

FOR LEASE

M
MELVIN MARK
EST. 1945

COLUMBIA SQUARE

111 SW Columbia Street, Portland, Oregon 97201

Up to 48,000 RSF of Contiguous Office Space Available

Top Two Floors Available - Up to 35,574 RSF

\$29.95 - \$36.00 Full Service

BRYN HOKKANEN

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

CHAD ALEXANDER

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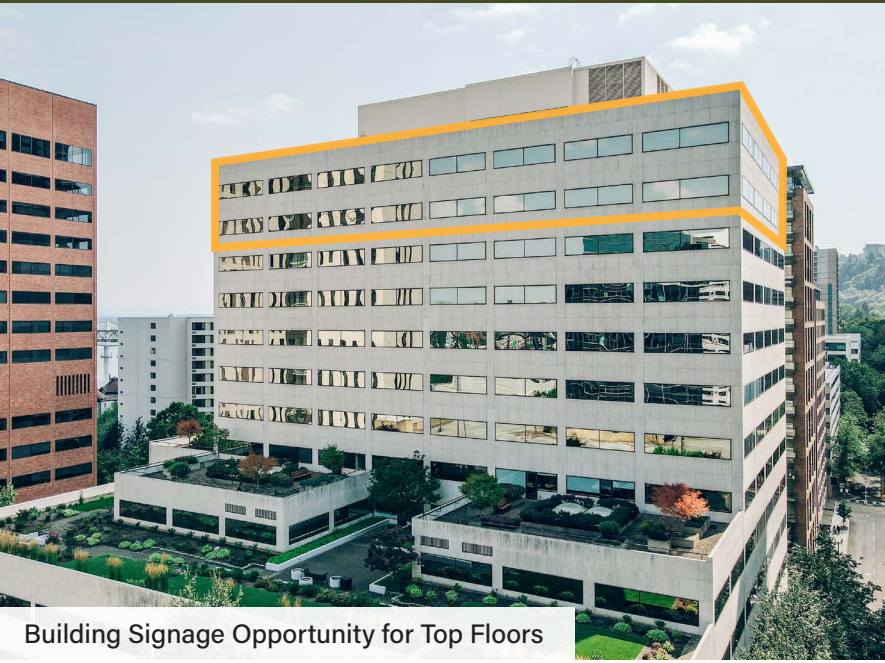
Melvin Mark Brokerage Co.

111 Southwest Columbia

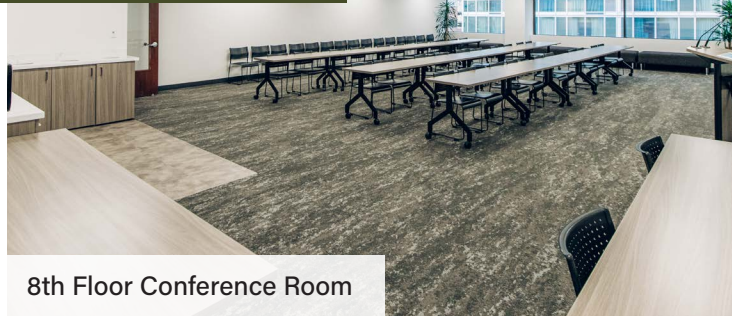
Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

COLUMBIA SQUARE FOR LEASE



Building Signage Opportunity for Top Floors



8th Floor Conference Room



Fitness Center

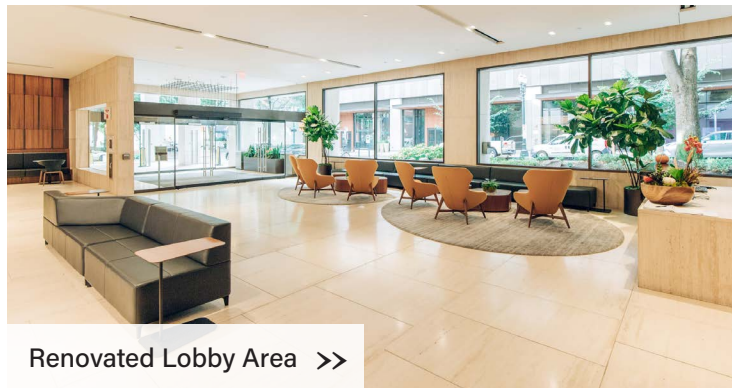
COLUMBIA SQUARE AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF	Floorplan
14 & 15		35,574	\$36.00	>>
11	1100-1180	10,402* (D)	\$33.00	>>
10	1080	3,081	\$32.00	>>
	1030	5,458 (D)	\$32.00	>>
9	940	3,780* (D)	\$33.00	>>
	900	3,119	\$33.00	>>
8	895	1,788	\$31.00	>>
7	705	1,997	\$31.00	>>
6	650	12,421 (D)	\$32.00	>>
5	550	4,790-14,584 (D)	\$31.00	>>
3 & 4		20,435 (D)	\$29.95	>>
2	250	4,038 (D)	\$29.95	>>

*Contiguous space (D) Divisible to suit



Bike Storage



Renovated Lobby Area >>



CREATIVE
WORK SPACE
AVAILABLE



CLASS
A SPACE
AVAILABLE



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK



CENTRAL
LOCATION



PARKING
AVAILABLE

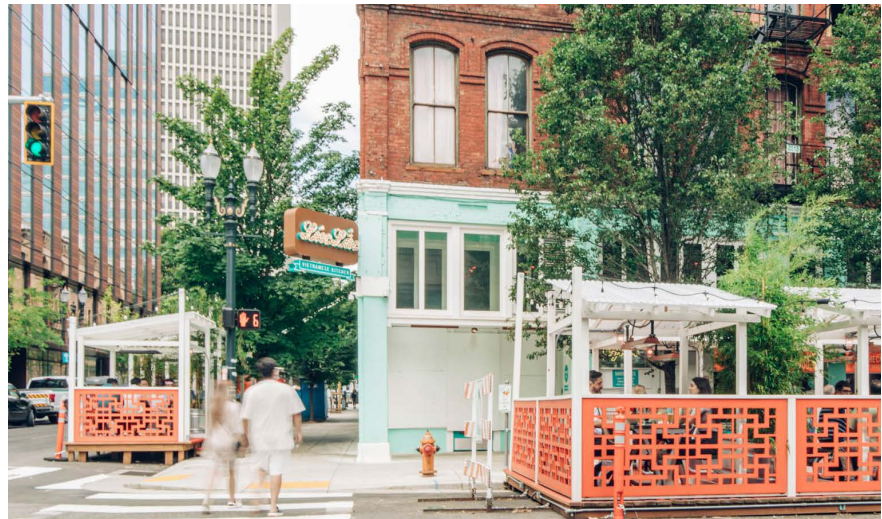


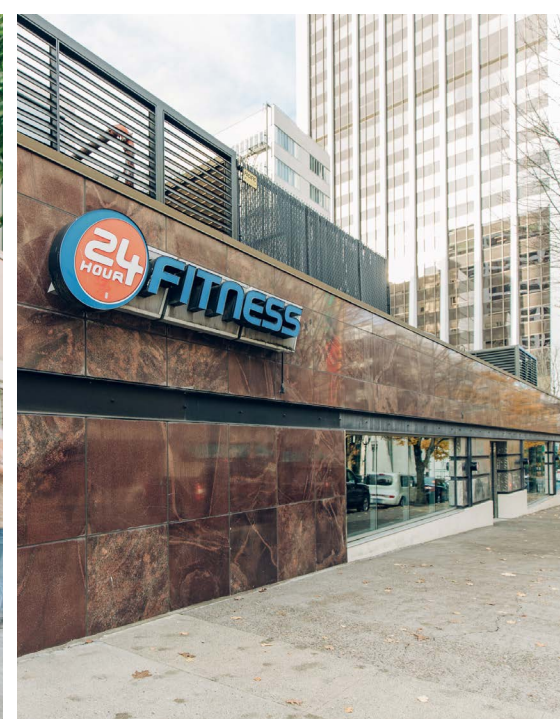
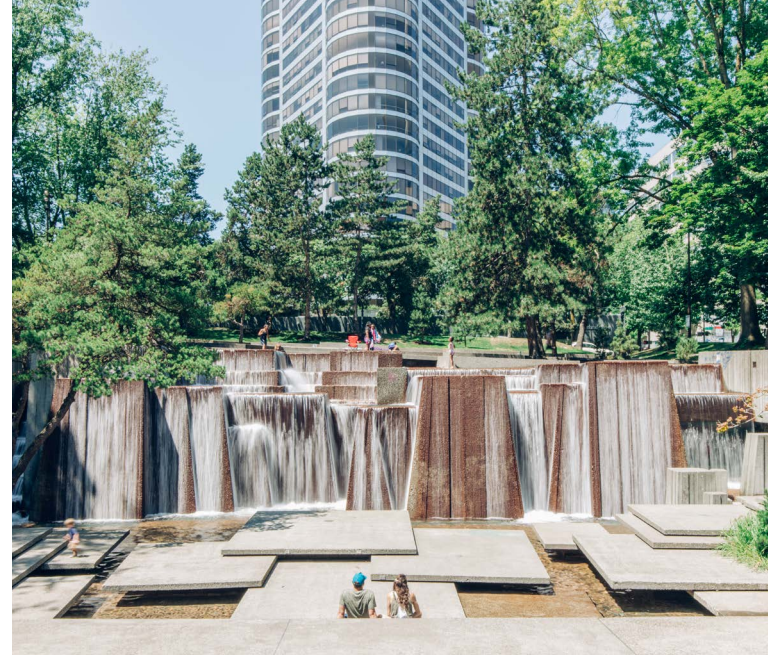
COLUMBIA SQUARE LOCATION



LOCATION HIGHLIGHTS

- Fountain District location
- Full complement of urban services and amenities within blocks
- Near fine dining, numerous cafes, and delis
- Easy access to I-5 North/South, US 26, I-84, Hawthorne and Morrison Bridges
- Close to Transit Mall, MAX light rail, bus routes, and Portland Streetcar lines
- Adjacent to the new Porter Hotel, Astoria Portland Apartments and Multnomah County Courthouse
- Proximate to Marriott Conferencing Facility, with 24 conference rooms and a max capacity of 2,000 people - [More information here >>](#)





96

WALK SCORE

"Walker's Paradise"



92

TRANSIT SCORE

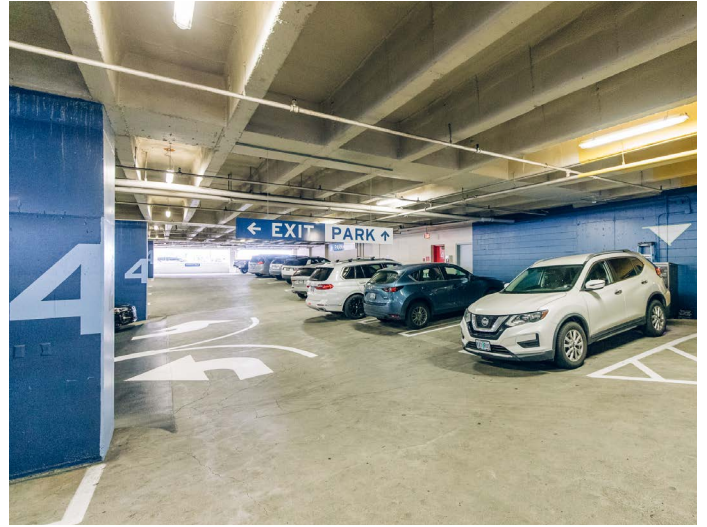
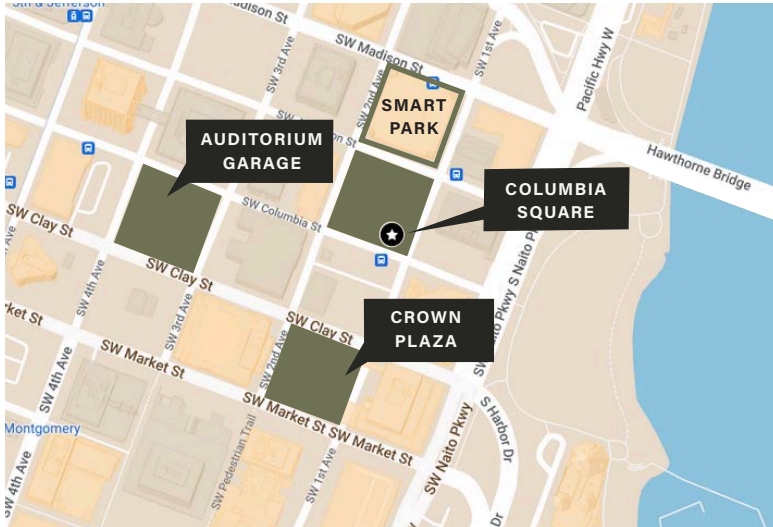
"Rider's Paradise"



COLUMBIA SQUARE NEIGHBORHOOD

PARKING GUARANTEED

1:1,000 RSF on-site with an additional 4:1,000 RSF within one block



TRANSPORTATION



PIONEER SQUARE
6 Minutes



WATERFRONT PARK
1 Minute



INNER EASTSIDE
9 Minutes



YAMHILL DISTRICT MAX STATION
1 Minute

TO BEAVERTON
33 Minutes

PDX AIRPORT
15 Minutes

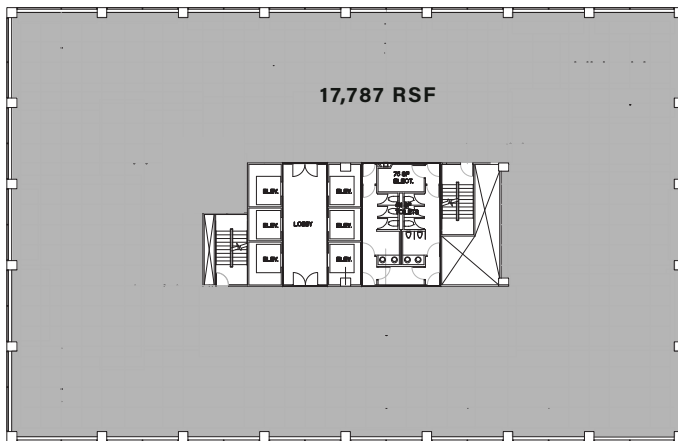
INNER EASTSIDE
5 Minutes



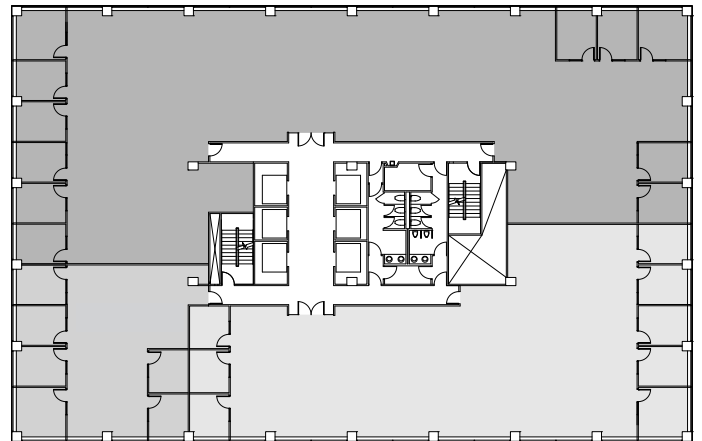


DIVISIBLE TO SUIT

15TH FLOOR



14TH FLOOR (DIVISIBLE)



- Divisible to 17,787 RSF
- Dramatic skylight and staircase connection between floors
- Outstanding, panoramic views with exterior building signage opportunity
- Large, efficient floor plan with extensive window line

TOP TWO FLOORS UP TO 35,574 RSF (approx.)

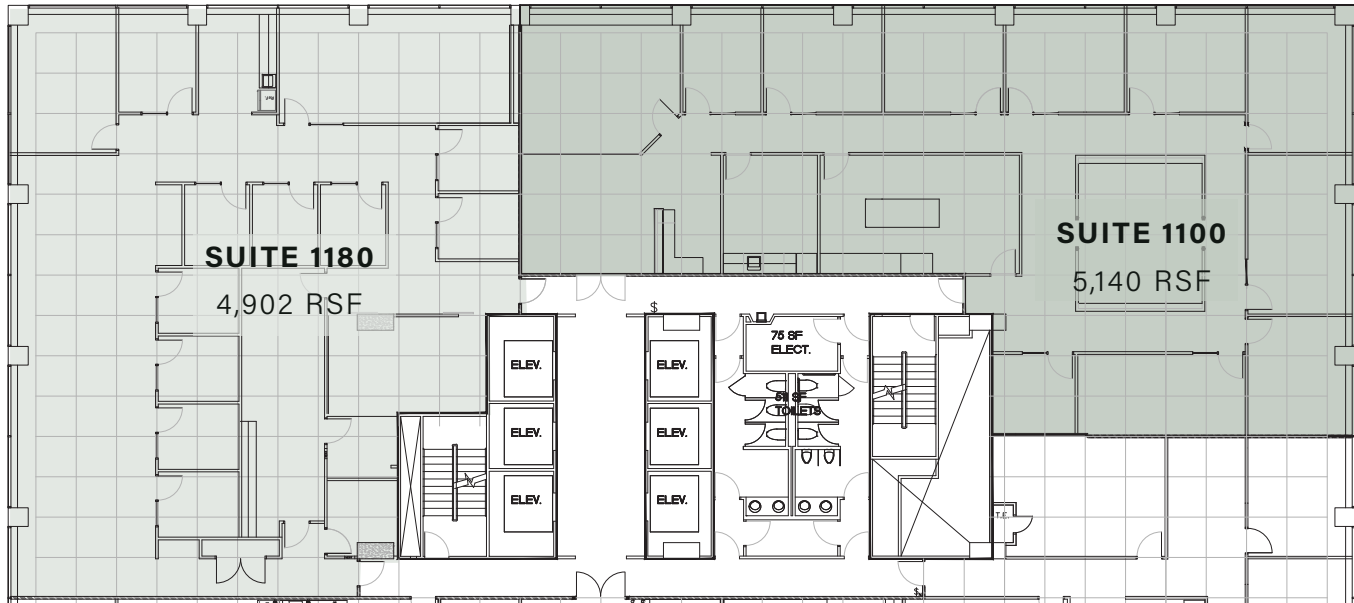
\$36.00 Full Service

EXPLORE THE 15TH FLOOR
WITH A VIRTUAL TOUR ►

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SUITE 1180 - \$33.00/FS

- NW/SW corner views
- Break room
- Contiguous to Suite 1100 for up to 10,402 RSF

SUITE 1100 - \$33.00/FS

- Built-out for law firm
- Elevator lobby entrance
- Above standard improvements
- Mount St. Helens/Willamette River views
- Contiguous to Suite 1180 for up to 10,402 RSF



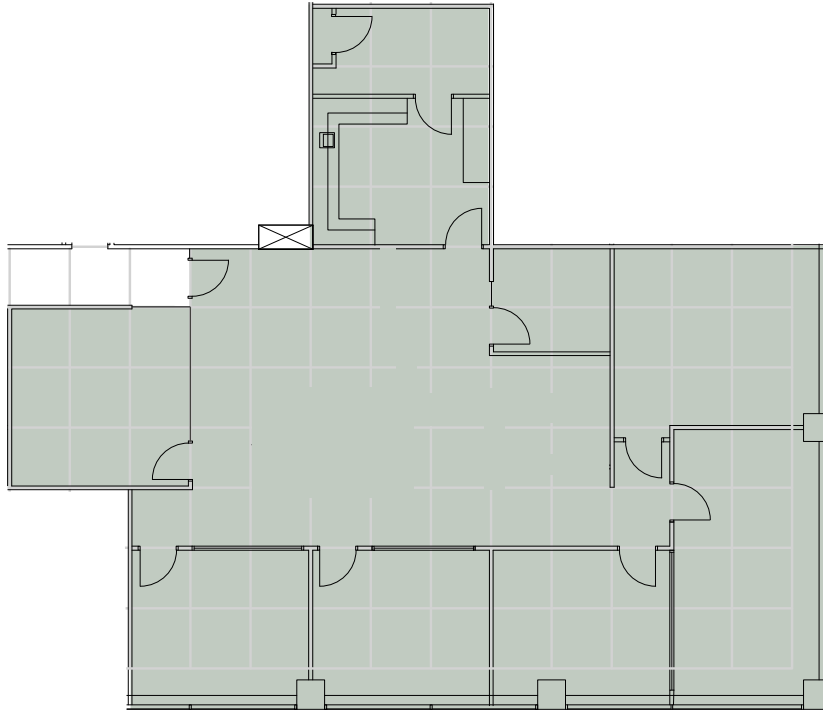
11TH FLOOR 4,902-10,402 RSF (approx.)

\$33.00 Full Service

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- Conference room
- 5 Offices on the glass
- 2 Interior offices
- Open area



SUITE 1080 3,081 RSF (approx.)

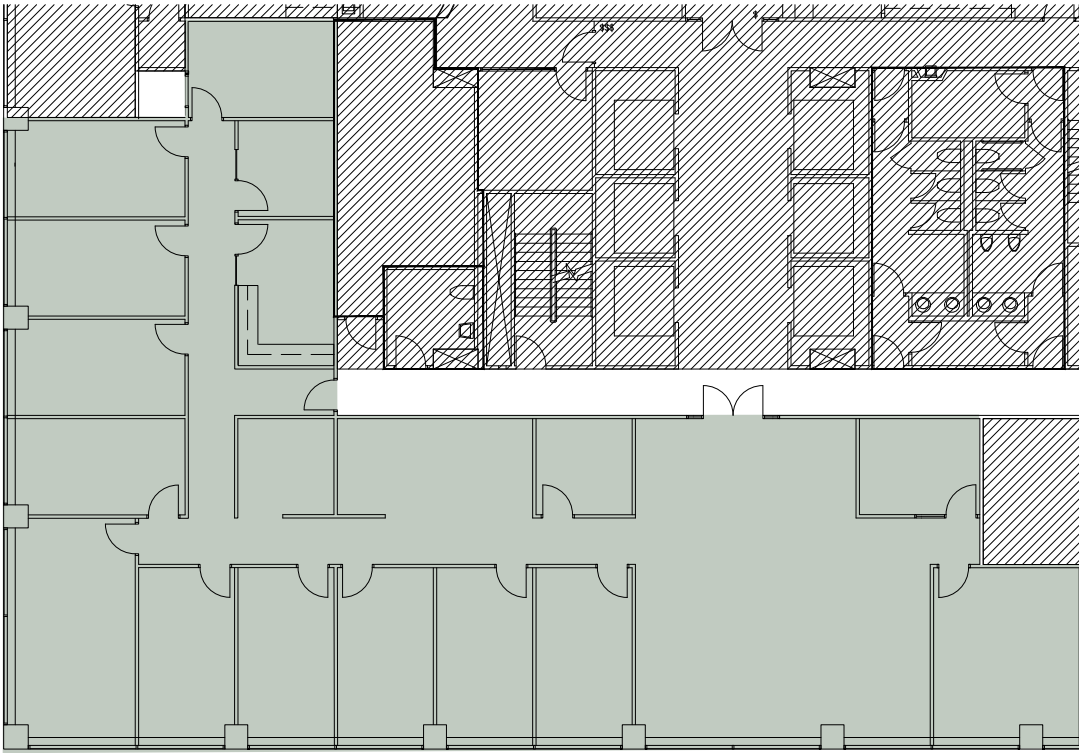
\$32.00 Full Service

Available October 1st, 2025

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- SW corner views
- Divisible suite
- Elevator identity
- 11 exterior offices and 2 interior offices

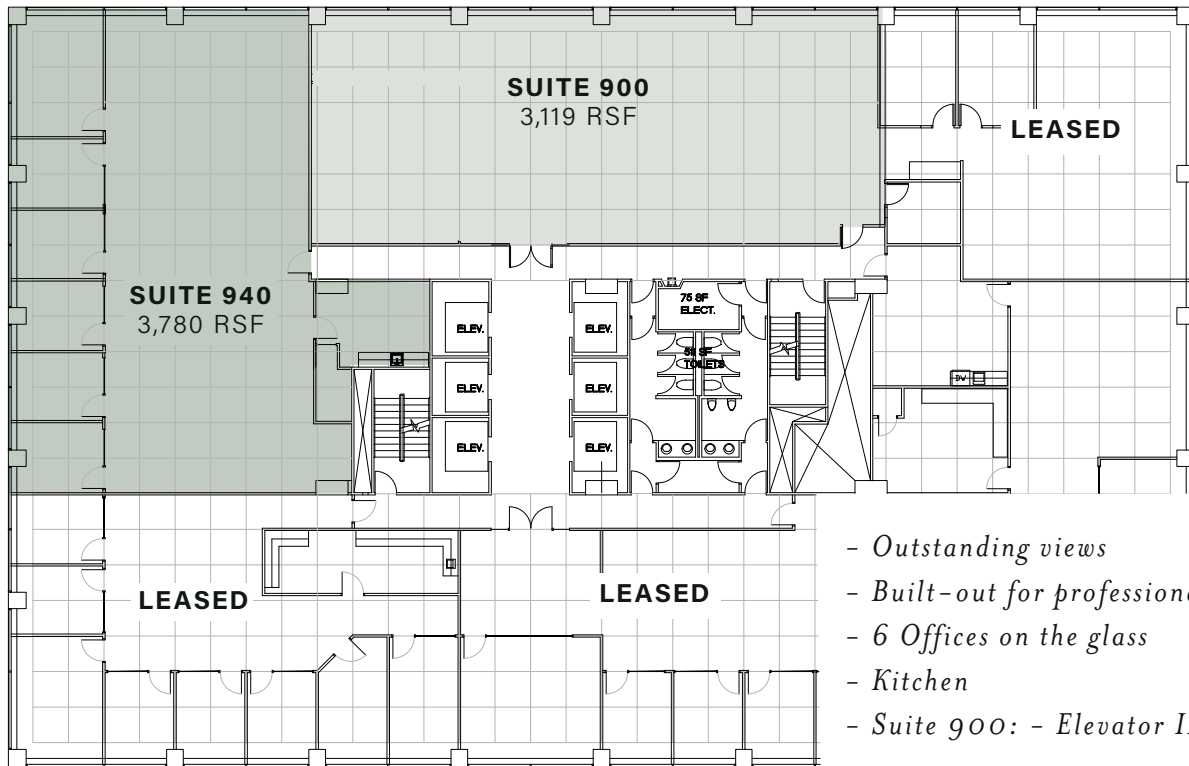


SUITE 1030 5,458 RSF (approx.)

\$32.00 Full Service

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SUITE 900



SUITE 940



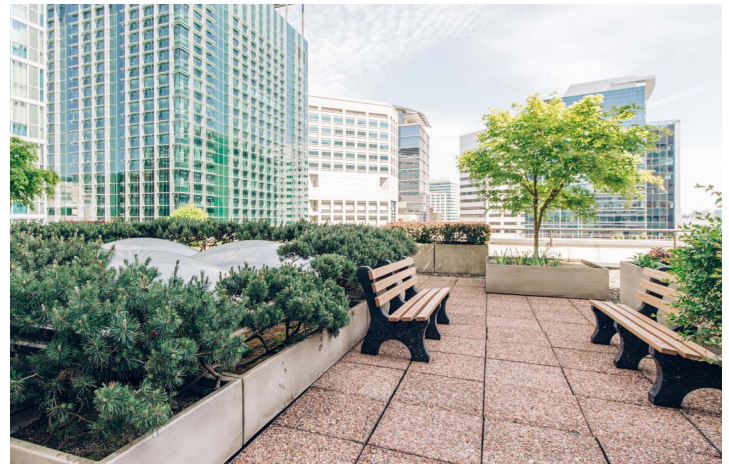
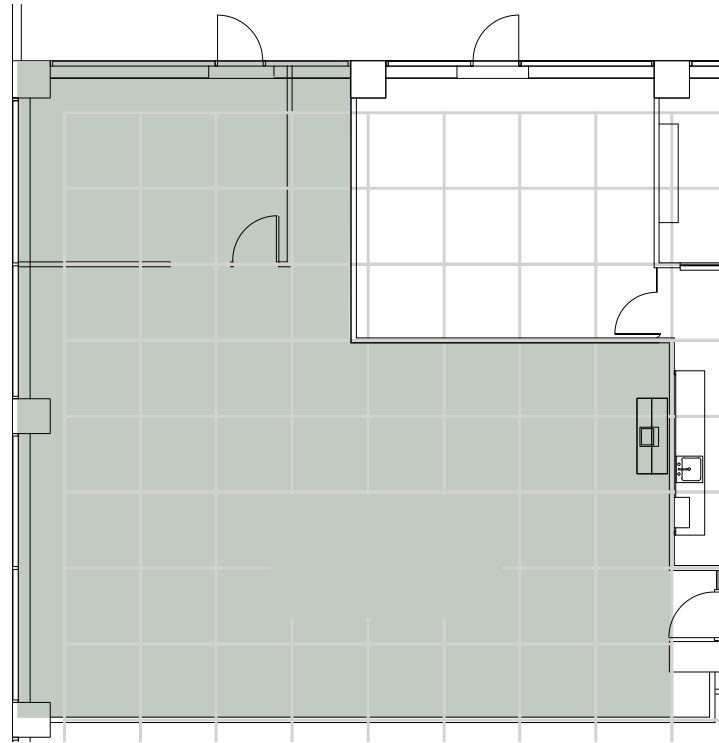
9TH FLOOR 3,119-3,780 RSF (approx.)

\$33.00 Full Service
Contiguous to 6,899 RSF

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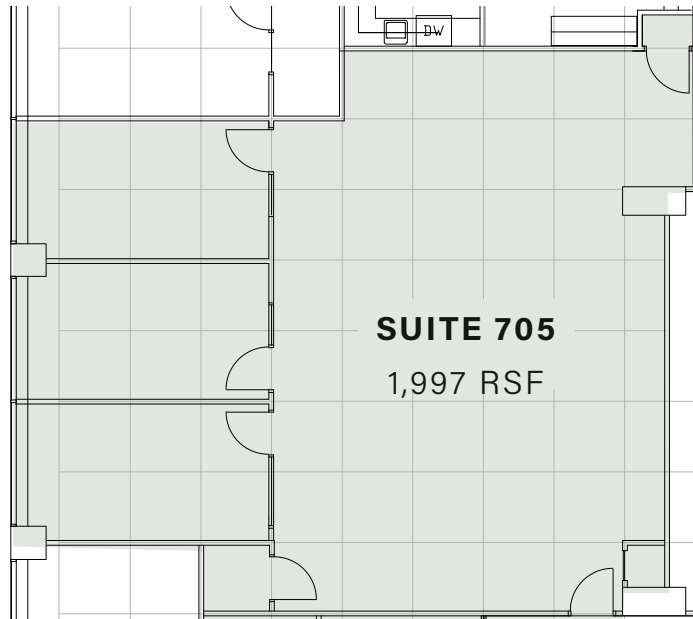


SUITE 895 1,788 RSF (approx.)

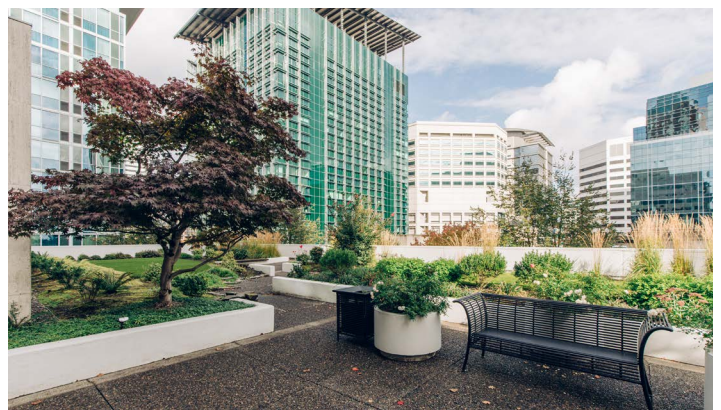
\$31.00 Full Service

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- Ideal for professional services firm
- Outstanding views and access to the roof top patio
- Private showers on the floor
- 3 offices on the glass
- Open area for cubes
- Easy access to plumbing

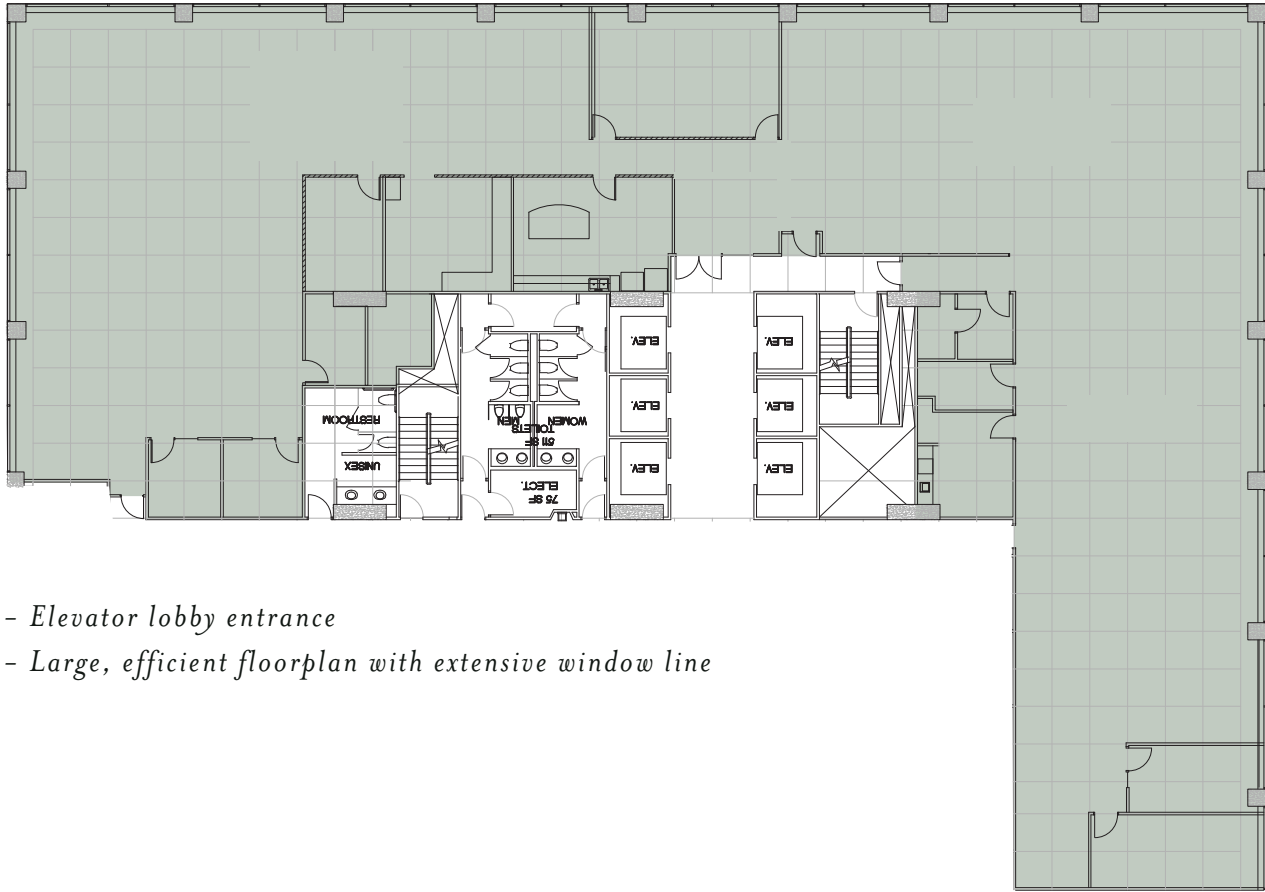


SUITE 705 1,997 RSF (approx.)

\$31.00 Full Service

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- Elevator lobby entrance
- Large, efficient floorplan with extensive window line



SUITE 650 12,421 RSF (approx.)

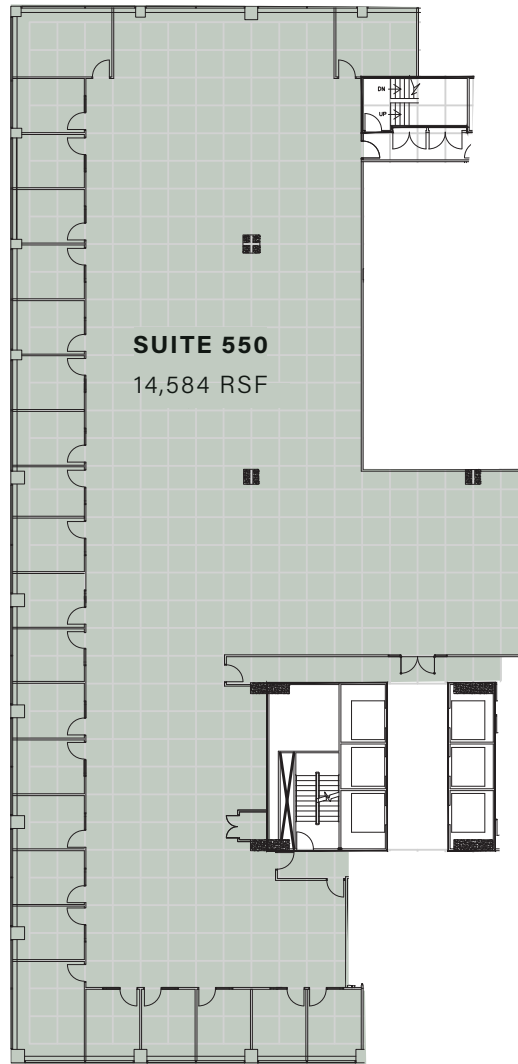
Divisible to 5,000 RSF

\$32.00 Full Service

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AS-BUILT



SUITE 550 - 14,584 RSF

- Elevator lobby entrance
- Elevator ID
- 13 offices on the glass
- Large, efficient floor plan with extensive window line
- Updated common area and restrooms

HYPOTHETICAL SPEC SUITE



SUITE 575 - 4,790 RSF

- 10 offices on the glass
- 1 internal office
- Open kitchen
- Open space to accommodate 12 workstations
- IT Room

SUITE 550 4,790-14,584 RSF (approx.)

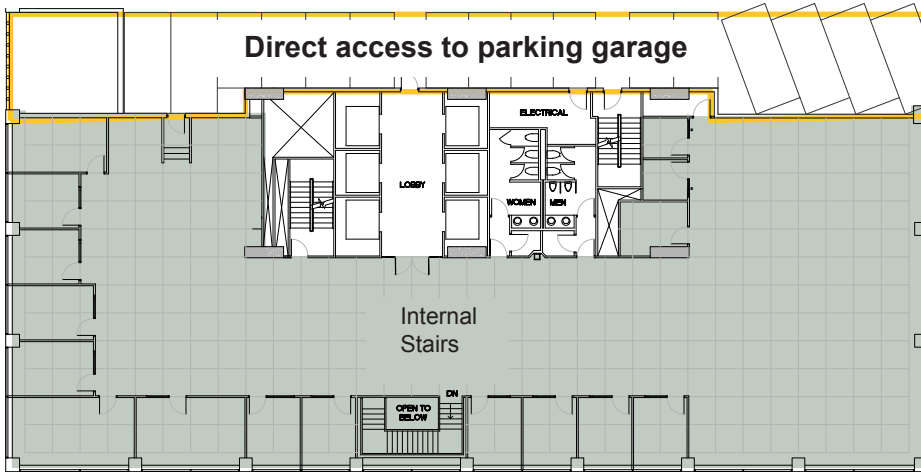
Ready for TI

\$31.00 Full Service

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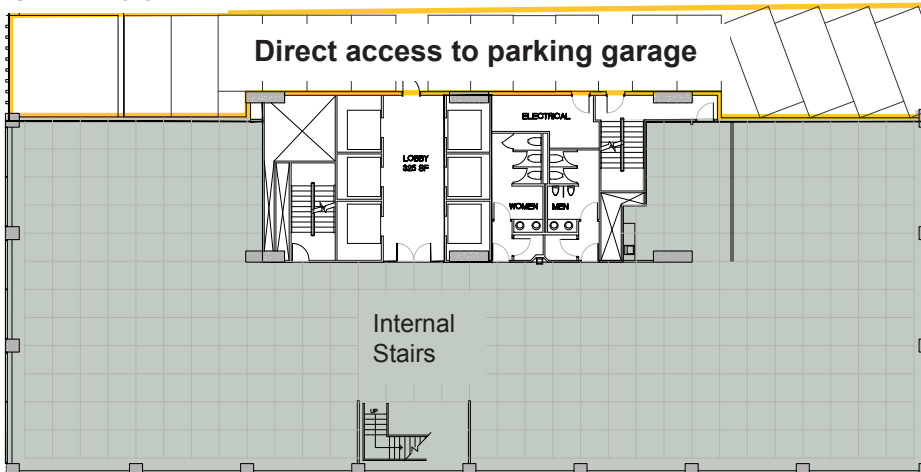
4TH FLOOR



4TH FLOOR: 10,213 RSF

- Large, efficient floor plan with extensive window line
- Expansion space available on 5th floor
- 14 Offices on the glass
- 1 Interior office

3RD FLOOR



3RD FLOOR: 10,222 RSF

- Large, efficient floor plan with extensive window line
- Ready for TI

Floor Entry



View East



Direct Access Parking



FLOORS 3 & 4 20,435 RSF (approx.)

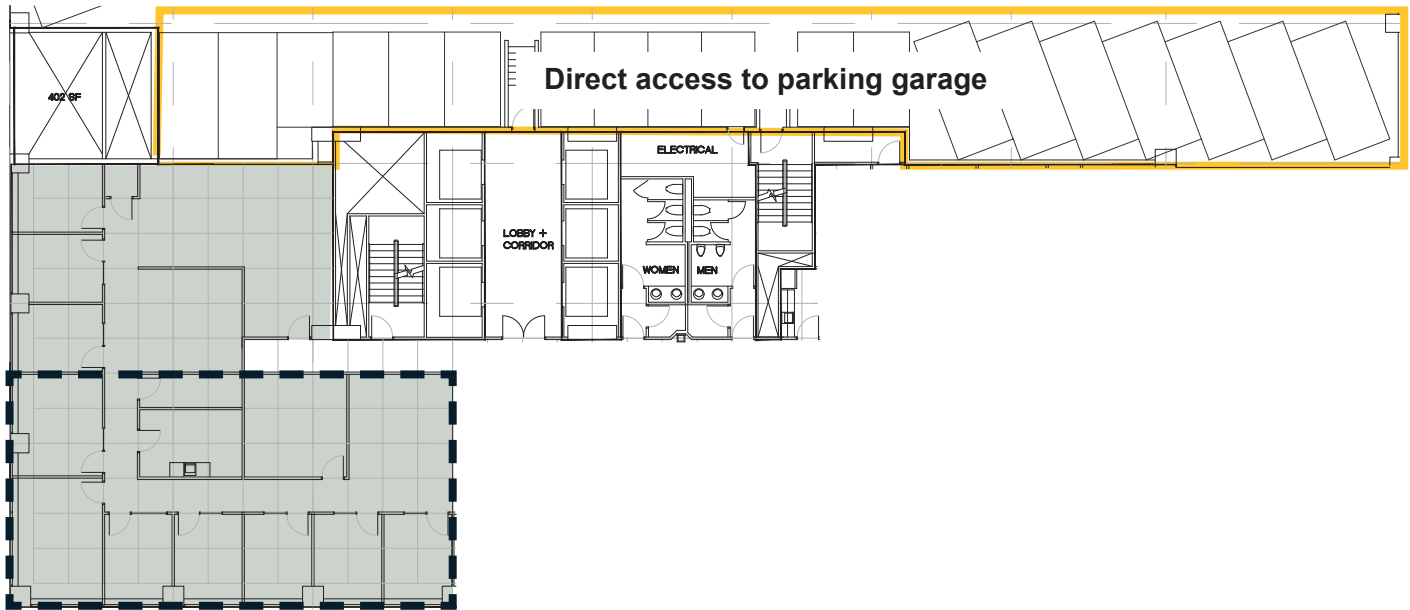
\$29.95 Full Service

20,435 RSF on two floors with connecting stairway

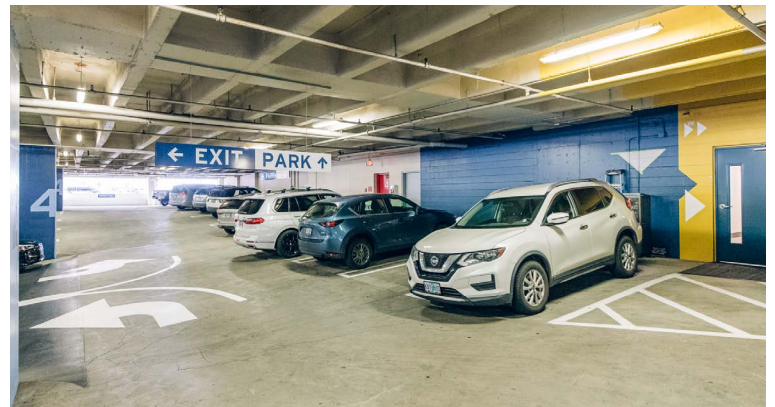
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- Efficient floor plan with extensive window line
- 7 Offices on the glass
- Kitchen and conference room
- Direct access to parking
- Ready for occupancy



FLOOR 2 4,038 RSF (approx.)

\$29.95 Full Service

Divisible to 2,491 RSF

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