

MP  
MONTGOMERY  
PARK

2701 NW VAUGHN STREET | PORTLAND, OR

**UNDER NEW OWNERSHIP** (Local + Well-Capitalized)



montgomeryparkpdx.com

**NEWMARK**



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# A PORTLAND LANDMARK

Located in the Northwest, Montgomery Park is an 800,000 SF Urban-Class A campus experience with a vibrant workplace lifestyle, combining modern amenities with historic charm. Its prime location connects tenants to Portland City Center, Slabtown, and the Pearl District, providing easy access to a wide range of restaurants, shops, and entertainment. Light filled interiors, and open functional floorplates provide spaces that work for one or for many, offering tenants ultimate flexibility.

With its rich history and legacy of success, join the leading tenants at Montgomery Park and discover where innovation thrives.



## HISTORICAL LEGACY

Step into a piece of Portland's history with Montgomery Park, a distinguished landmark that first came to life as part of the 1905 Lewis and Clark Centennial Exposition. Originally built to be the largest building in the city, this iconic structure has evolved from its bustling origins as the Montgomery Ward headquarters to become Portland's third-largest office building, encompassing over 756,000 square feet.

The building's grand transformation began with a dramatic 1935 expansion, turning it into a striking U-shaped marvel with nine stories. Notably, it once boasted Portland's largest steel-framed roof sign, a symbol of its storied past. With warehousing on the upper floors, office spaces below, and ground-level freight logistics, Montgomery Park was a vital hub for decades.

Following the decline of Montgomery Ward's retail operations after World War II, the building adapted to new roles as a warehouse and mail-order center until 1982. The final Montgomery Ward outlet closed its doors in 1985.












In 1984, visionary Portland developers Bill and Sam Naito revitalized Montgomery Park, repurposing it for trade shows, banquets, and office spaces. The renovation preserved the building's historic essence while introducing modern upgrades. The name 'Montgomery Park' was chosen to honor its heritage, with minimal changes to the iconic original signage. By May 1986, Montgomery Park was reborn, offering a unique blend of historic charm and contemporary amenities.

Today, Montgomery Park invites you to be part of its rich legacy. Experience commercial spaces that combine the grandeur of the past with the comforts of the present, all within a setting that stands as a testament to Portland's dynamic history and forward-thinking spirit.





## PROPERTY HIGHLIGHTS

-  Large 80,000+ RSF floor plates
-  Ideal for **office, medical, flex tenants**
-  Best in market parking, 3:1,000 parking ratio, over 2,000 stalls, and free 2-hour visitor parking
-  Building security 24/7
-  Secured bike parking
-  Large atrium and lower level lounge providing significant amount of common areas for tenants
-  Incredible city, forest, and river views
-  Daily piano player
-  Putting green
-  Royal ReRefresh Food & Beverage Vending Machine
-  On-site Florist - Fieldwork

## UNMATCHED AMENITIES + THRIVING CULTURE

- Fantastic access to I-5, I-405 & Hwy 26
- Tri-Met Transit Stop with multiple bus lines
- Daily food trucks onsite
- Close proximity to NW 21st, 23rd, and Slabtown District, known for its unique boutique shops, art galleries, and some of Portland's best local hot spots for cafes, dining, and entertainment.
- Walking distance to restaurants, along NW Vaughn St.
- Walking distance to Forrest Park, a popular escape for runners, cyclists and hikers with 70 miles of trails

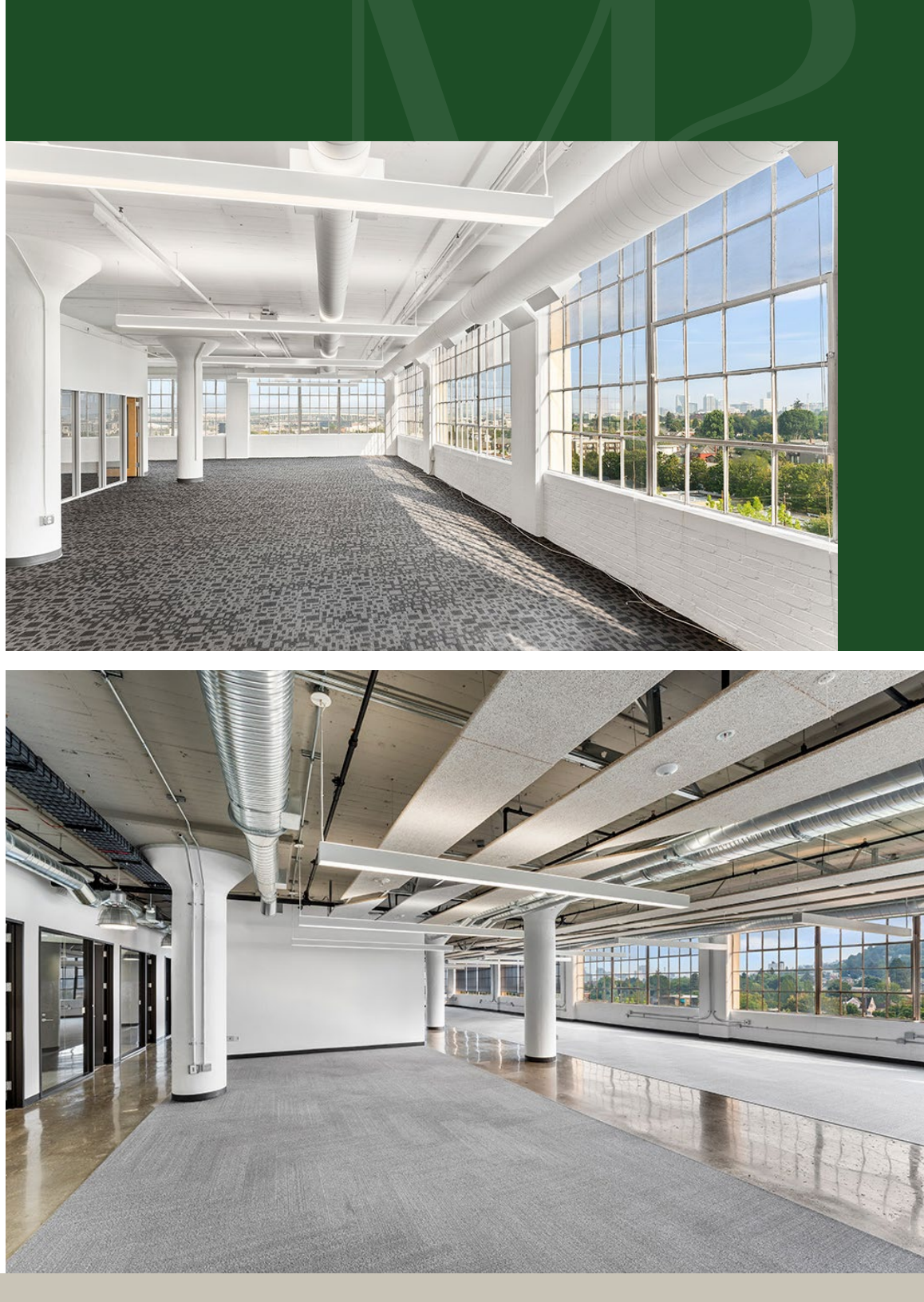


# AVAILABLE SPACE

Suite	Size	Use
140	23,091 RSF	Medical, Flex, or Retail
153/154	2,508 RSF**	Medical, Flex, Office
160	10,360 RSF	Flex
340	10,565 RSF	Office
400	4,327 RSF	Office (Spec)
401	4,943 RSF	Office (Spec)
405	3,530 RSF	Office (Spec)
408	2,878 RSF	Office (Spec)
500	82,909 RSF*	Office
600	82,893 RSF*	Office
750	25,471 RSF	Office
760	8,311 RSF	Office

\*Contiguous up to **165,802 RSF**

\*\* Internal space



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## ELEVATE YOUR WORKDAY

On-site amenities include daily onsite food trucks, ample parking, 24/7 security, bike parking, and upgraded common areas including the large light filled atrium and lounge.

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## EXCITING NEW 2025 AMENITIES



New State of the Art Fitness, Showers, and Lockers



Updated Conference Facilities



Onsite Coffee Shop: **ROSELINE COFFEE**



# STRATEGICALLY LOCATED

Drive Times	
3 Minutes	NW 23rd Shopping Corridor
4 Minutes	Slabtown
6 Minutes	Eastside of Portland
8 Minutes	Downtown Pioneer Courthouse Square
20-25 Minutes	Vancouver
23 Minutes	Portland International Airport



Fremont Bridge to I-5

Pearl District

Downtown Portland

Slabtown District

Nob Hill & Alphabet District

Willamette River

NW 23rd Avenue

30

NW Vaughn Street

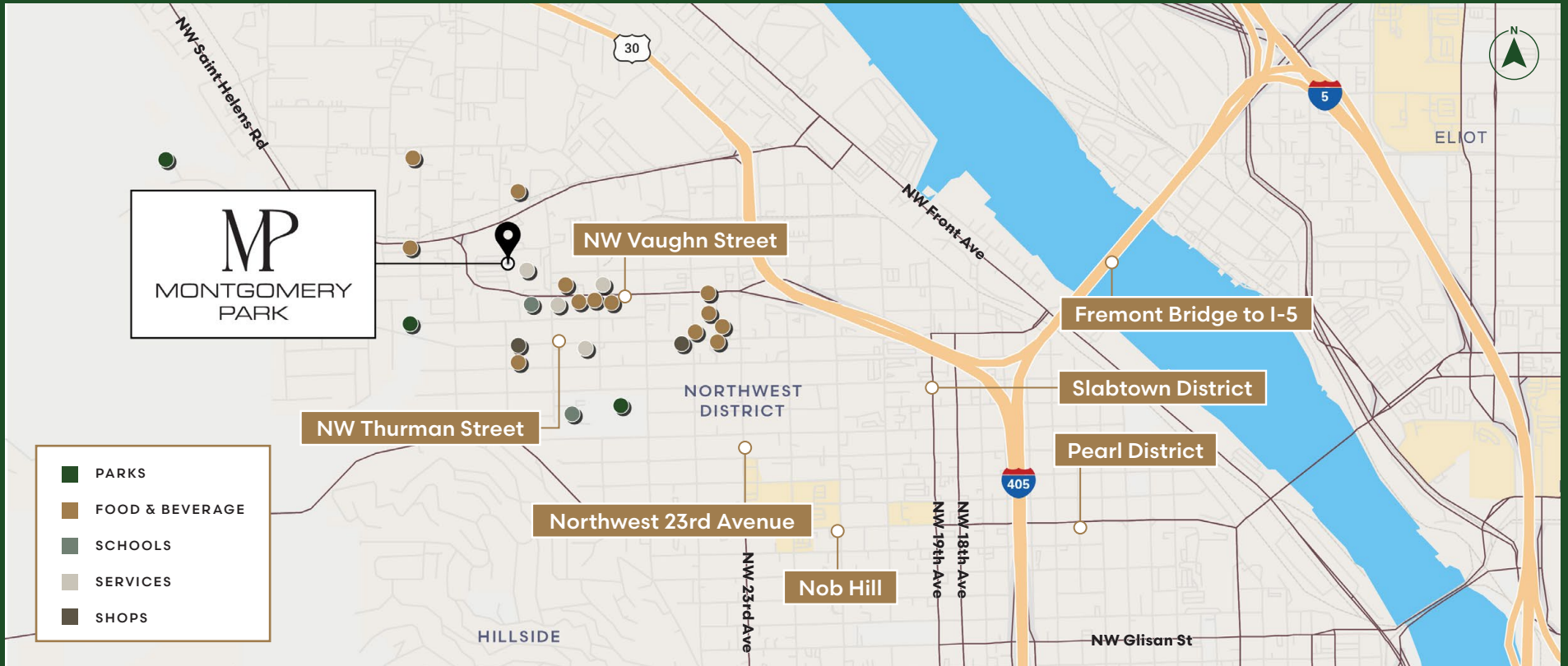
NW Vaughn Street

Montgomery Park

NW Nicolai Street



# VIBRANT AND DYNAMIC NEIGHBORHOOD



8 | 2701 NW VAUGHN STREET, PORTLAND, OR





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## OWNERSHIP PROFILE

**Menashe Properties** is a family-owned business with over 40 years of experience in real estate investment & management. They have earned a reputation for being responsive and trustworthy, gaining the confidence and trust of many business owners looking for the best value of service. Their mission is to **empower** tenants and clients with spaces that are tailored to inspire success. With a dynamic and strategic leadership team, they partner with you to make quick and sound decisions aligned to your objectives.





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**NEWMARK**



**MENASHE**  
PROPERTIES

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