

MERCHANT HOTEL

222 NW DAVIS STREET
PORTLAND, OR 97209



Floor Plans + Rates



Apex Real Estate Partners
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History Reclaimed. Creativity Reignited.

Built in 1880 and steeped in Victorian Italianate charm, the Merchant Hotel is more than just a building—it's a symbol of Old Town's past, present, and future. From its intricate cast-iron façades to its dramatic brick archways, this Historic National Register gem has been reborn as a hub for creators, innovators, and tastemakers.

Now under new ownership by the iconic Old Town Pizza—a Portland institution since 1974—the Merchant Hotel is poised for a new era. The building's soul remains intact, but its energy is accelerating. The vision? A thriving ecosystem of bold brands, creative studios, boutique retail, and culinary culture. Be part of it.

Recent upgrades include:

- Full seismic retrofit
- Tenant lounge + kitchen
- Shared conference room
- Secure bike storage
- Fiber connectivity

The location is unbeatable. At the gateway of the Central Business District, Pearl District, and the East side, you're steps from cafes, galleries, nightlife, and public transit.

Whether you're a creative startup, non-profit, design firm, or community-minded retailer—this is your chance to anchor in a building that defines Portland authenticity.

Merchant Hotel Highlights

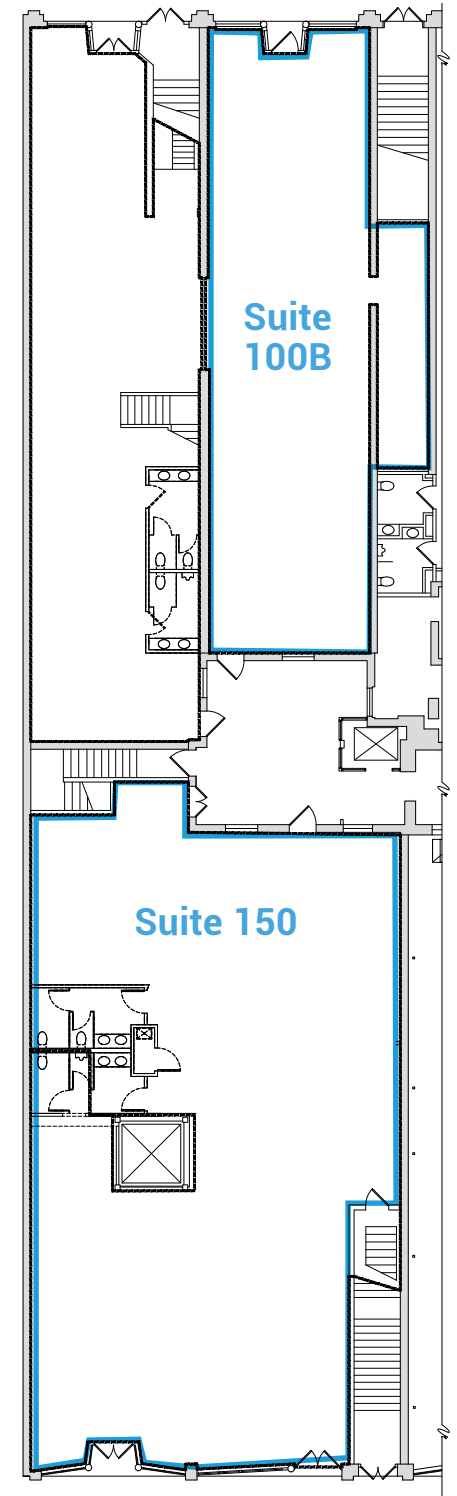
- New tenant lounge with kitchen
- Generous-sized meeting space
- Secure bike parking
- 24/7 access with secured entry
- Elevator served
- Open central courtyard with historic charm
- Exposed brick, wood floors and architectural details
- Great glass lines with oversized, operable windows
- Seismic upgrades
- Immediate access to TriMet transportation
- On-site restaurant, cafe and retailer, as well as a specialty market
- New ownership!



Merchant Hotel - 1st Floor (partial)

Available:

- Suite 100B: ± 2,261 RSF
- Suite 150: ± 4,799 RSF
- Excellent retail storefront opportunities
- High visibility and foot traffic



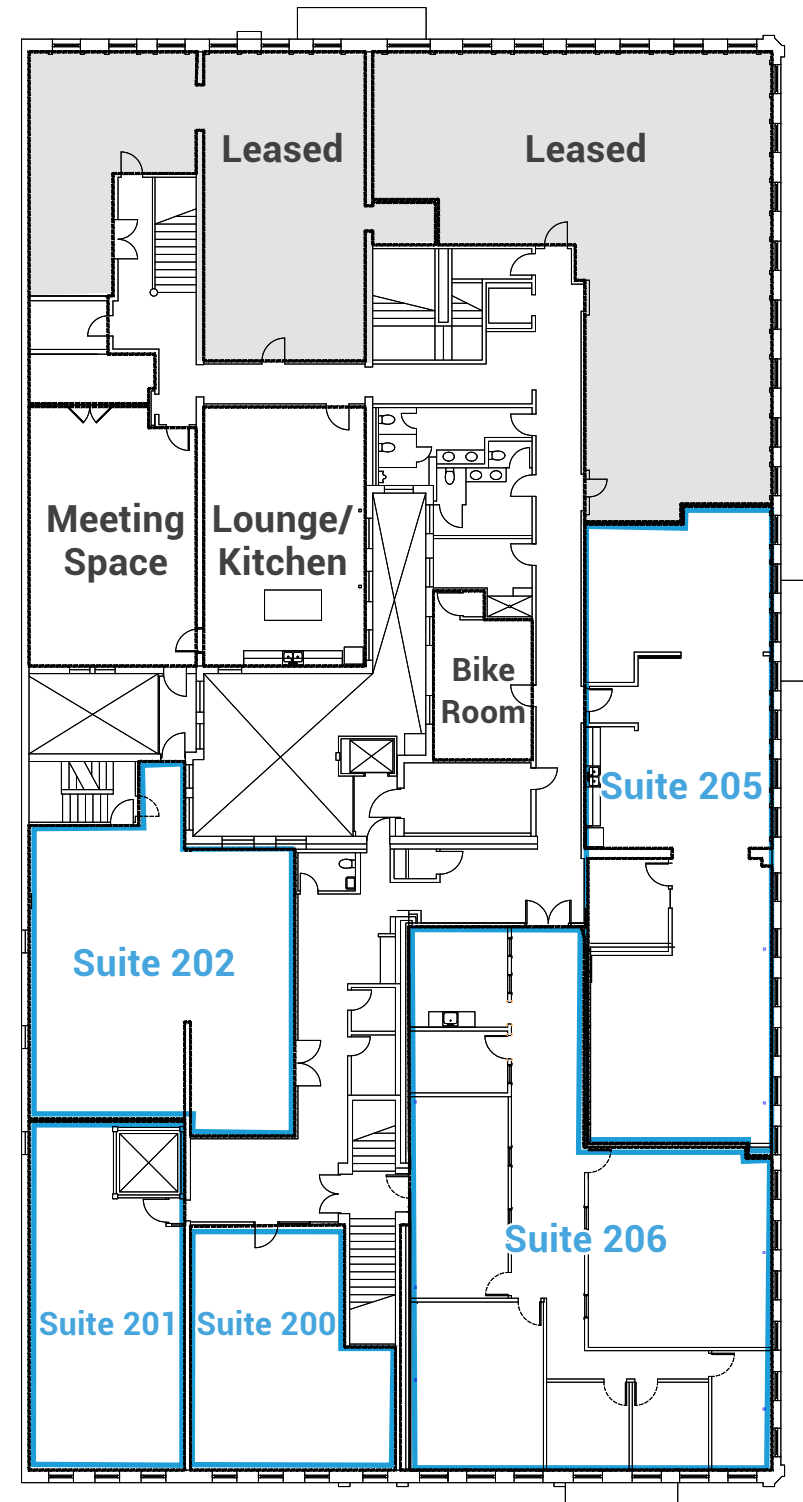
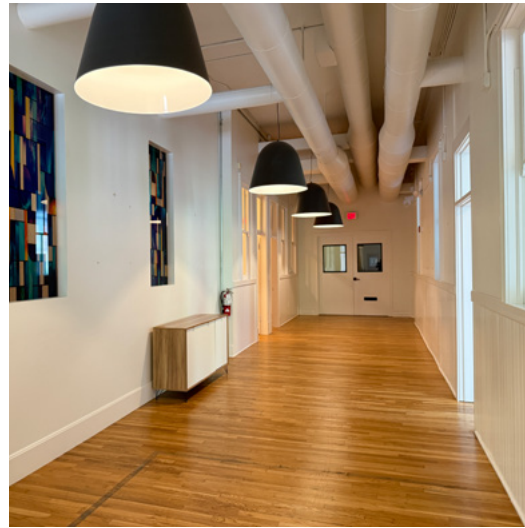
Floor plan subject to change and may not reflect current build-out



Merchant Hotel - 2nd Floor

Available:

- Suite 200: ± 1,035 RSF
- Suite 201: ± 1,162 RSF
- Suite 202: ± 1,668 RSF
- Suite 205: ± 2483 RSF
- Suite 206: ± 3,297 RSF



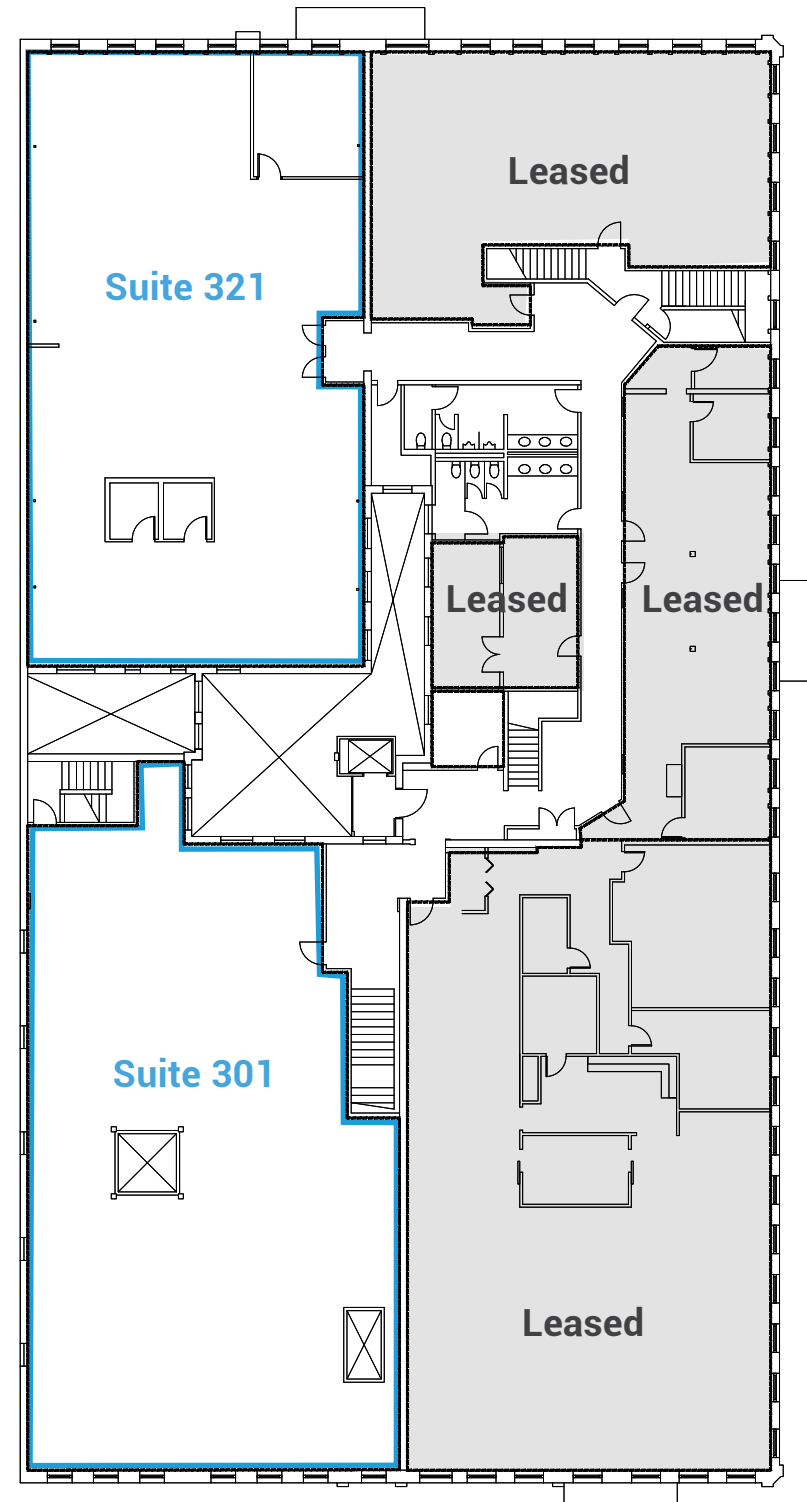
Floor plan subject to change and may not reflect current build-out



Merchant Hotel - 3rd Floor

Available:

- Suite 301: ± 4,516 RSF (includes an infinity cyc wall)
- Suite 321: ± 4,467 RSF (demisable)



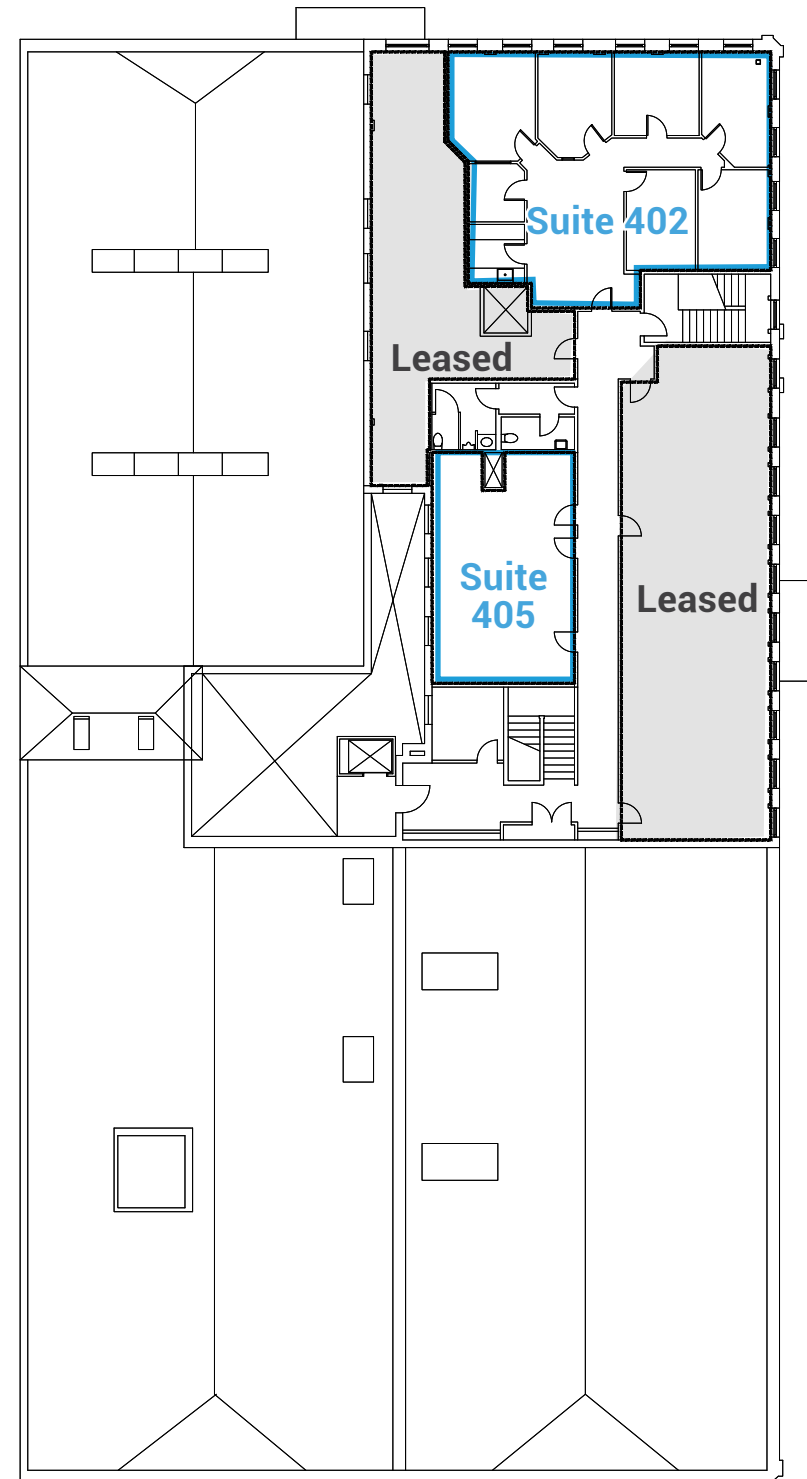
Floor plan subject to change and may not reflect current build-out



Merchant Hotel - 4th Floor

Available

- Suite 402: ± 1,509 RSF
- Suite 405: ±663 RSF (demisable)



Floor plan subject to change and may not reflect current build-out



Convenient Location

The Merchant Hotel is located in Portland's Historic Old Town, just minutes to downtown, Pearl District and Eastside. The TriMet MAX and bus line are located right outside the front door, offering immediate access to all over the Portland Metro.





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