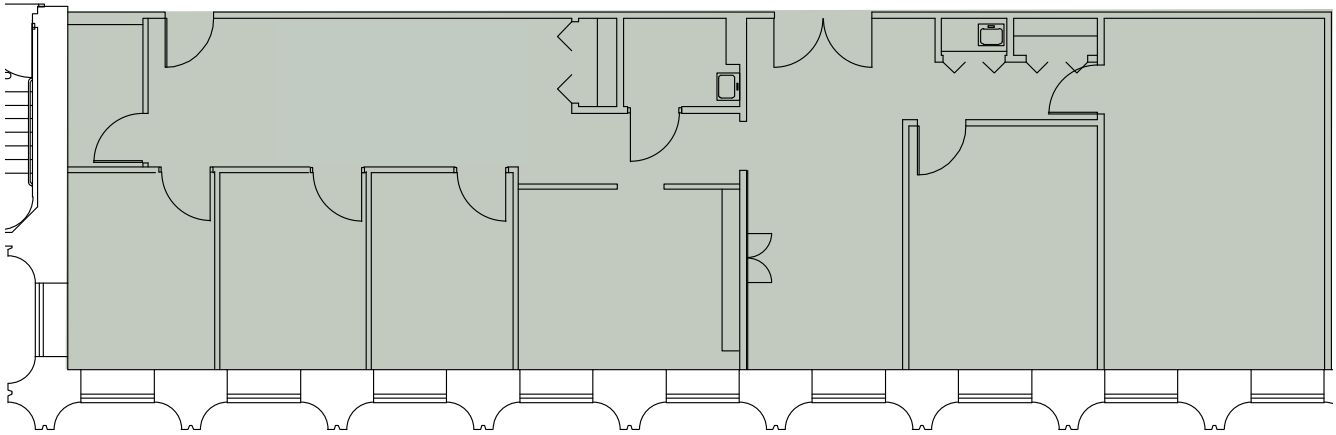
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- Conference Room
- Kitchen
- 6 Offices on the glass
- Storage/IT room

## SUITE 1501 2,067 RSF (approx.)

\$32.00 Full Service

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# UNION BANK BUILDING FOR LEASE



## RESTAURANTS

- Bullard
- Jake's Grill
- El Gaucho
- Thai Peacock Restaurant
- Whole Foods Market
- Departure
- Grassa
- Toki
- Lardo
- AFURI Ramen + Dumpling
- Portland City Grill
- Lechon
- Screen Door Pearl

## CAFES

- St. Honoré Bakery
- Stumptown Coffee Roasters
- Kure Juice Bar
- Heart Coffee
- Never Coffee
- Upper Left Roasters
- Voodoo Doughnut
- Roseline
- Spella Cafe

## ATTRACTIONS

- Living Room Theaters
- Powell's Books
- Pioneer Courthouse Square
- Regal Cinemas Fox Tower 10
- Director Park
- Arlene Schnitzer Concert Hall

## RETAIL

- Wildfang
- Frances May
- Nordstrom
- Pioneer Place
- Nike
- Columbia Sportswear
- Mountain Hardwear


## HOTELS

- Hotel Lucia
- Woodlark
- Paramont Hotel
- Hilton Hotel (299 rooms)
- Hi-Lo Hotel
- Embassy Suites by Hilton Portland Downtown
- The Hoxton (119 rooms)
- Ritz-Carlton

## NOTABLE TENANTS

- New Relic
- Puppet Labs
- Survey Monkey
- Guidespark
- Airbnb
- Aruba Networks
- Sq1
- Tripwire
- University of Oregon, Portland Campus

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

 **97**  
BIKE SCORE  
"Biker's Paradise"

 **97**  
TRANSIT SCORE  
"Rider's Paradise"

## IN GOOD COMPANY



**STUMPTOWN  
COFFEE ROASTERS**





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