

FOR SALE & LEASE



MELVIN MARK
EST. 1945



ALDERWAY

705-711 SW Alder Street Portland, Oregon 97205

*Space Available Now
from 6,000 – 34,971 RSF*

\$19.00-32.00/SF Full Service

Excellent owner-user opportunity | Contact brokers
for additional information

BRYN HOKKANEN

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Licensed in OR & WA

CHAD ALEXANDER

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

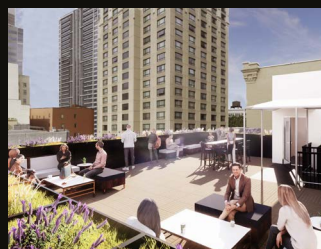
ALDERWAY FOR SALE & LEASE

FUTURE JAMES
BEARD MARKET



PIONEER
COURTHOUSE
SQUARE

ALDERWAY ROOFTOP
RENDERING



Rendering - jamesbeardpublicmarket.com

BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Adjacent to Pioneer Square, Portland's "Living Room"
- Blocks from the future site of the exciting **James Beard Public Market**
- 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



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



CREATIVE
WORK SPACE
AVAILABLE



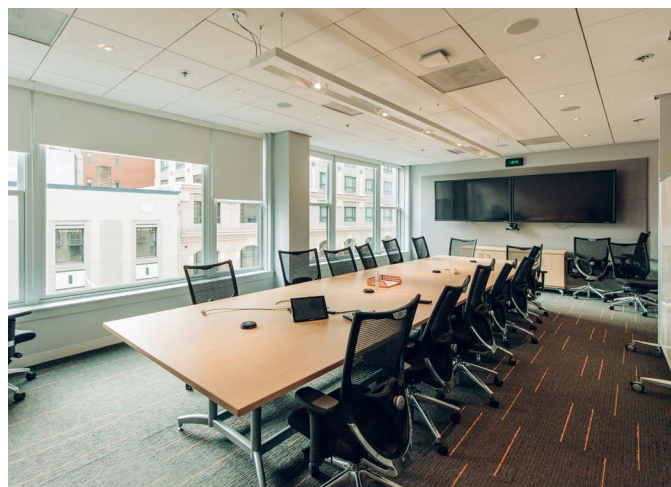
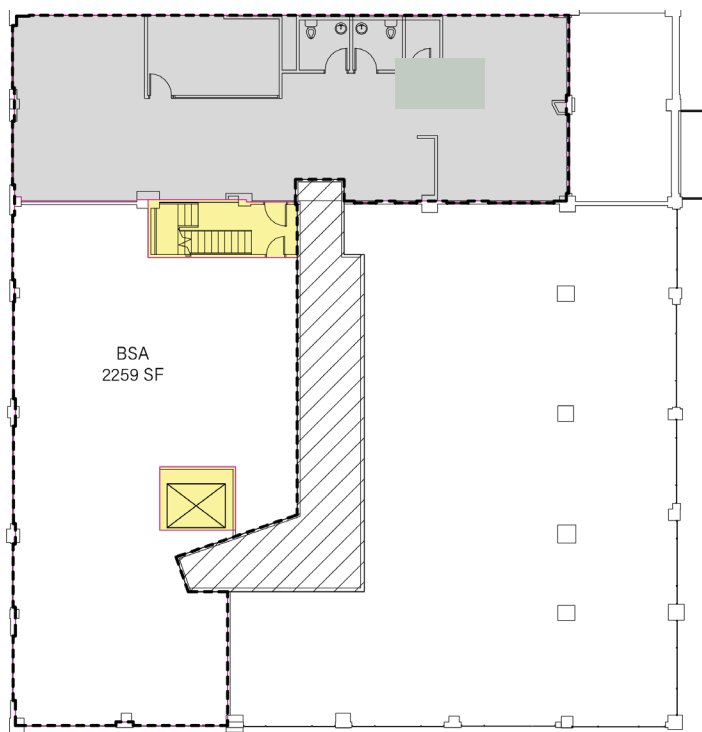
CENTRAL
LOCATION



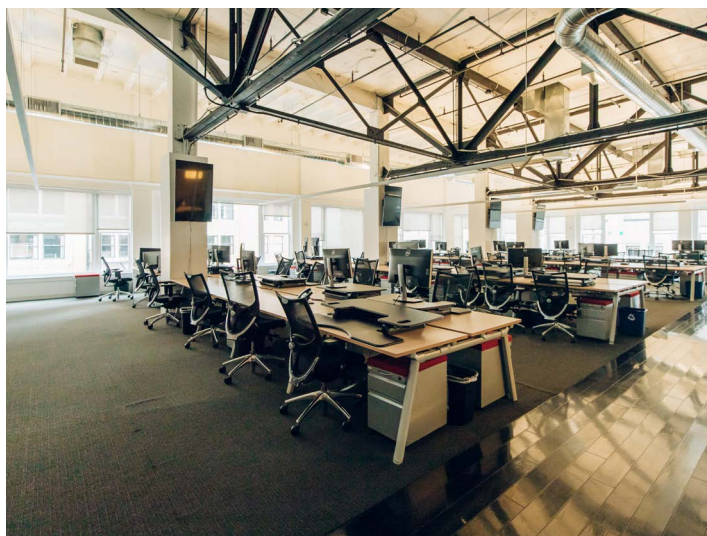
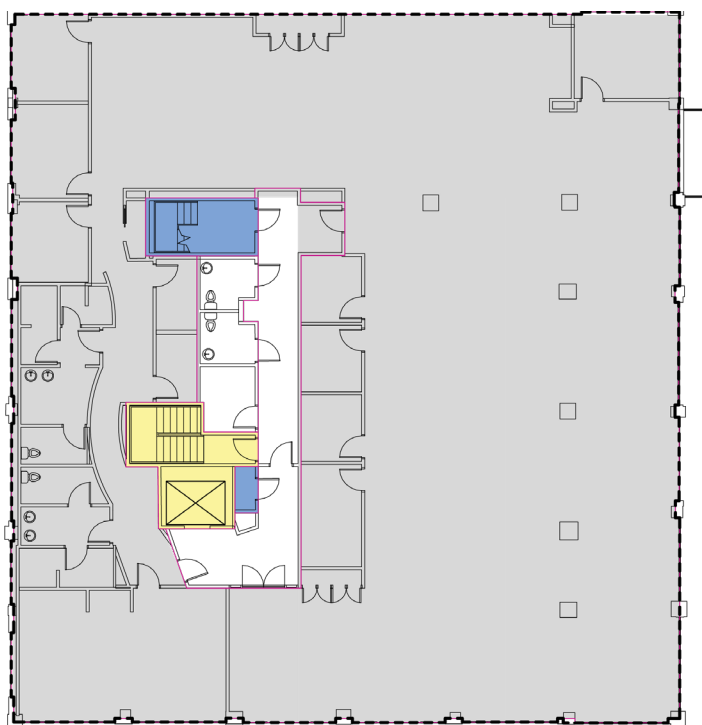
ALDERWAY AVAILABILITY

705-711 SW Alder St
Portland, OR 97205

MEZZANINE



4TH FLOOR



MEZZANINE & 4TH FLOOR 6,000-11,642 RSF

\$32.00/SF Full Service

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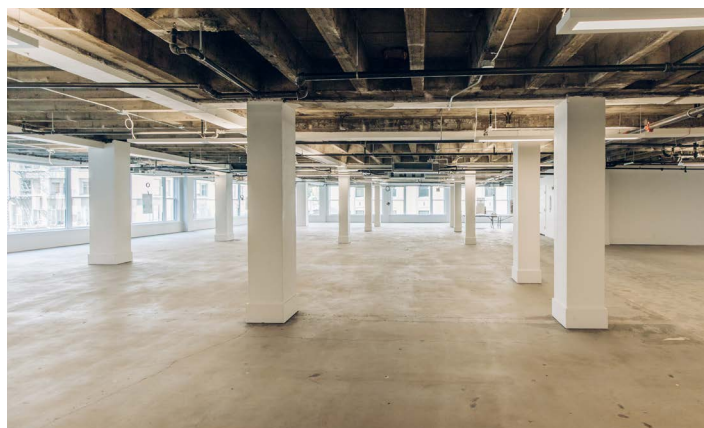
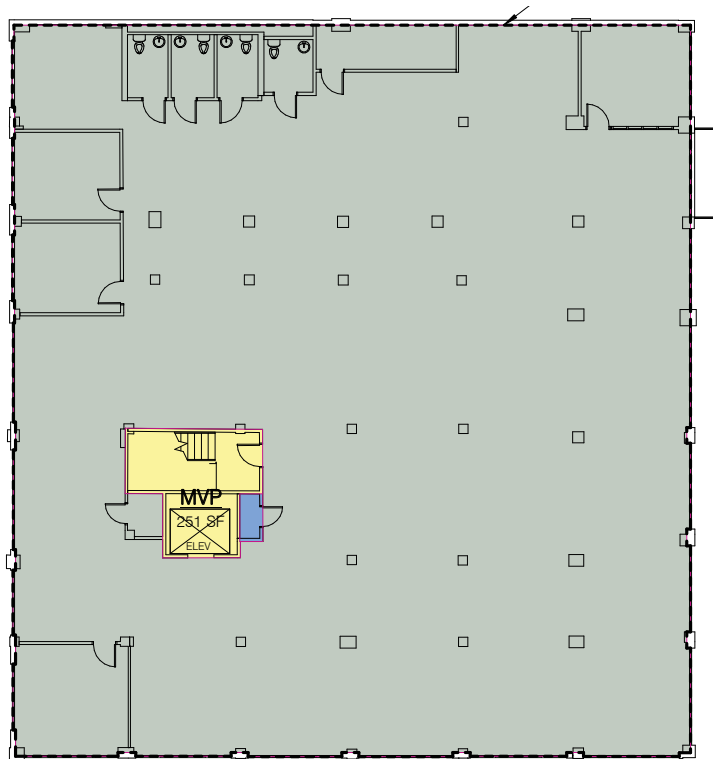
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ALDERWAY AVAILABILITY

705-711 SW Alder St
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SUITE 300 6,000-10,149 RSF (approx.)

\$28.00/SF Full Service

Excellent owner-user opportunity

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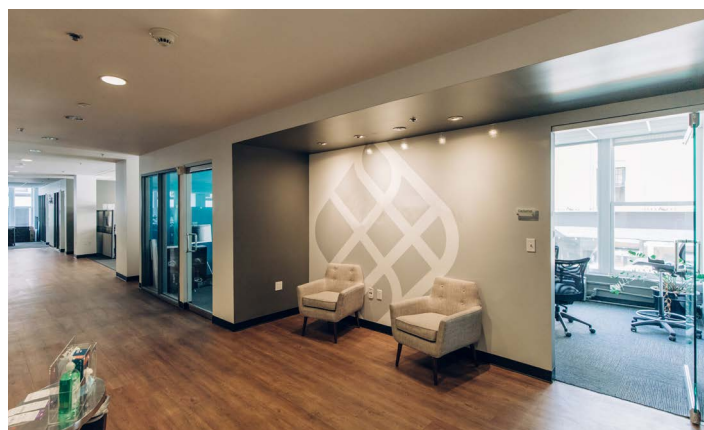
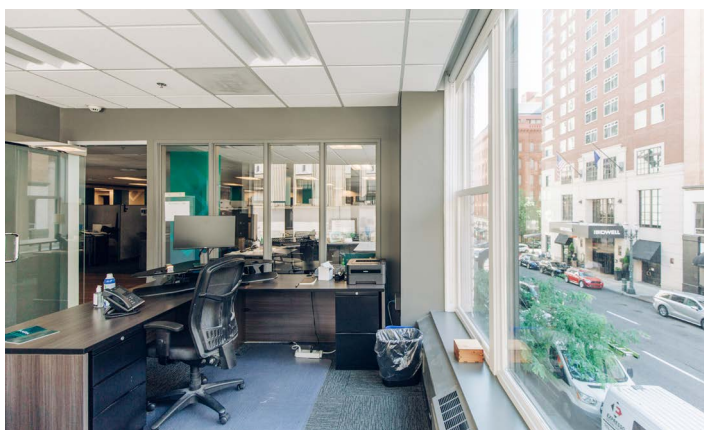
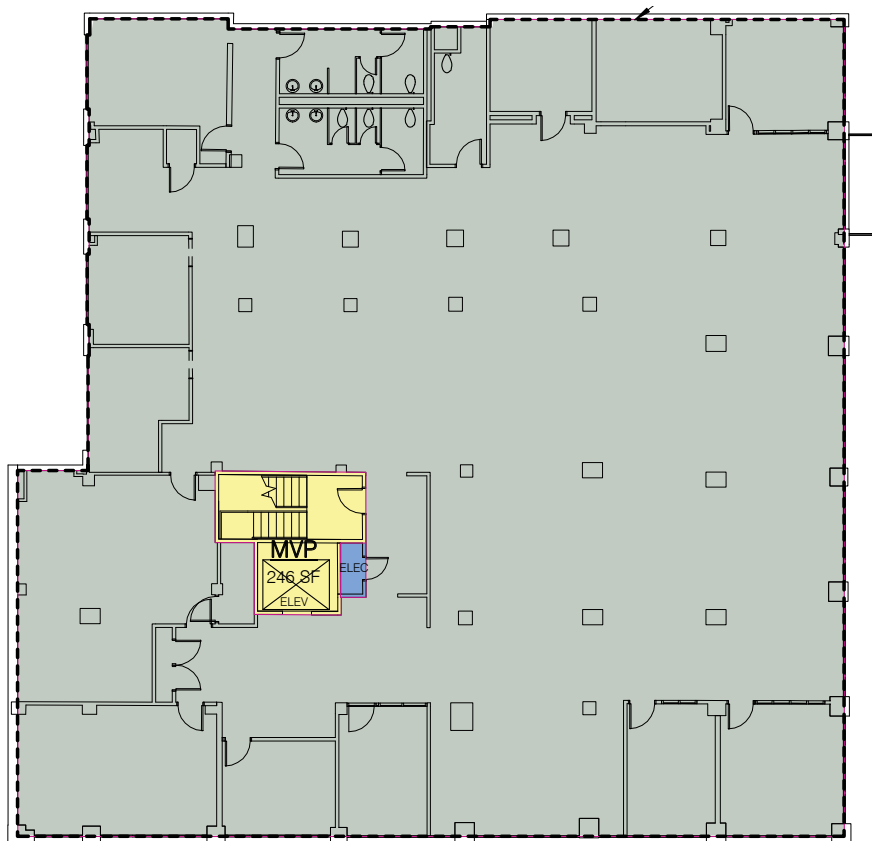
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ALDERWAY AVAILABILITY

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

\$19.00/SF Full Service

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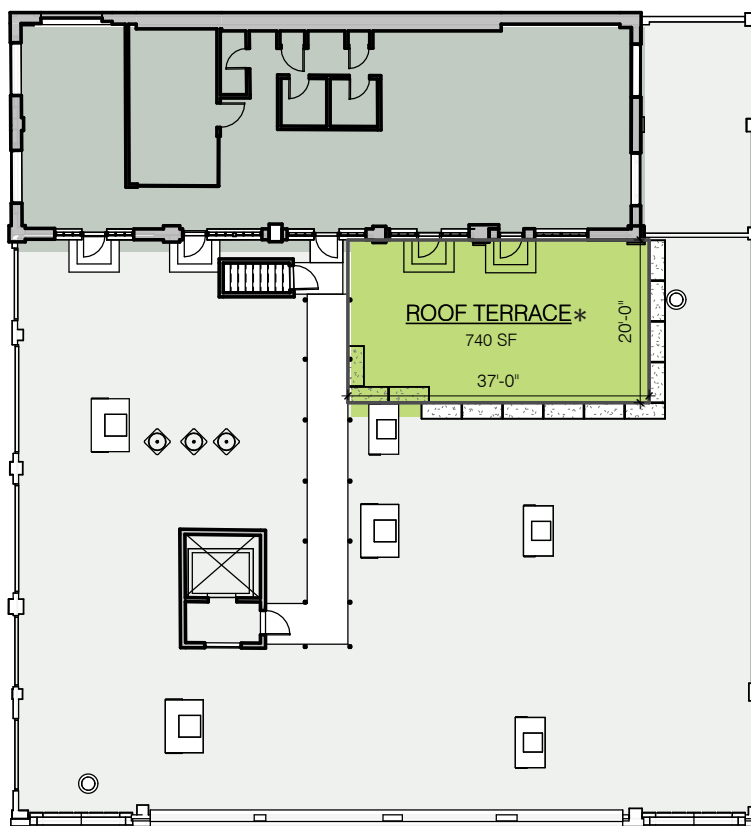
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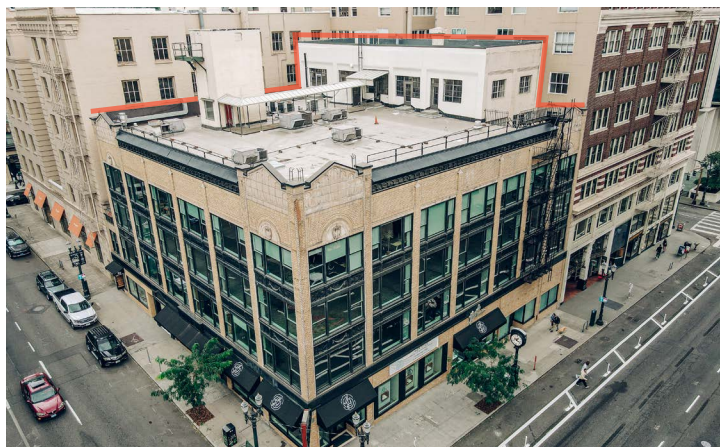
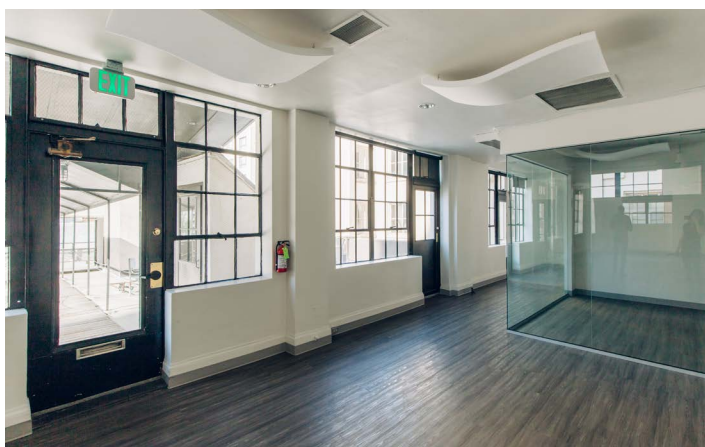


ALDERWAY AVAILABILITY

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**Possibility to build out a rooftop terrace; floorplan is only a rendering*



PENTHOUSE 2,623 RSF (approx.)

Possibility to build-out a rooftop terrace

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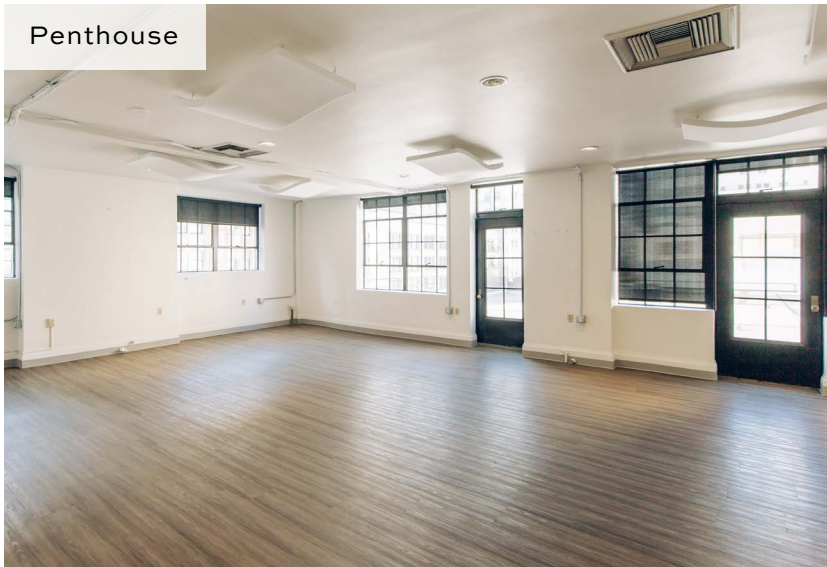
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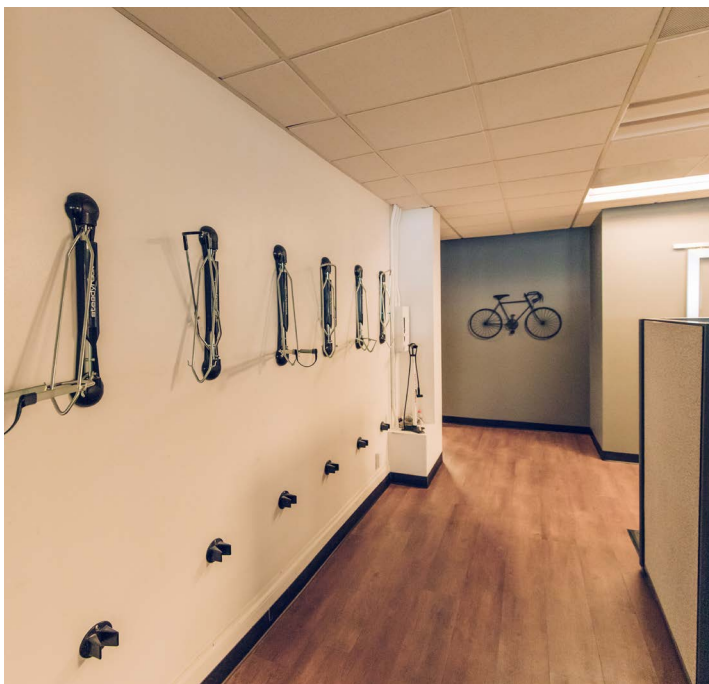
Exterior Rendering



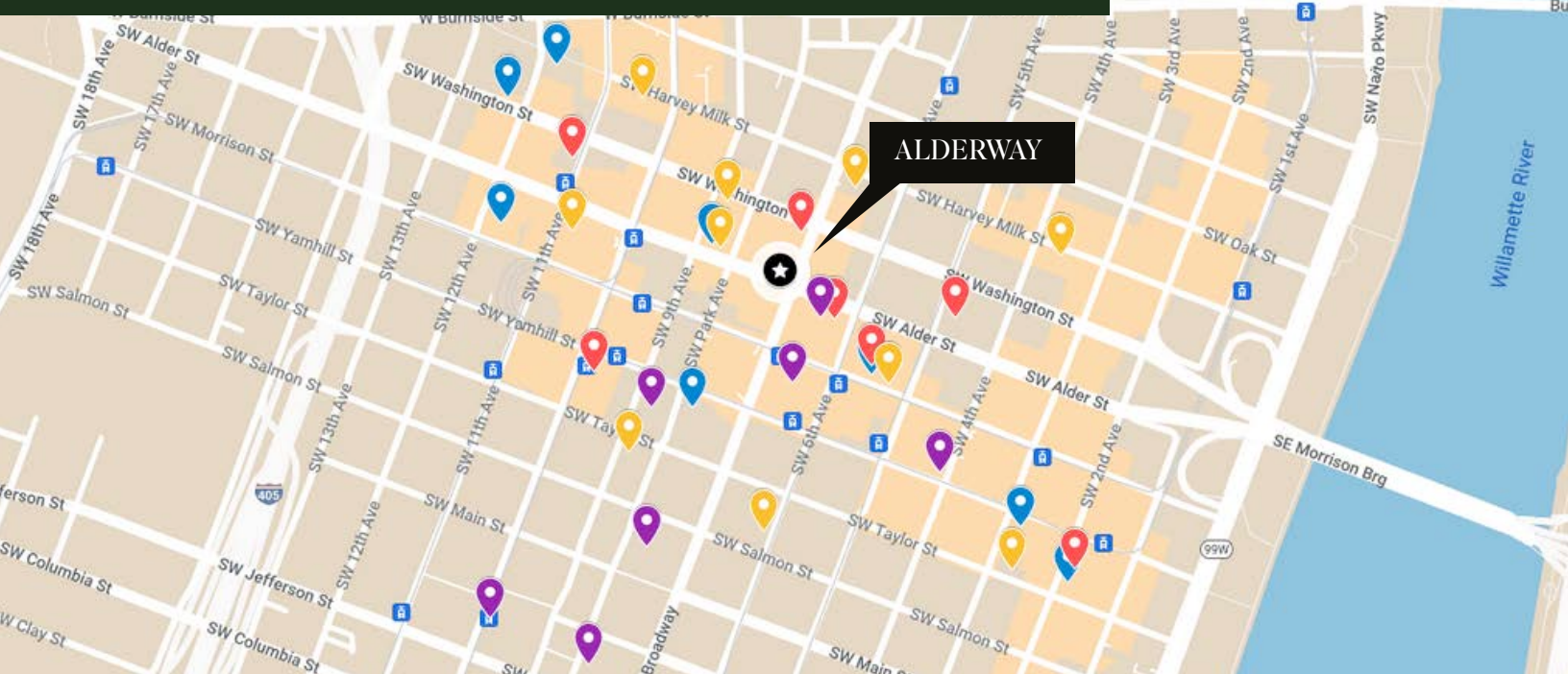
Penthouse



Rooftop Rendering



ALDERWAY FOR SALE & LEASE



HOTELS

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

CAFES

Stumptown Coffee
40 LBS Coffee
Spella Caffè
Starbucks
Upper Left Roasters
St. Honoré Bakery
Case Study Coffee Roasters
Water Avenue Coffee
Good Coffee

ATTRACTIONS

Pioneer Square
[James Beard Public Market \(September 2026\)](#)
Director Park
Fox Tower Cinemas
Portland Art Museum
Arlene Schnitzer Concert Hall
Oregon Historical Society
Park Blocks
Powell's Books
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"



96

BIKE SCORE

"Biker's Paradise"



94

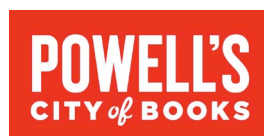
TRANSIT SCORE

"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.