

# FOR LEASE



MELVIN MARK  
EST. 1945

BROADWAY BUILDING

MARKET LEADING  
BROKER BONUSES FOR  
QUALIFIED NEW LEASES

WELL-CAPITALIZED  
OWNERSHIP GROUP

## BROADWAY BUILDING

625 SW Broadway Portland, Oregon 97205

*Space Available Now from 3,652 to 9,904 RSF*

\$23.50/SF Full Service

Base rent of \$19.50/SF for "as-is" leases

**BRYN HOKKANEN**

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Licensed in OR & WA

**CHAD ALEXANDER**

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Portland, Oregon 97201  
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# BROADWAY BUILDING FOR LEASE

At the epicenter of Portland's business and financial districts, the 5-story, historic building sets the standard of excellence in high-performance work environments.

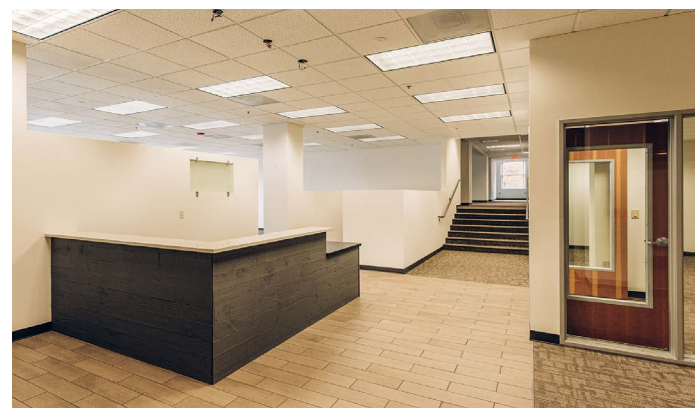
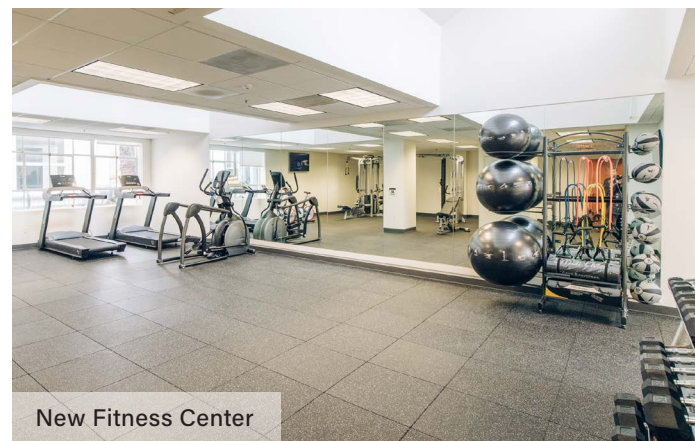
## LEASE AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF
6	Penthouse	910	\$23.50
5	500	4,228	\$23.50
3	Full floor*	9,904	\$23.50
2	200	3,652	\$23.50

\*Full floor across 625 & Pioneer Park Building

## 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



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



SUSTAINABLE PRACTICES



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY

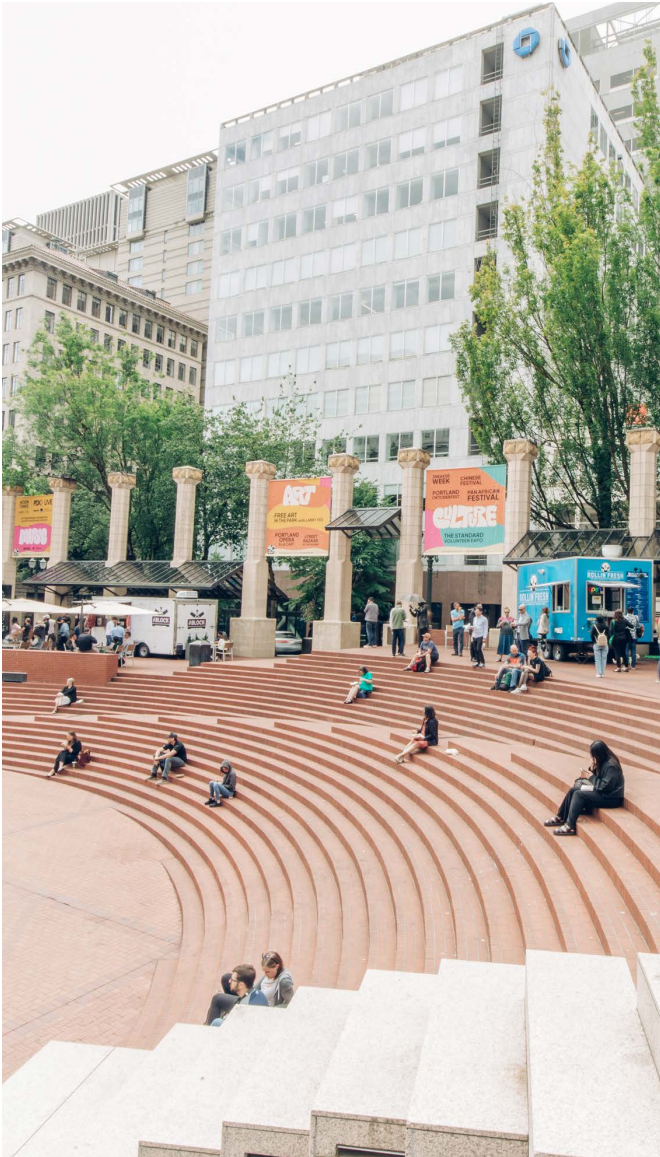


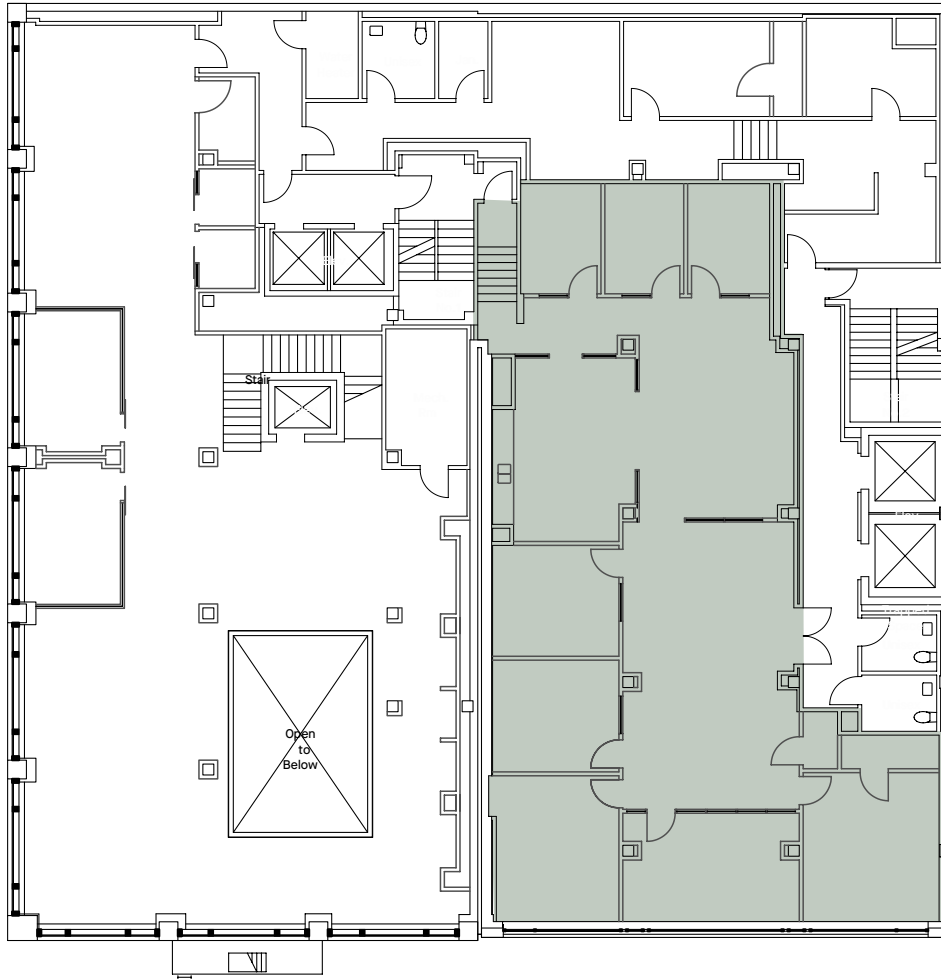
CREATIVE WORK SPACE AVAILABLE



CENTRAL LOCATION







## SUITE 200 3,652 RSF (approx.)

*Available Now, Plug and Play Ready*

*\$23.50/SF Full Service*

*Landlord Will Pursue Aggressive As-is Deals*

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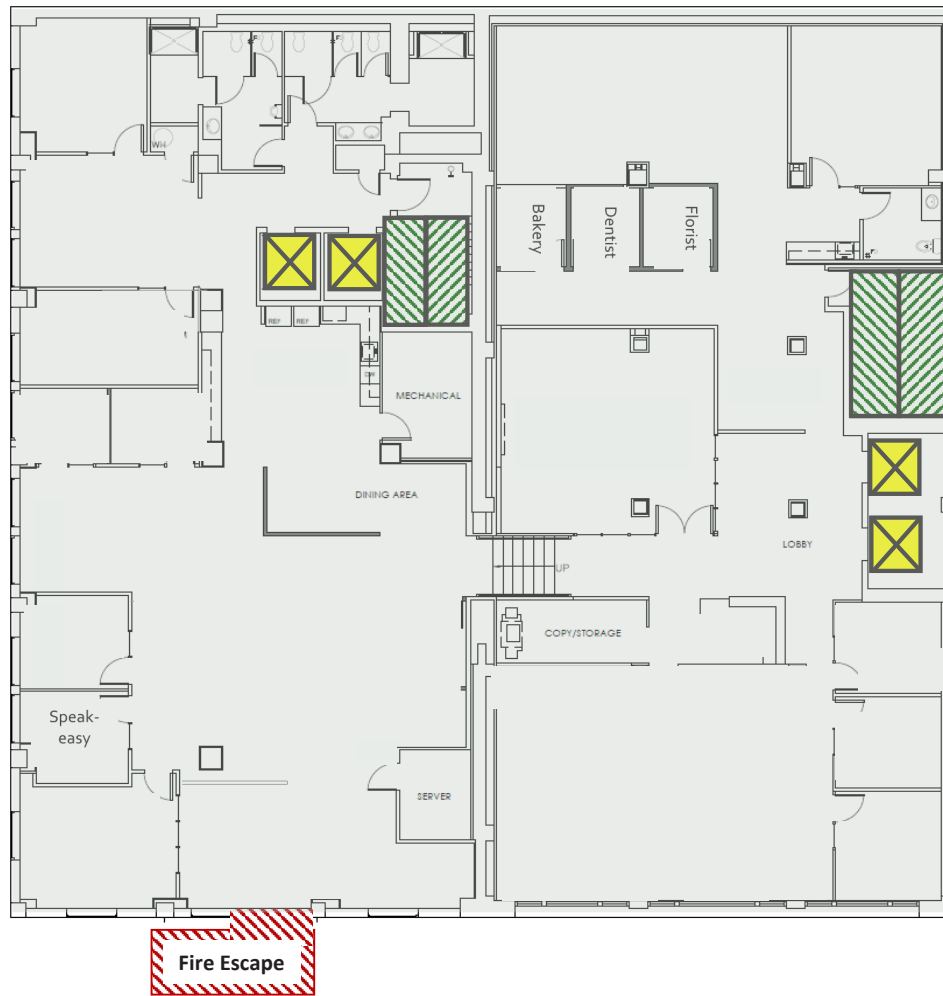
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# BROADWAY BUILDING AVAILABILITY

625 SW Broadway  
Portland, OR 97205



## FLOOR 3 9,904 RSF (approx.)

Available Now

\$23.50/SF Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR

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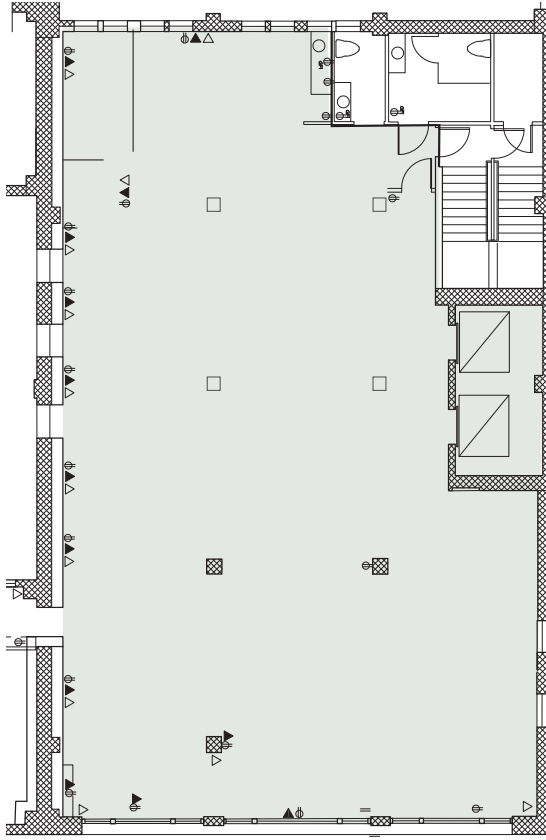
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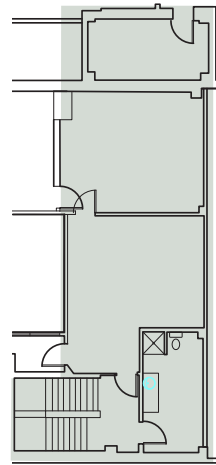
## SUITE 500

4,228 RSF



## 6TH FLOOR PENTHOUSE

910 SF



## FLOOR 5 & 6 Up to 5,138 RSF (approx.)

Available Now

\$23.50/SF Full Service

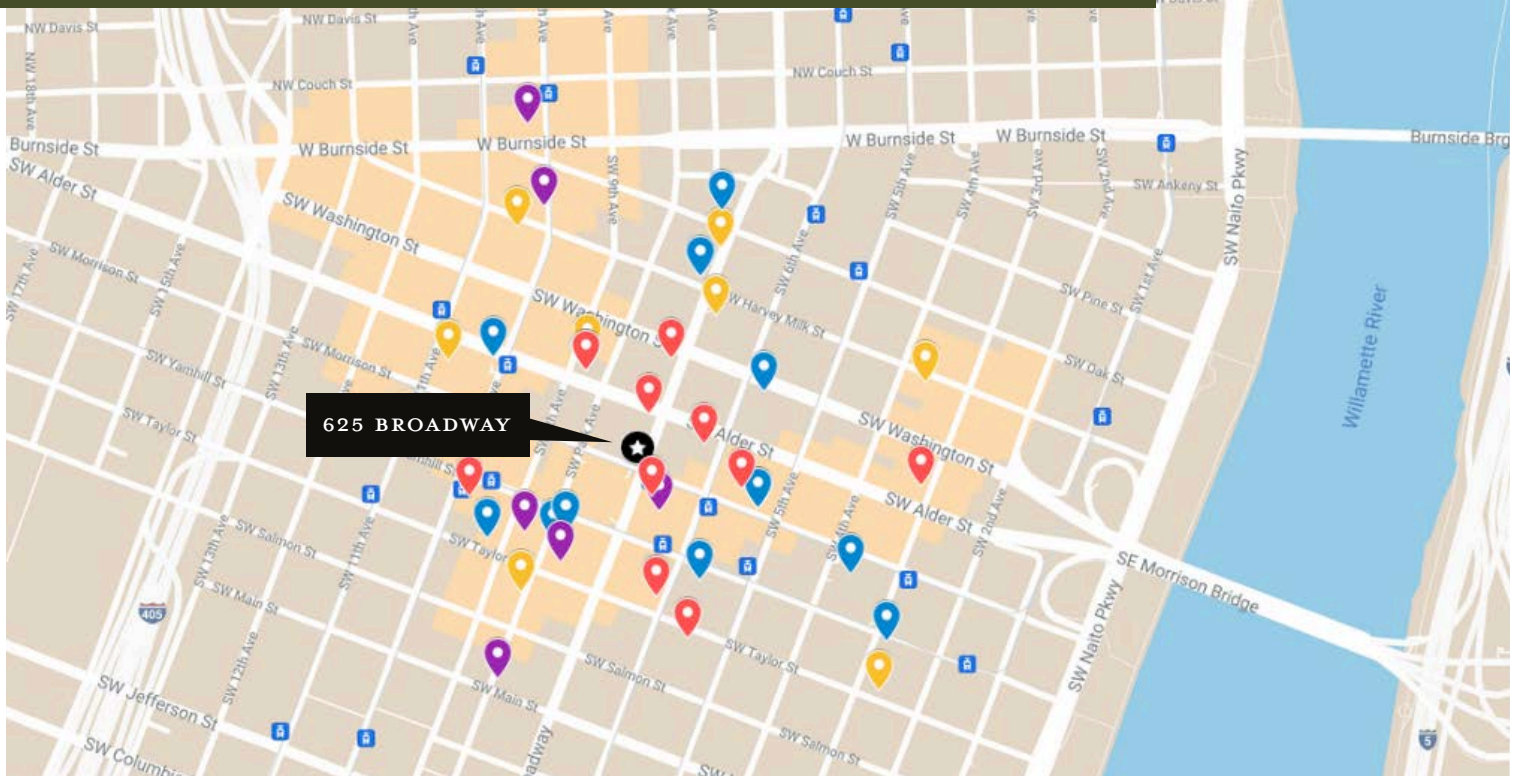
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# BROADWAY BUILDING FOR LEASE



## HOTELS

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

## CAFES

- 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



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

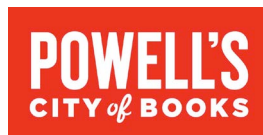


**94**  
BIKE SCORE  
"Biker's Paradise"



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

## IN GOOD COMPANY





MELVIN MARK

EST. 1945

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