

# FOR LEASE



MELVIN MARK

EST. 1945

MARKET-LEADING  
BROKER BONUSES FOR  
QUALIFIED NEW LEASES

CALL FOR DETAILS

NO DEBT  
ON PROPERTY

WELL-CAPITALIZED  
OWNERSHIP GROUP

## PIONEER PARK

715 SW Morrison Street Portland, Oregon 97205

*Office Space Available Now from 627-9,904 RSF*

\$24.00/SF Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR



**BRYN HOKKANEN**

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# PIONEER PARK FOR LEASE

In the heart of Portland's business district, Pioneer Park features easy accessibility, beautiful views, and new/renovated common areas.

## LEASE AVAILABILITY

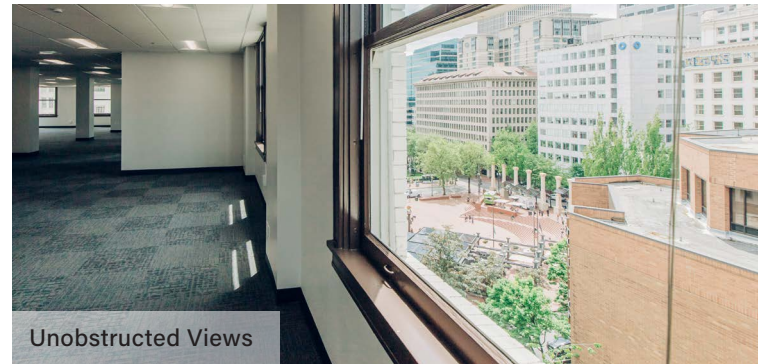
Floor	Suite	RSF	FS Rate/RSF	Notes
8	800	4,659	\$24.00	Spec suite
6	604*	2,851	\$24.00	
	602*	627	\$24.00	
	600*	1,128	\$24.00	
5	504	2,897	\$24.00	
	503	1,331	\$24.00	
3	Full floor^	9,904	\$24.00	

\*Can be combined

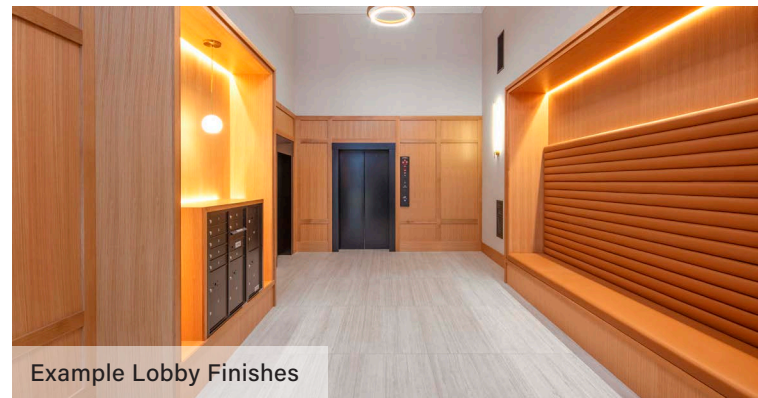
^Full floor across Pioneer Park & 625 Broadway

## BUILDING HIGHLIGHTS

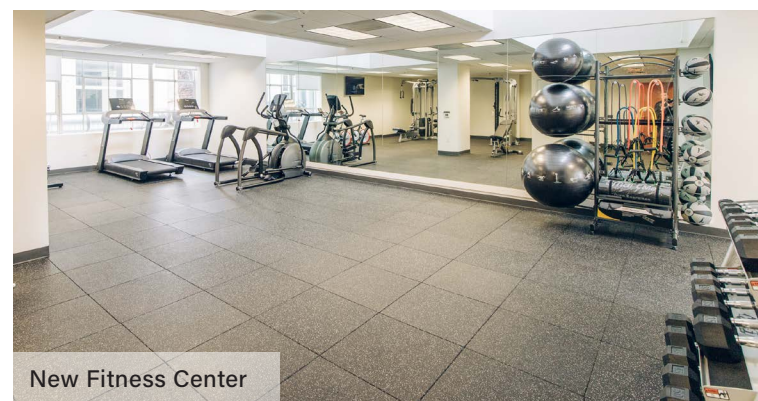
- Adjacent to Pioneer Courthouse Square with unobstructed window views
- Steps to TriMet MAX line
- AI-enabled security camera with Door King access control system
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- Brand new fitness center with on-site showers
- Located above Capital One Café (café and meeting space)
- Plentiful parking options; potential for below-market parking at owner's nearby facilities
- Lobby renovations planned, delivering 2025
- Building conference room



Unobstructed Views



Example Lobby Finishes

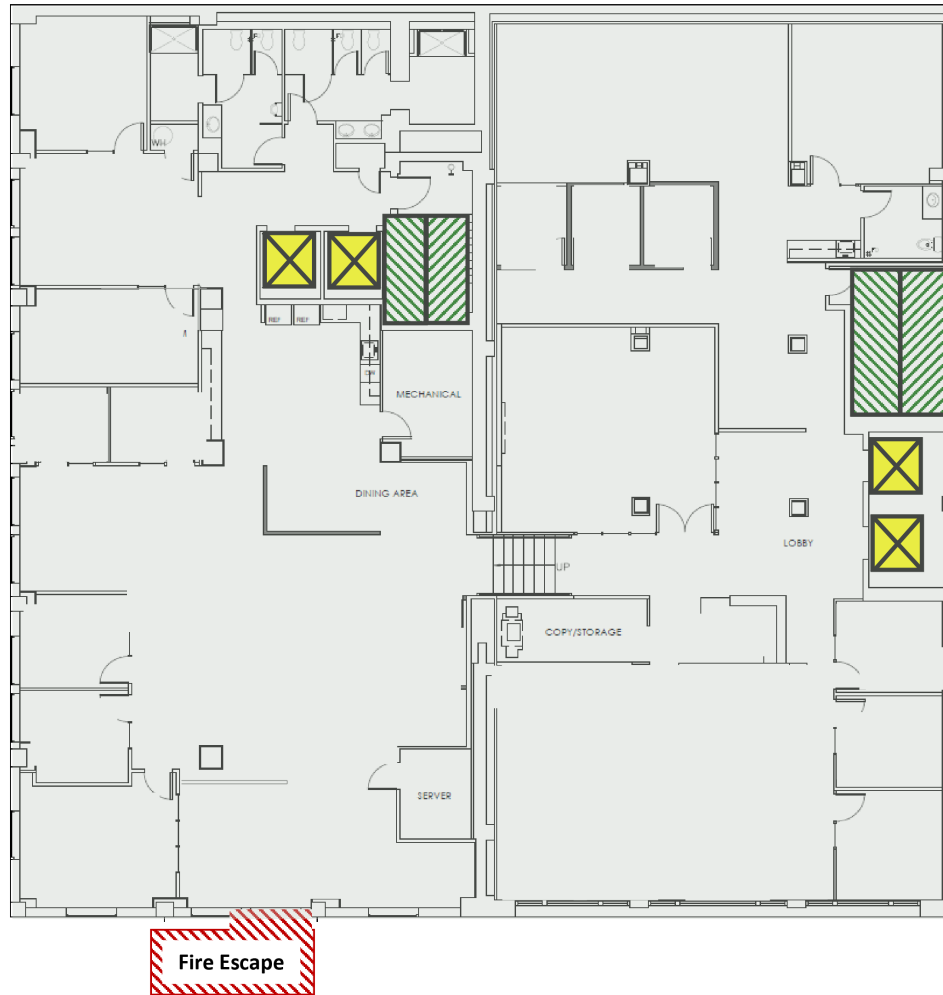


New Fitness Center



# PIONEER PARK AVAILABILITY

715 SW Morrison St  
Portland, OR 97205



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

*Available Now*

*\$23.50/SF Full Service*

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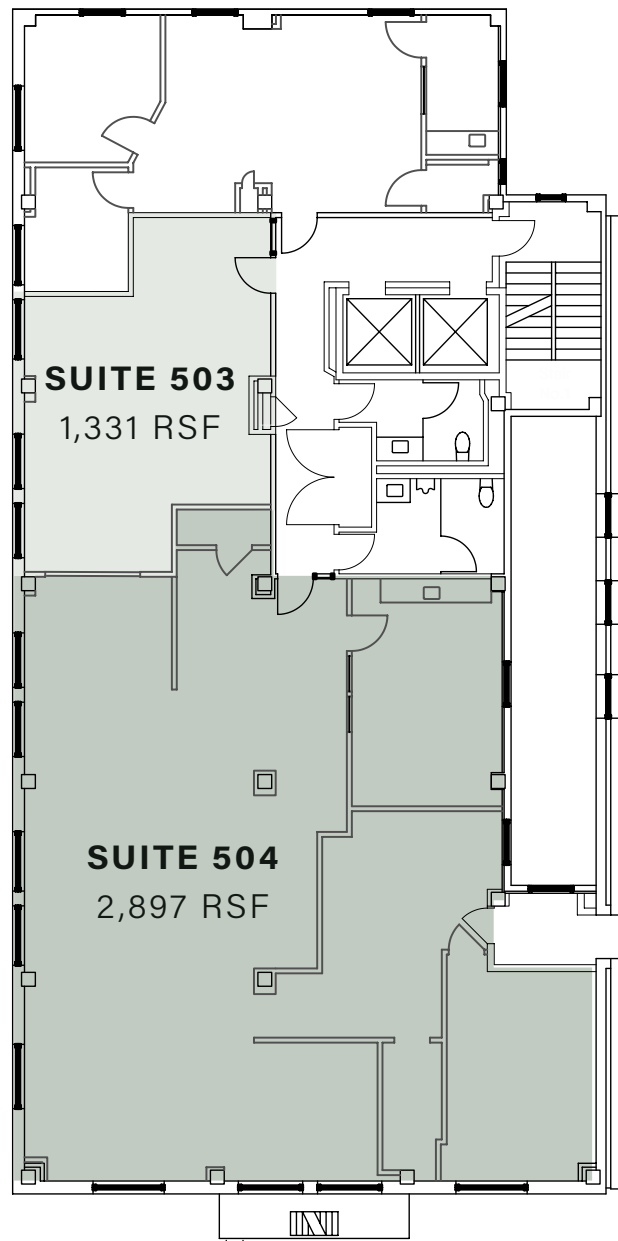
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# PIONEER PARK AVAILABILITY

715 SW Morrison St  
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## FLOOR 5 1,331-4,228 RSF (approx.)

*Available Now*

*\$24.00/SF Full Service*

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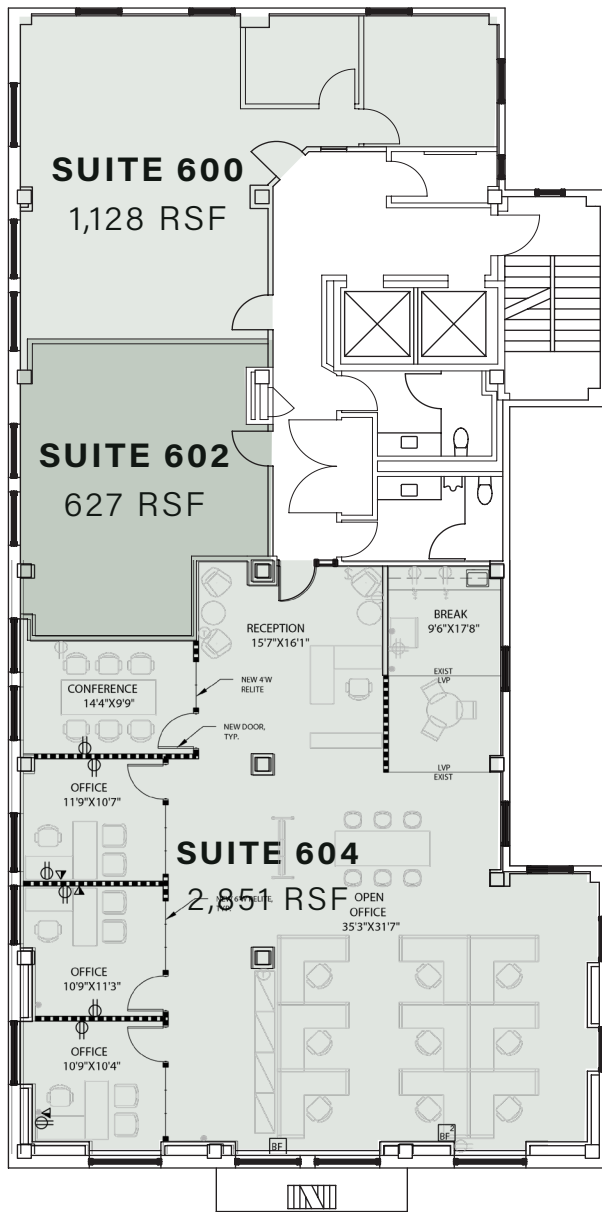
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# PIONEER PARK AVAILABILITY

715 SW Morrison St  
Portland, OR 97205



- Suites 600 and 602 combined: 1,755 RSF
- Suites 602 and 604 combined: 3,478 RSF
- All three suites combined: 4,606 RSF



## FLOOR 6 627-4,606 RSF (approx.)

Available Now

\$24.00/SF Full Service

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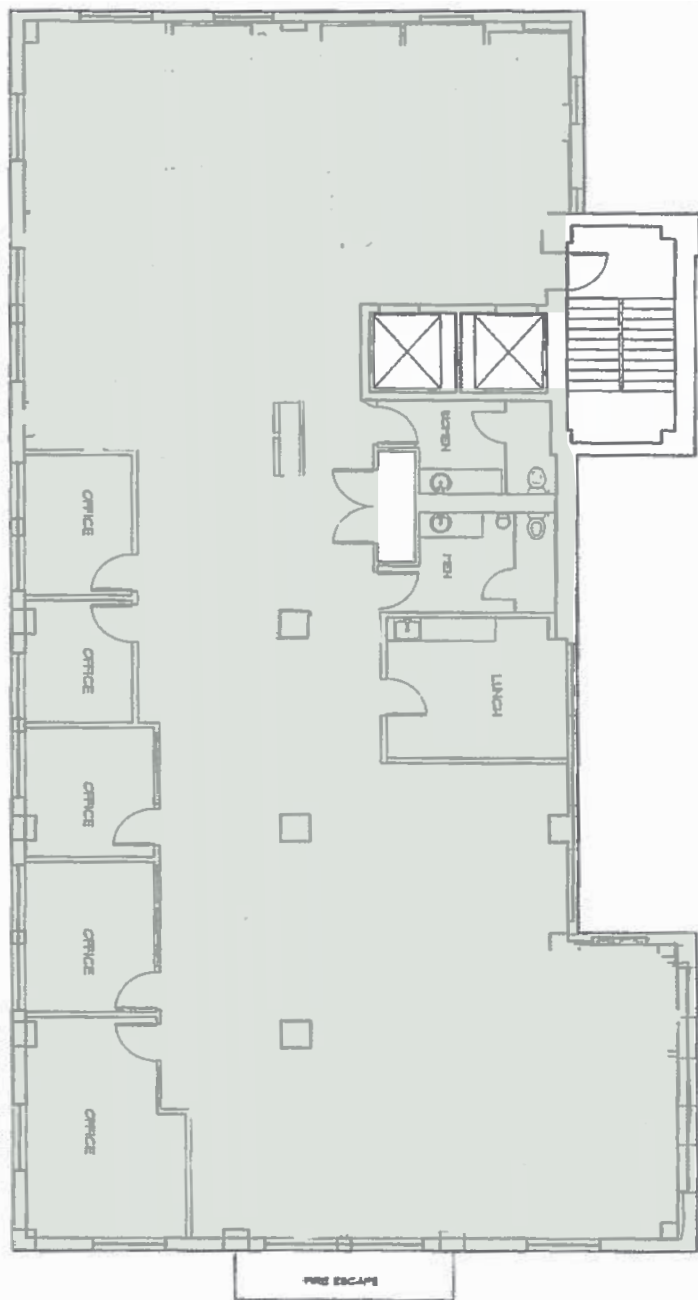
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# PIONEER PARK AVAILABILITY

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Portland, OR 97205



- *Spec suite completed; move-in ready*
- *Glass on all sides*
- *Great views of Downtown*



## SUITE 800 4,659 RSF (approx.)

*Available Now*

*\$24.00/SF Full Service*

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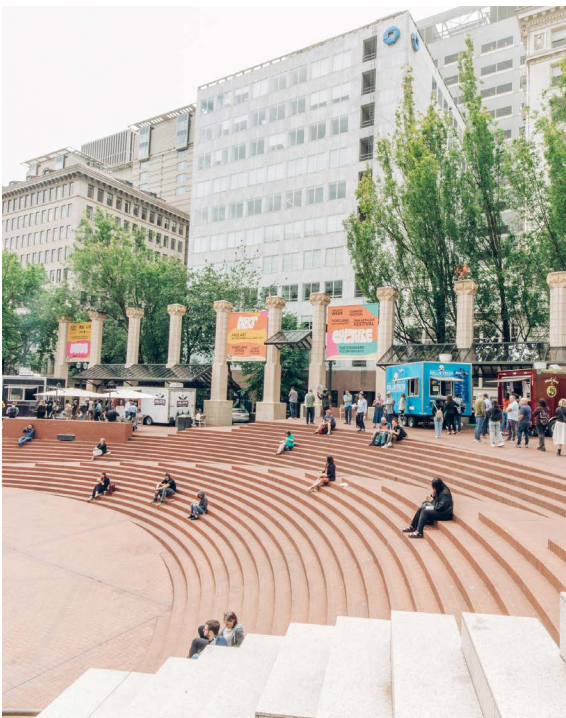
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# PIONEER PARK LOCATION



**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
- Cafés & restaurants within steps including Starbucks, St. Honoré 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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