

FOR LEASE



MELVIN MARK

EST. 1945

BROADWAY BUILDING

MARKET-LEADING
BROKER BONUSES FOR
QUALIFIED NEW LEASES

CALL FOR DETAILS

NO DEBT
ON PROPERTY
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

503.546.4534

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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

BROADWAY BUILDING FOR LEASE

Located in the heart of Portland's business district, this 5-story building is easily accessible and features beautiful, affordable spaces available for immediate occupancy.

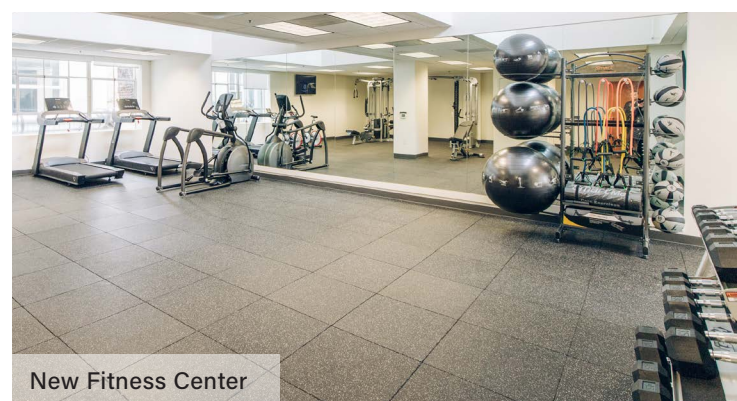
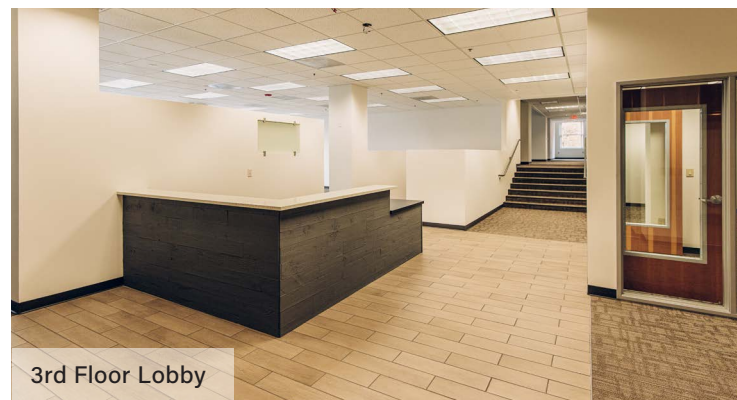
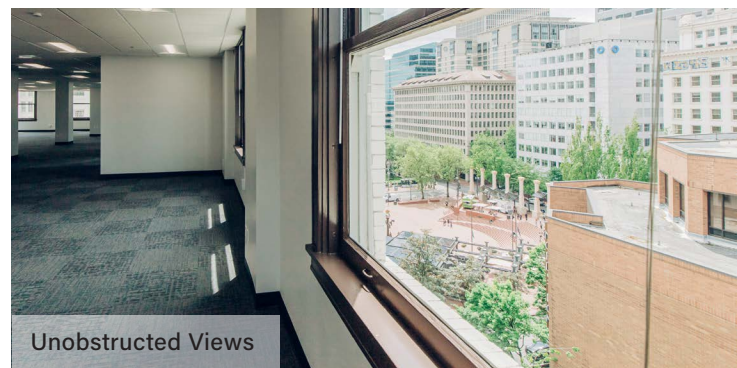
LEASE AVAILABILITY

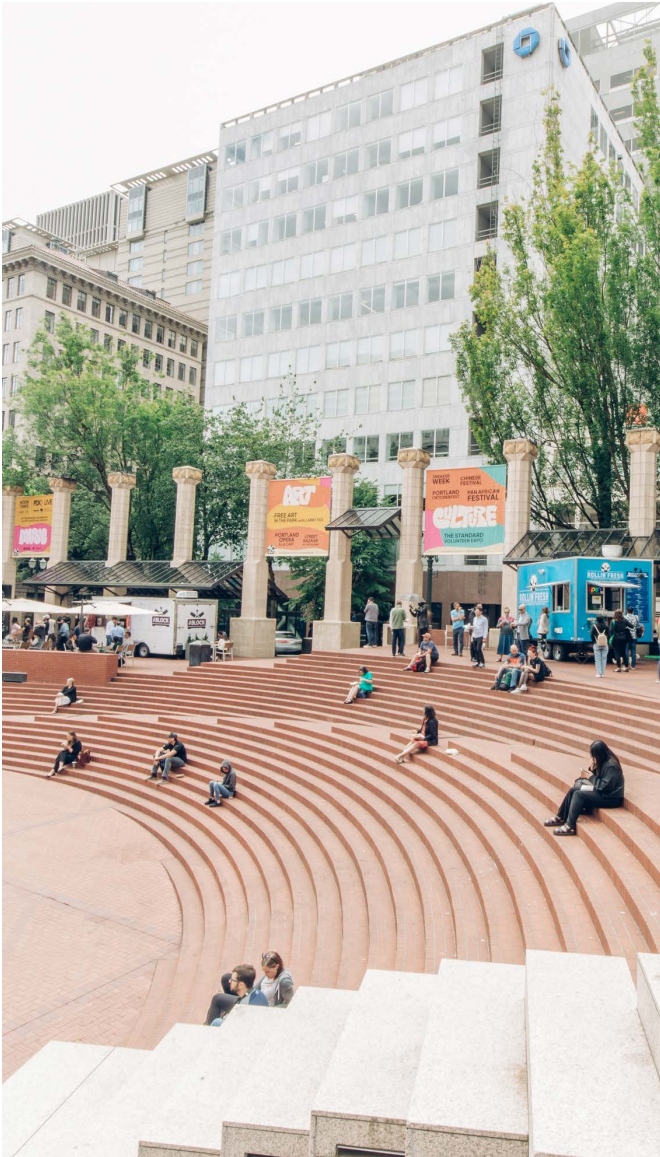
Floor	Suite	RSF	FS Rate/RSF	Notes
6	Penthouse	910	\$23.50*	
5	500	4,228	\$23.50*	Potential for dramatic build-to-suit space
3	Full floor	9,904	\$23.50*	Fully built out Move-in ready
2	200	3,652	\$23.50*	Fully built out Move-in ready

* \$19.50/RSF FS for as-is leases

BUILDING HIGHLIGHTS

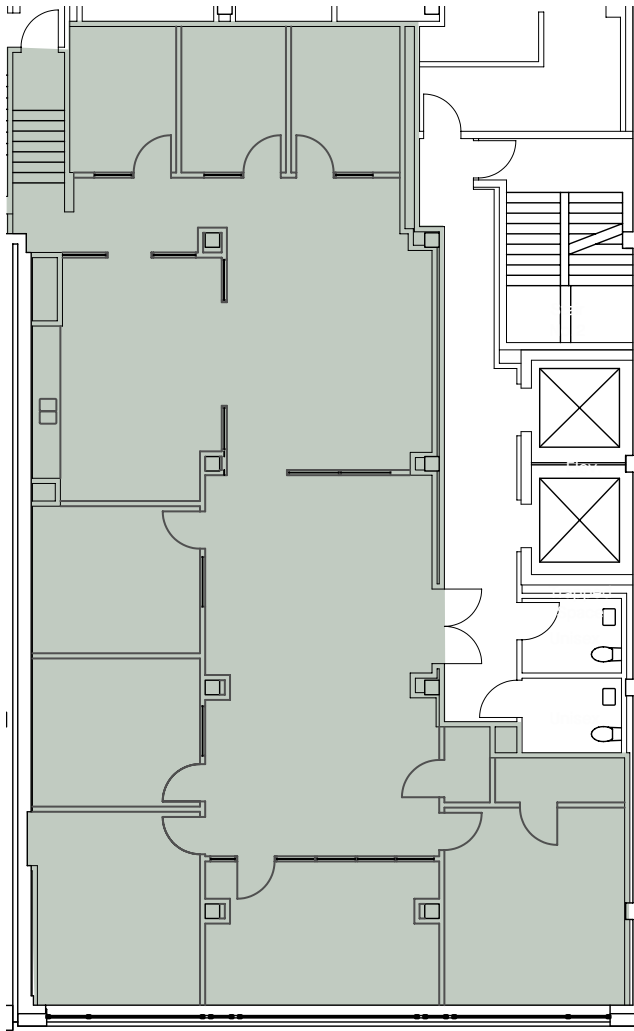
- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps to TriMet MAX line
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- Brand new fitness center with on-site showers
- Customer parking nearby
- Lobby renovations planned, delivering 2025
- Move-in-ready spaces
- Building conference room



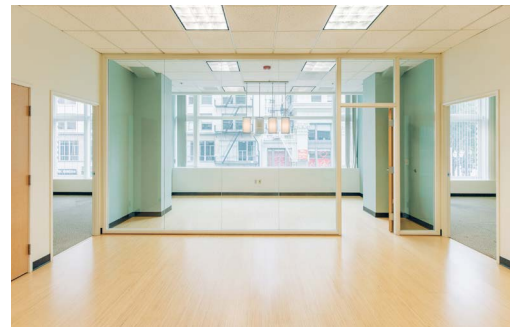


BROADWAY BUILDING AVAILABILITY

625 SW Broadway
Portland, OR 97205



- Fully built-out conference room
- Tiled break room
- Private offices



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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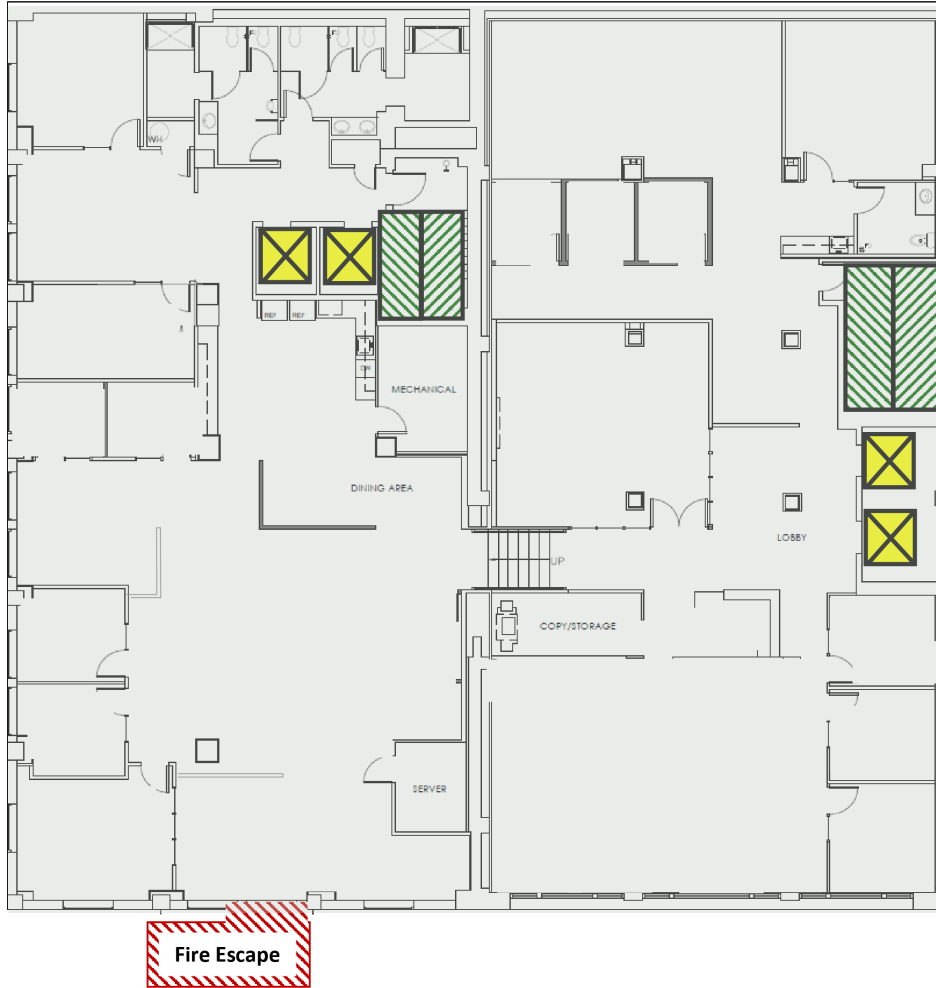
calexander@melvinmark.com

Licensed in OR



BROADWAY BUILDING AVAILABILITY

625 SW Broadway
Portland, OR 97205



- Views of Pioneer Courthouse Square
- Full-floor space with private offices
- Direct elevator access



FLOOR 3 9,904 RSF (approx.)

Available Now

\$23.50/SF Full Service

EXPLORE THE SPACE
WITH A VIRTUAL TOUR

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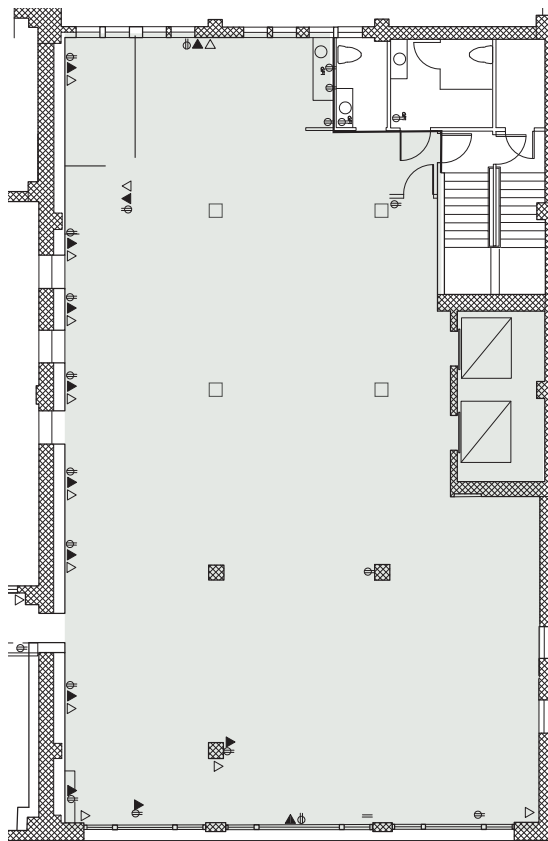


BROADWAY BUILDING AVAILABILITY

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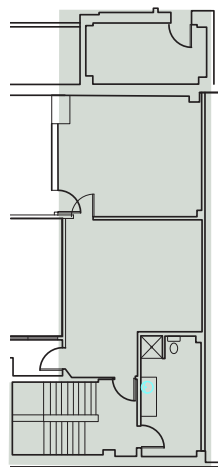
SUITE 500

4,228 RSF



6TH FLOOR PENTHOUSE

910 SF



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

Available Now

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BROADWAY BUILDING FOR LEASE



100
WALK SCORE
"Walker's Paradise"



95
TRANSIT SCORE
"Rider's Paradise"



94
BIKE SCORE
"Biker's Paradise"

NEIGHBORHOOD AMENITIES

- Adjacent to Pioneer Square, Portland's "Living Room" with popular food carts like Whole Bowl and a variety of events all year round
- Cafes & restaurants within steps including Starbucks, St. Honore Bakery, Bullard, Din Tai Fung, Roseline, Greenleaf Juice Bar & Flying Elephants
- The nearby Ritz-Carlton hotel hosts Portland's newest food hall, "Flock"
- Lively shopping area with Pioneer Place Mall, Mercantile, Nordstrom, Muji, and Apple Store
- Short walk to Director Park, Fox Tower Cinemas, Portland Art Museum, Oregon Historical Society and Arlene Schnitzer Concert Hall





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