

FOR LEASE

M
MELVIN MARK
EST. 1945



UNION BANK BUILDING

707 SW Washington Portland, Oregon 97205

*Office Space Available
from 383 to 10,820 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
1510	1,171	\$32.00
1501	2,067	\$32.00
1415	1,003	\$32.00
1300	10,820	\$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
500	9,570	\$32.00
200	10,820	\$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
- WiredScore 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

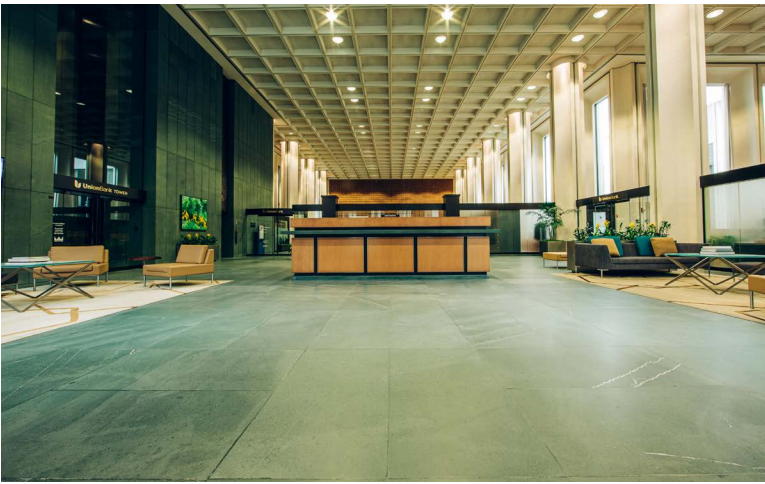
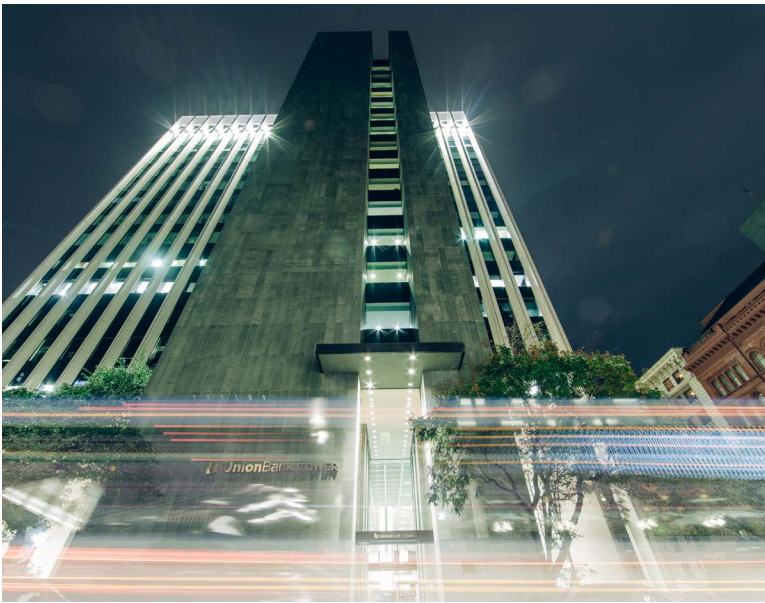


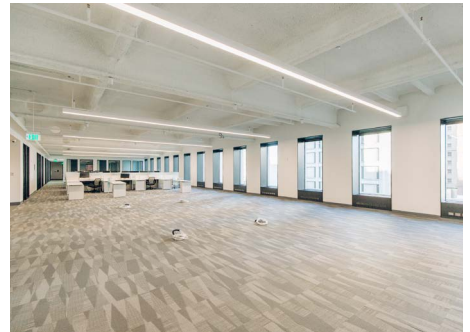
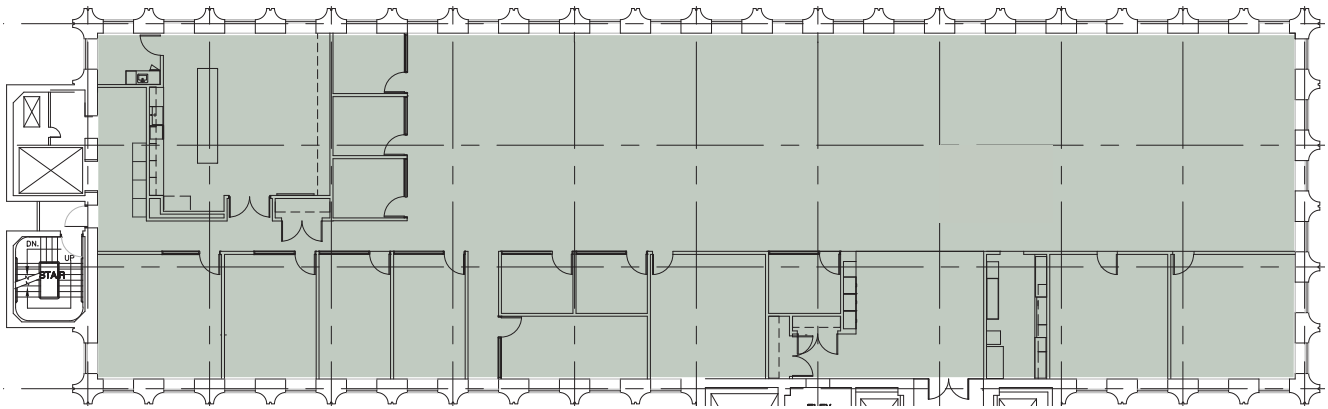
CENTRAL
LOCATION



PARKING
AVAILABLE







SUITE 200 10,820 RSF (approx.)

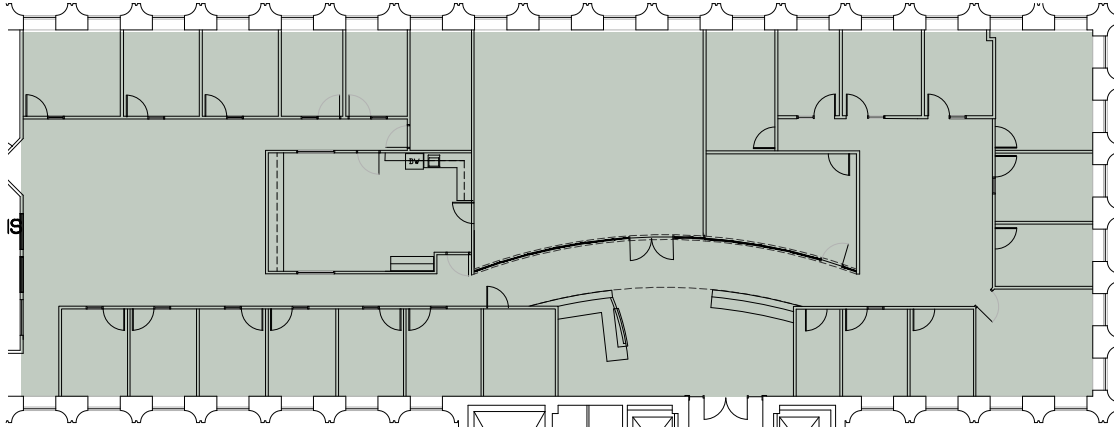
\$32.00 Full Service

Available 9/1/2025

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- Full floor opportunity
- 25 offices on the glass
- Kitchen
- 2 large conference rooms

SUITE 500 9,570 RSF (approx.)

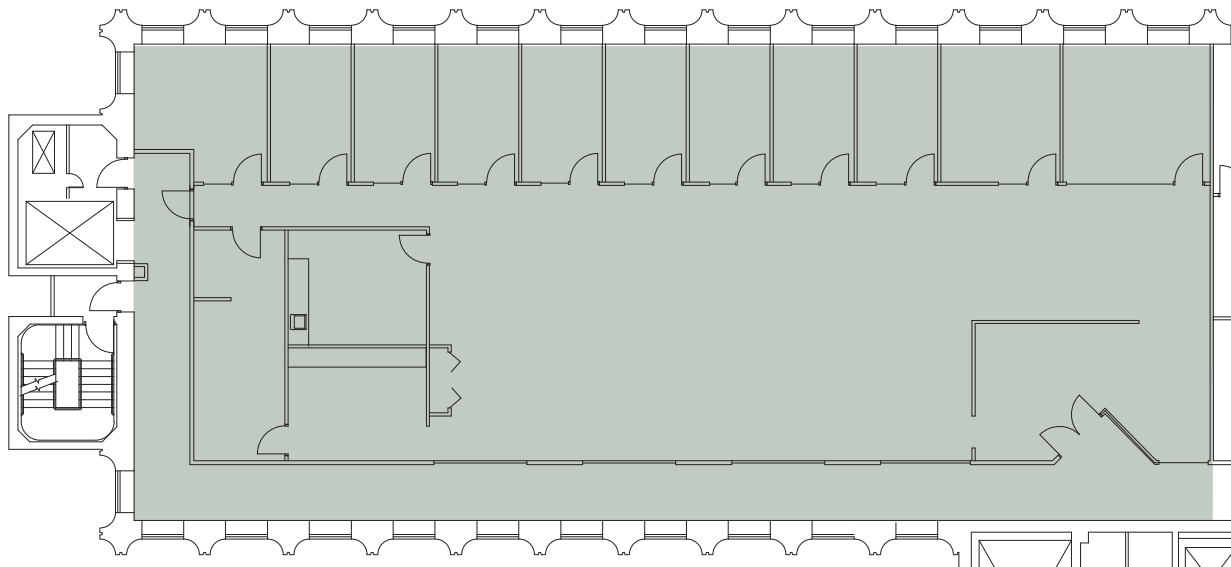
\$32.00 Full Service

Available 11/1/2025

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SUITE 625 5,952 RSF (approx.)

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EXPLORE THE SPACE
WITH A VIRTUAL TOUR



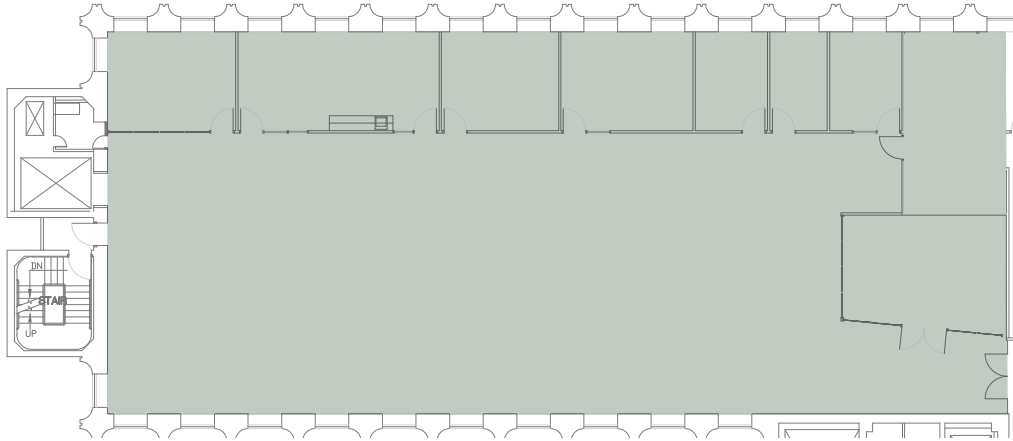
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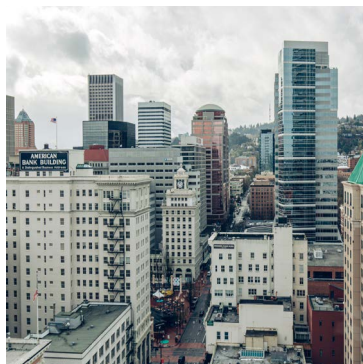
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- All doors have glass inserts
- Direct access to elevator
- Remodeled corridor



SUITE 800 7,098 RSF (approx.)

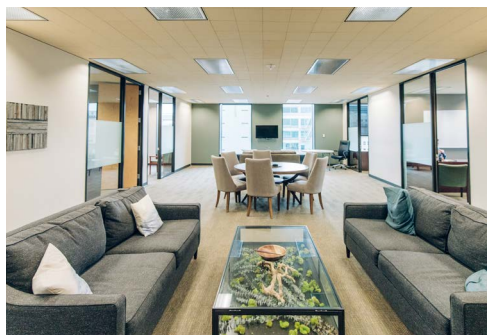
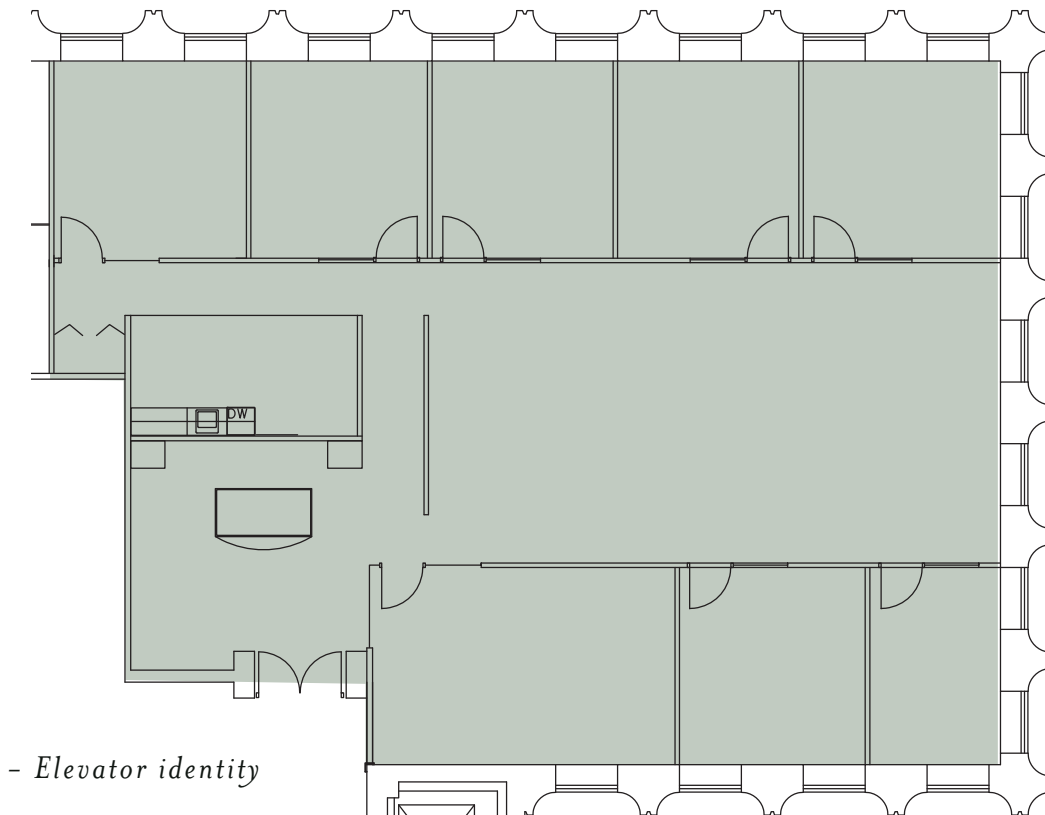
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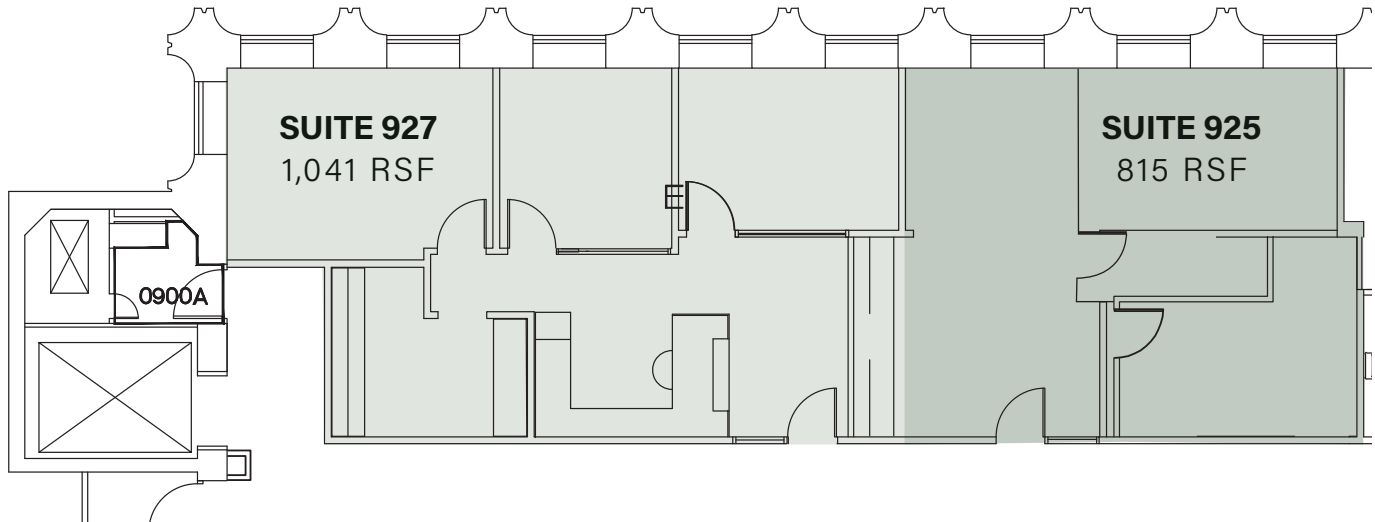
SUITE 900 3,998 RSF (approx.)

\$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

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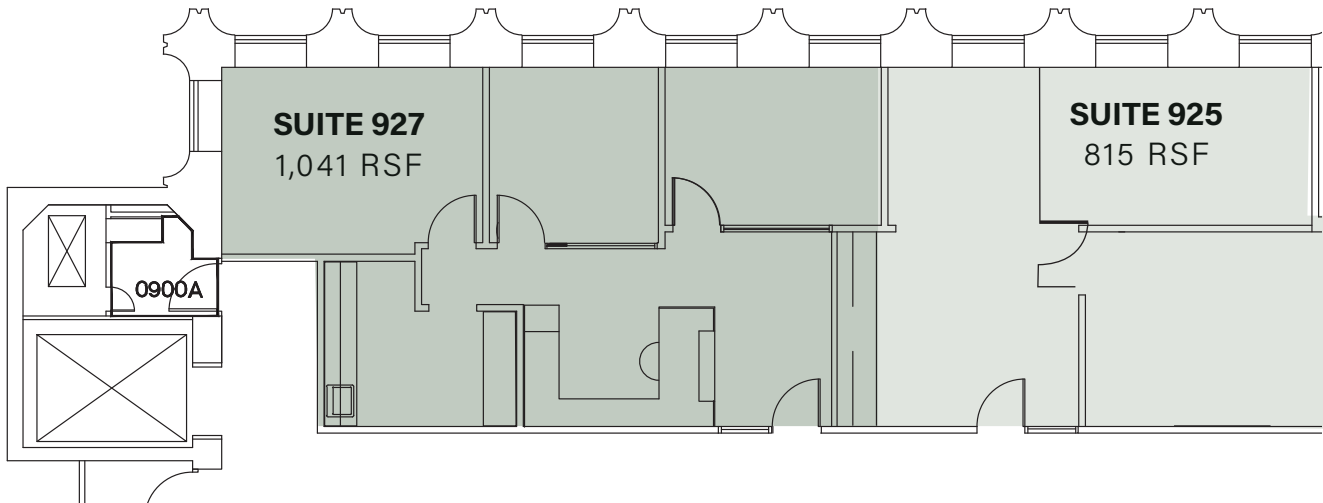
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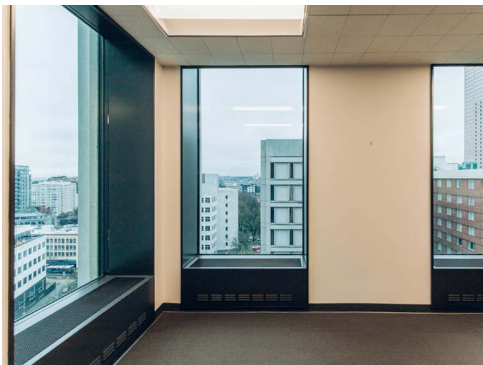
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- Can be combined with Suite 925
- 3 Offices on the glass



SUITE 927 1,041 RSF (approx.)

\$32.00 Full Service

Contiguous 1,856 RSF

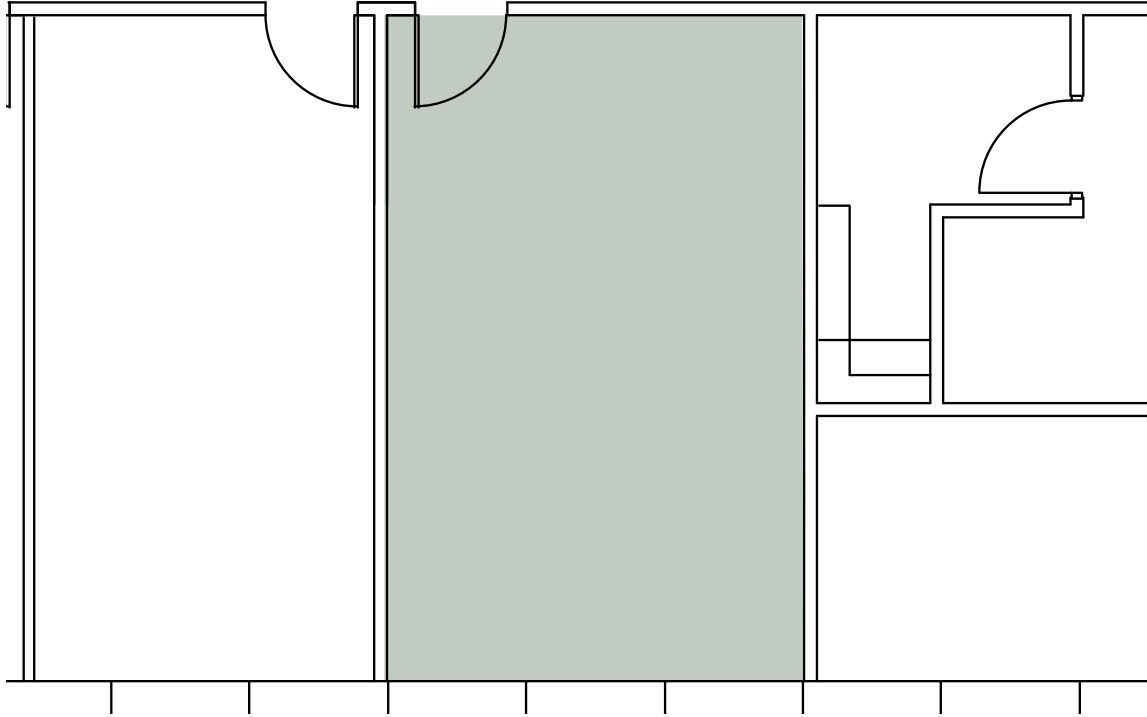
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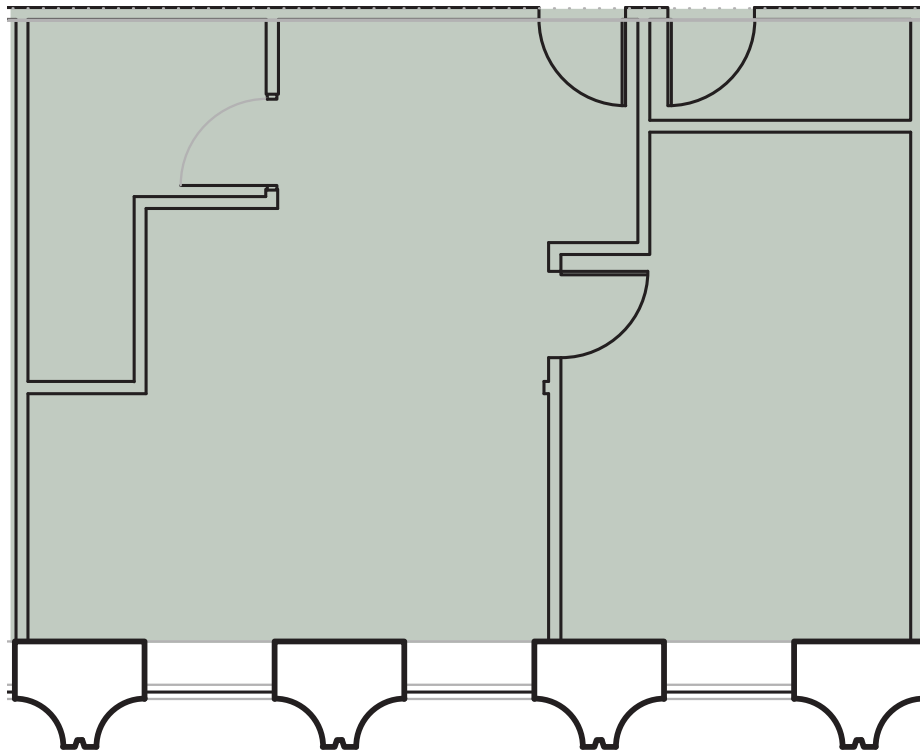
SUITE 933 375 RSF (approx.)

\$32.00 Full Service

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- New Carpet & paint



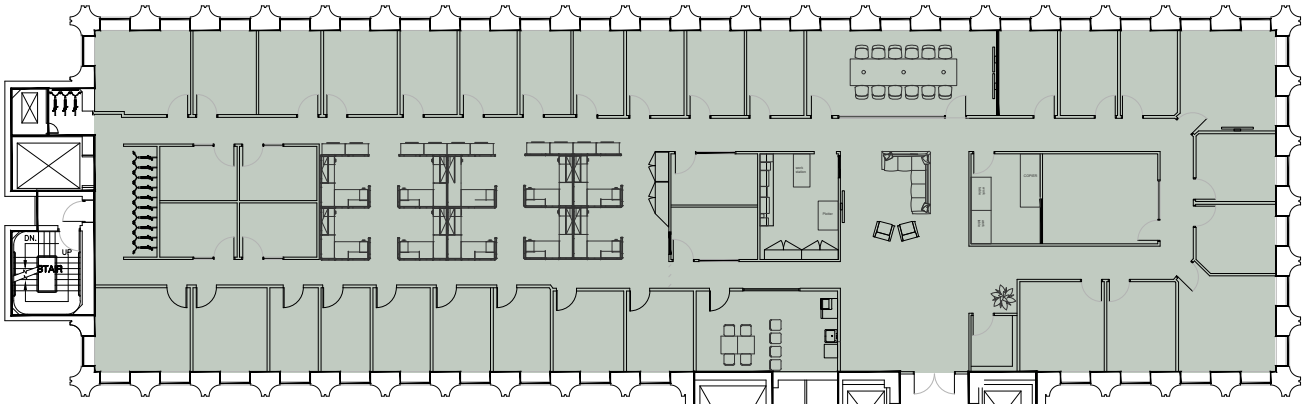
SUITE 934 819 RSF (approx.)

\$32.00 Full Service

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- *Efficient office-intensive space!*
- *Welcoming reception area with high-level finishes*
- *29 offices on the glass*
- *6 interior offices*
- *1 large conference room on the glass*
- *1 interior conference room*

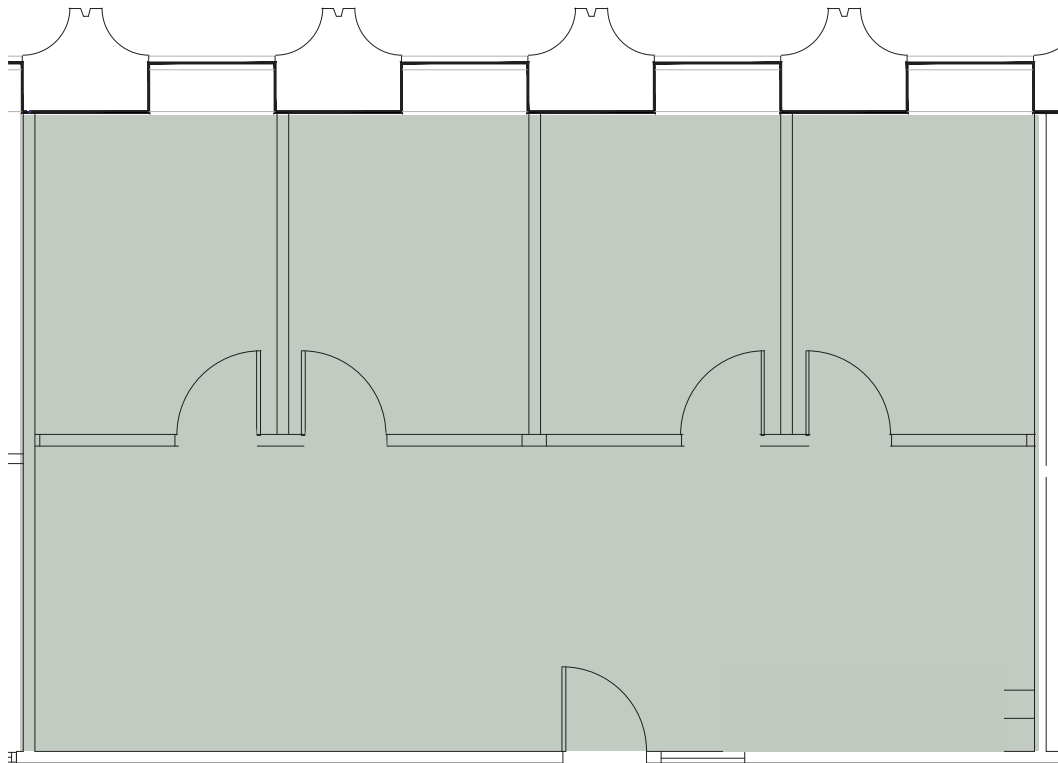


SUITE 1300 10,820 RSF (approx.)

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- Move in ready spec suite
- 4 Private offices



SUITE 1415 1,003 RSF (approx.)

\$32.00 Full Service

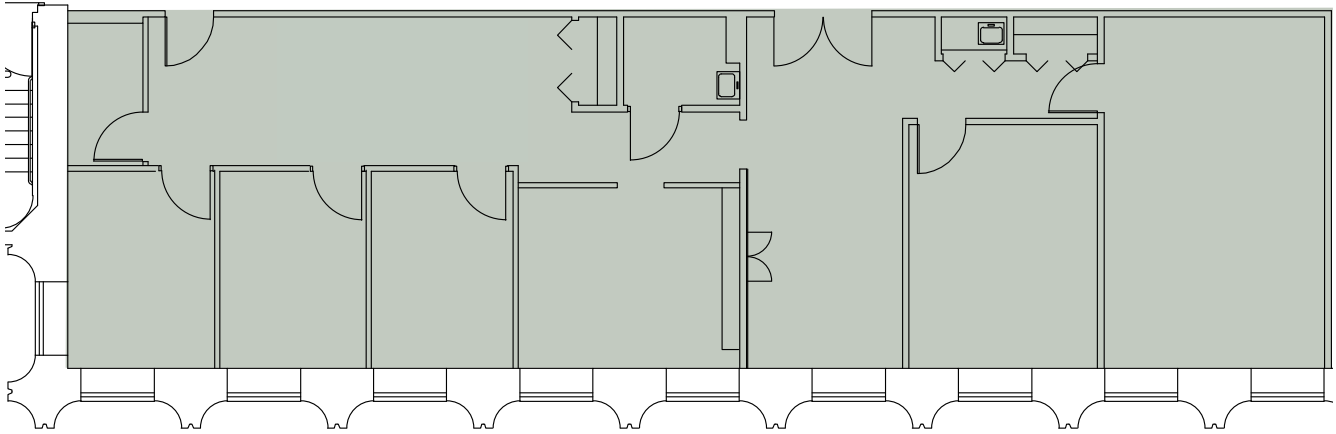
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- Conference Room
- Kitchen
- 6 Offices on the glass
- Storage/IT room



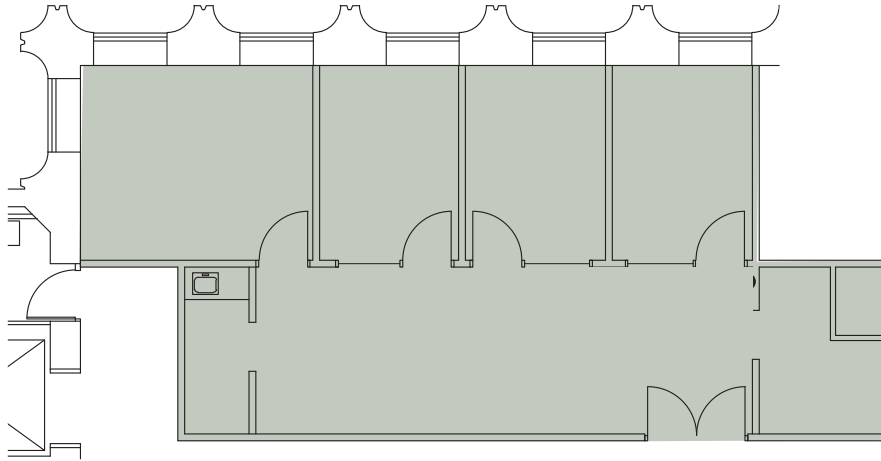
SUITE 1501 2,067 RSF (approx.)

\$32.00 Full Service

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- Kitchen
- 4 offices on the glass



SUITE 1510 1,171 RSF (approx.)

\$32.00 Full Service

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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
- 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





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