

FOR LEASE

MM
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
11th Floor	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

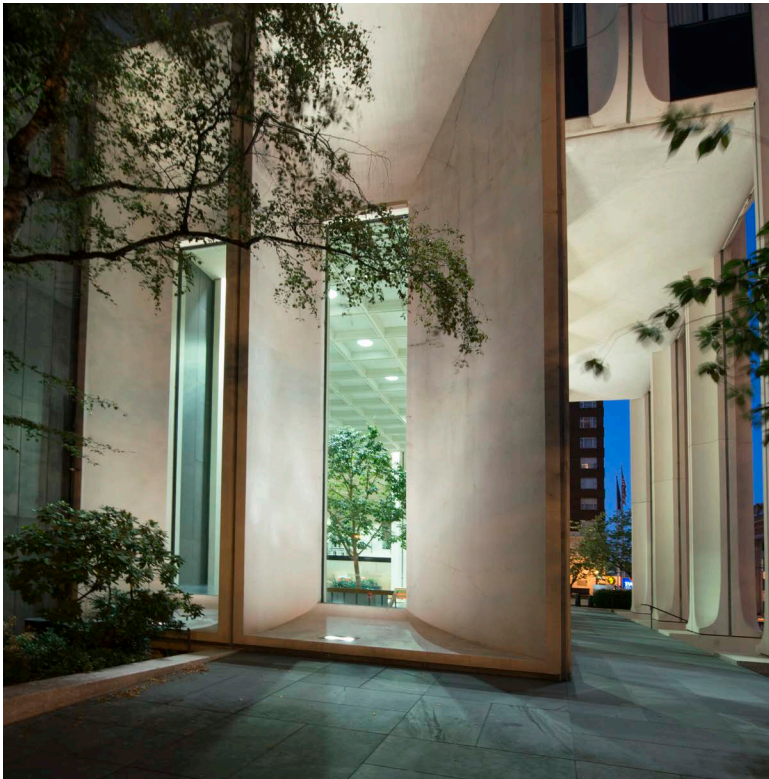
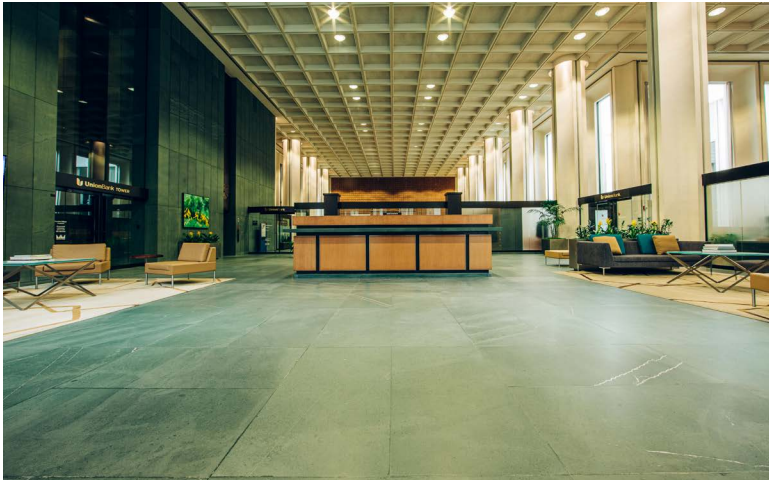
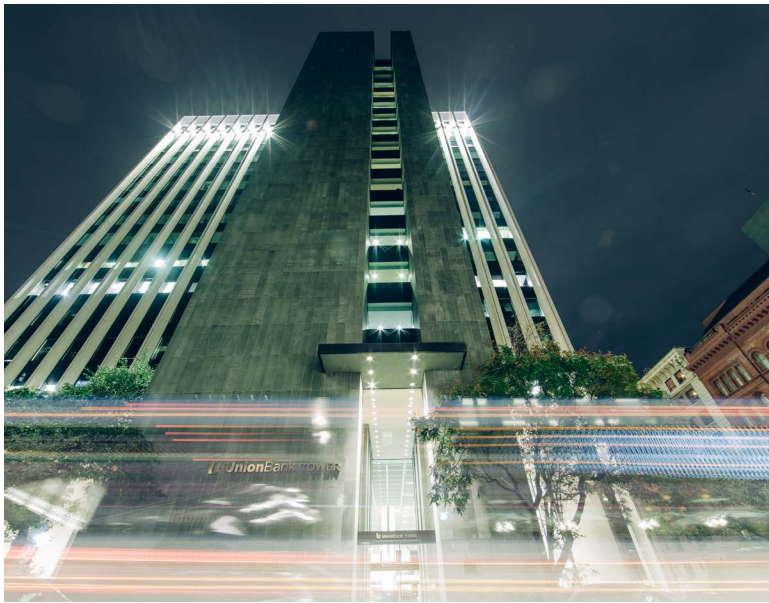


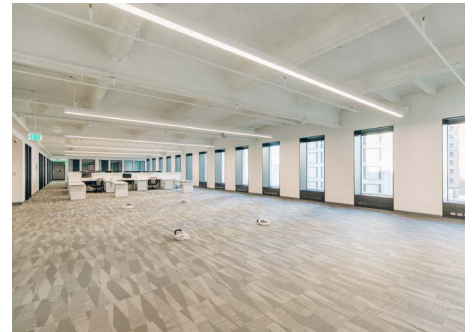
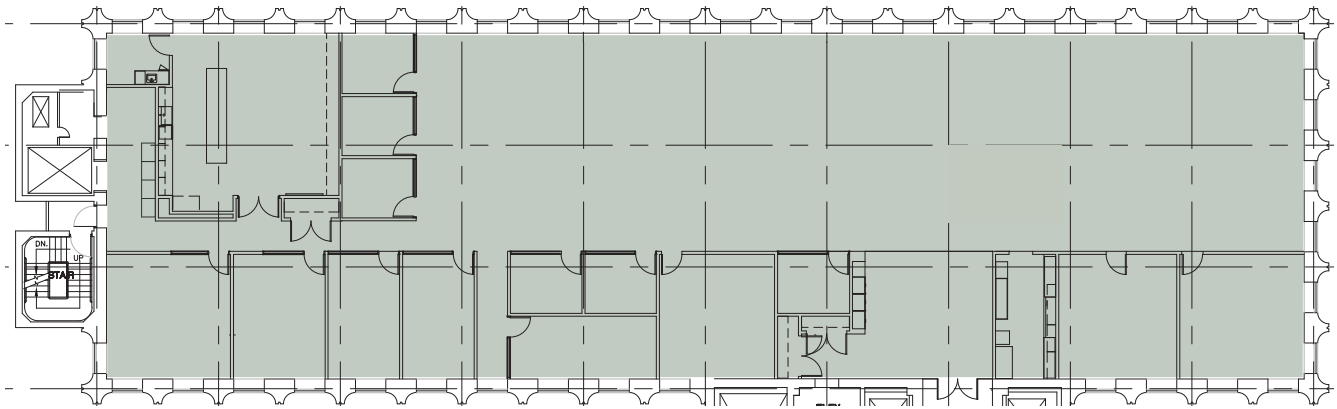
CENTRAL
LOCATION



PARKING
AVAILABLE







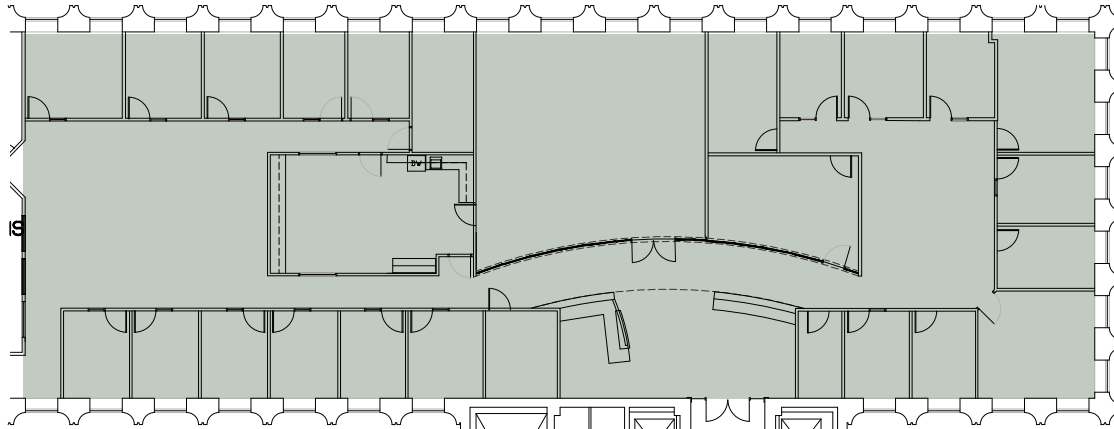
SUITE 200 10,820 RSF (approx.)

\$32.00 Full Service

Available 9/1/2025

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



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

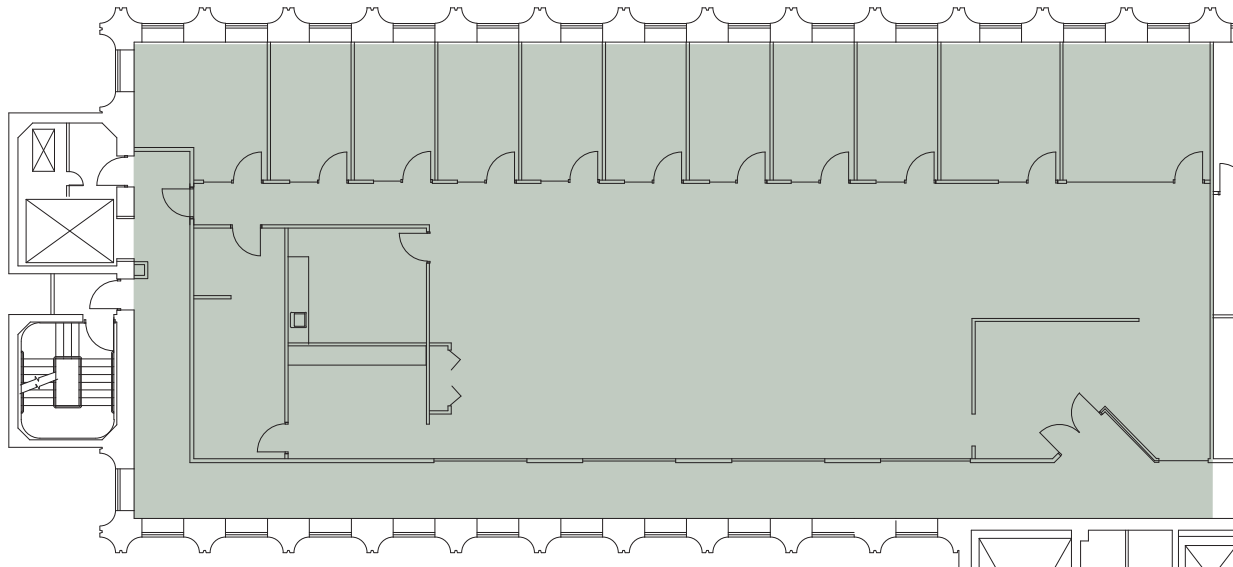
SUITE 500 9,570 RSF (approx.)

\$32.00 Full Service

Available 11/1/2025

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



SUITE 625 5,952 RSF (approx.)

\$32.00 Full Service

EXPLORE THE SPACE
WITH A VIRTUAL TOUR



PAUL ANDREWS

503.546.4542
pmandrews@melvinmark.com
Licensed in OR

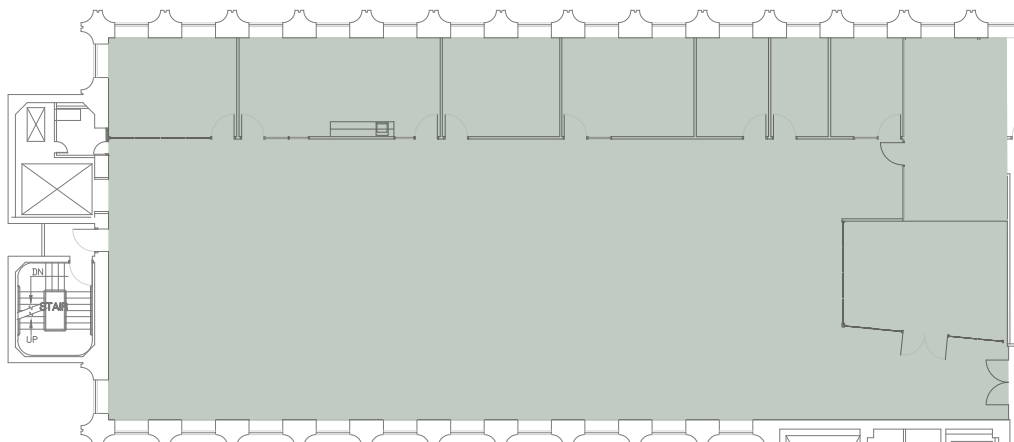
CHAD ALEXANDER

503.546.4526
calexander@melvinmark.com
Licensed in OR

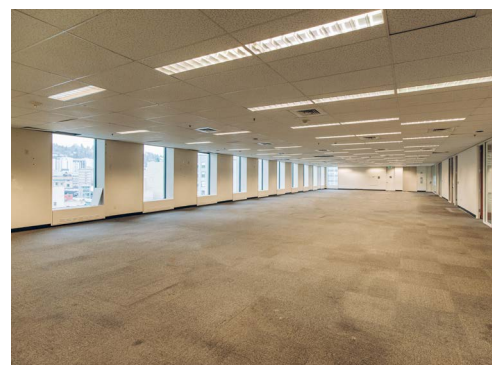
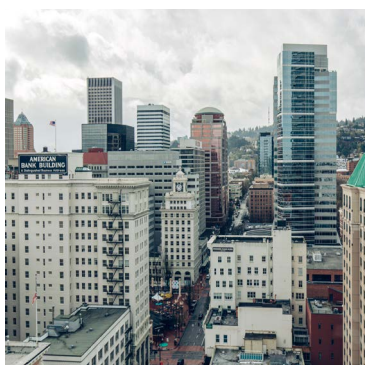


UNION BANK BUILDING AVAILABILITY

707 SW Washington
Portland, OR 97205



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



SUITE 800 7,098 RSF (approx.)

\$32.00 Full Service

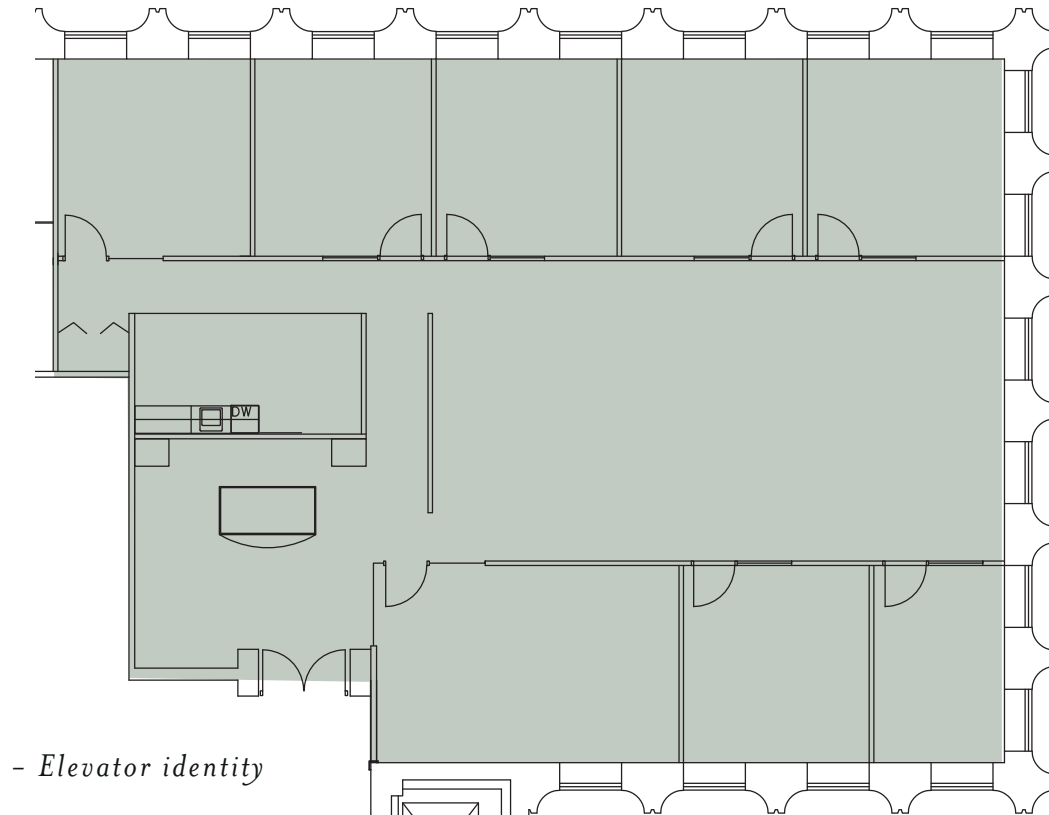
EXPLORE THE SPACE
WITH A VIRTUAL TOUR



PAUL ANDREWS
503.546.4542
pandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



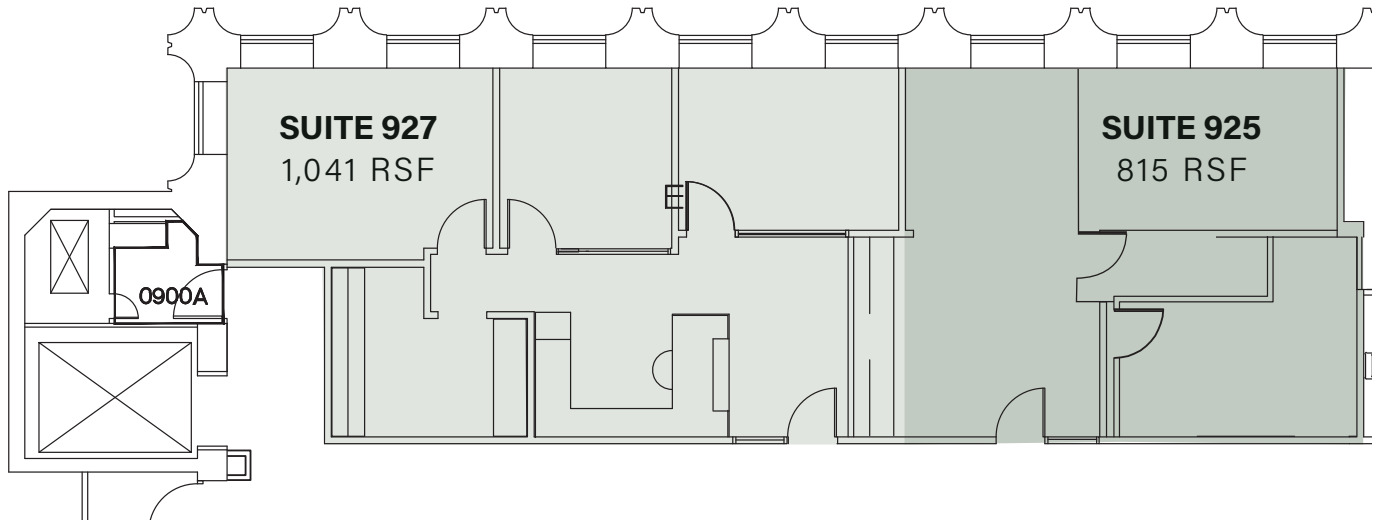


SUITE 900 3,998 RSF (approx.)

\$32.00 Full Service

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Can be combined with Suite 927
- 2 offices



SUITE 925 815 RSF (approx.)

\$32.00 Full Service

Contiguous 1,856 RSF

EXPLORE THE SPACE
WITH A VIRTUAL TOUR



PAUL ANDREWS

503.546.4542

pmandrews@melvinmark.com

Licensed in OR

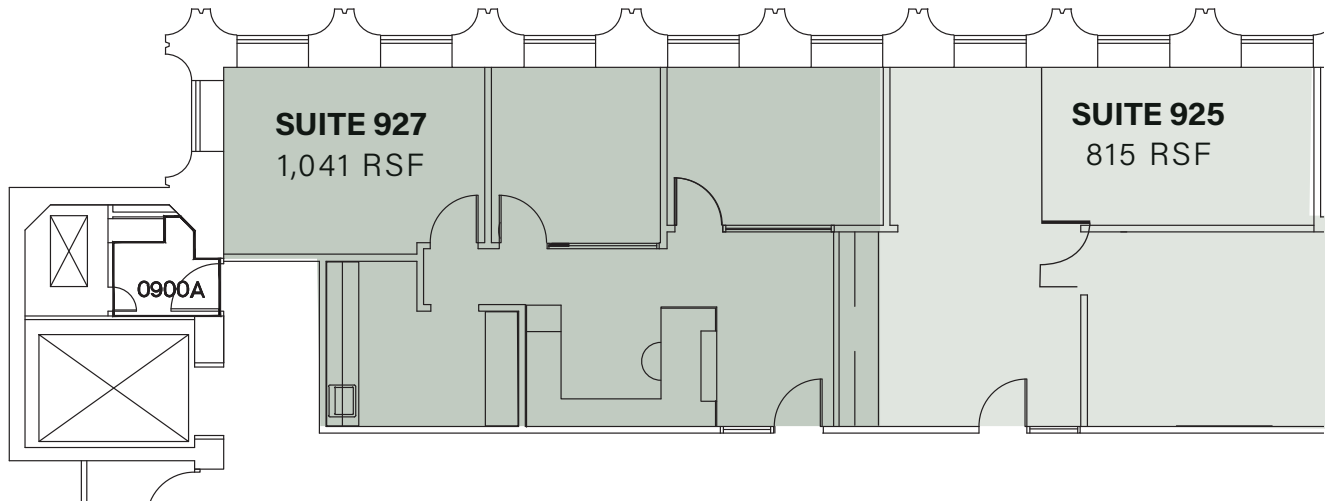
CHAD ALEXANDER

503.546.4526

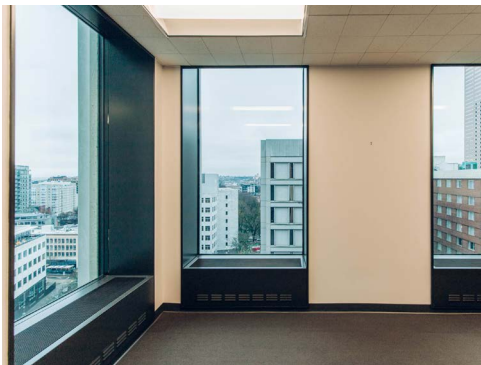
calexander@melvinmark.com

Licensed in OR





- 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

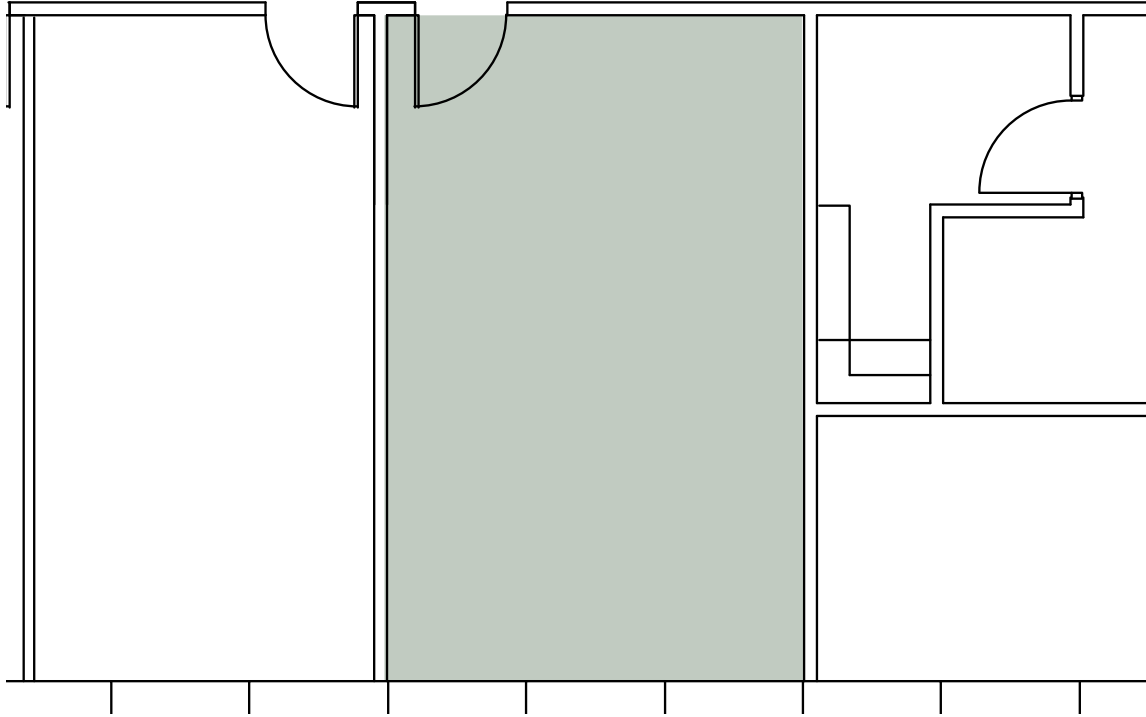
EXPLORE THE SPACE
WITH A VIRTUAL TOUR



PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



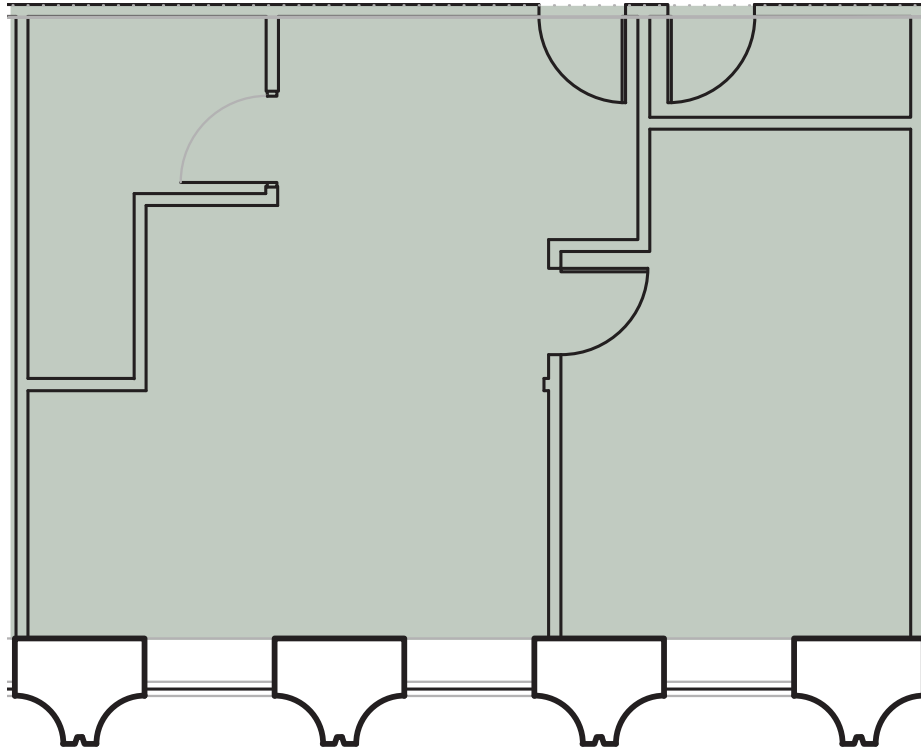


SUITE 933 375 RSF (approx.)

\$32.00 Full Service

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- New Carpet & paint

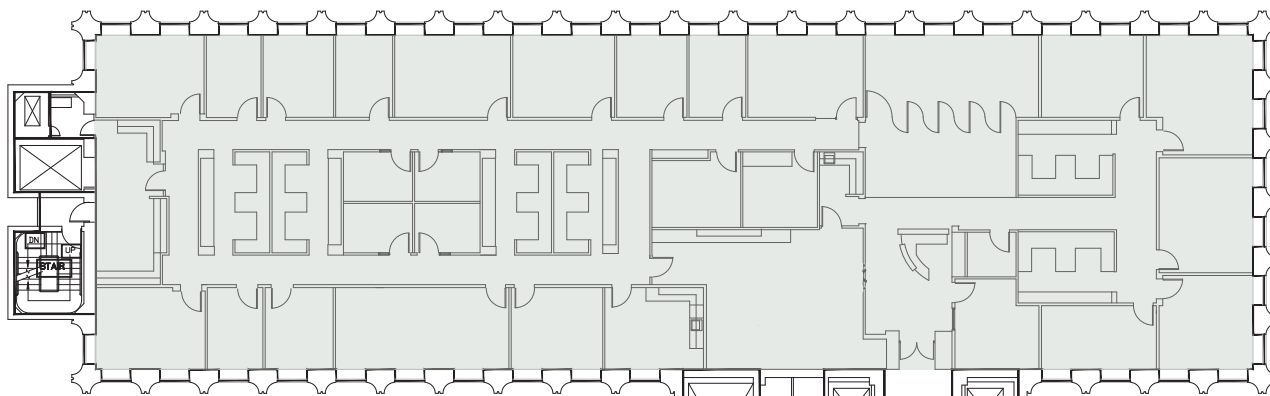


SUITE 934 819 RSF (approx.)

\$32.00 Full Service

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Built in reception
- 3 conference Room
- 18 perimeter Offices
- 6 interior offices
- IT Room
- 12 built in workstations
- Kitchen
- Storage



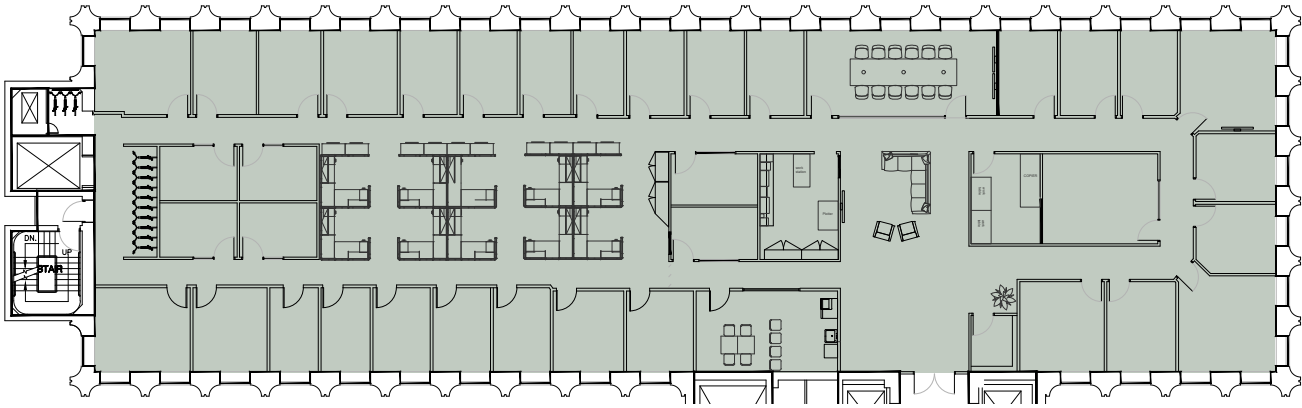
FLOOR 11 10,820 RSF (approx.)

\$32.00 Full Service

Available 7/1/25

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- 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

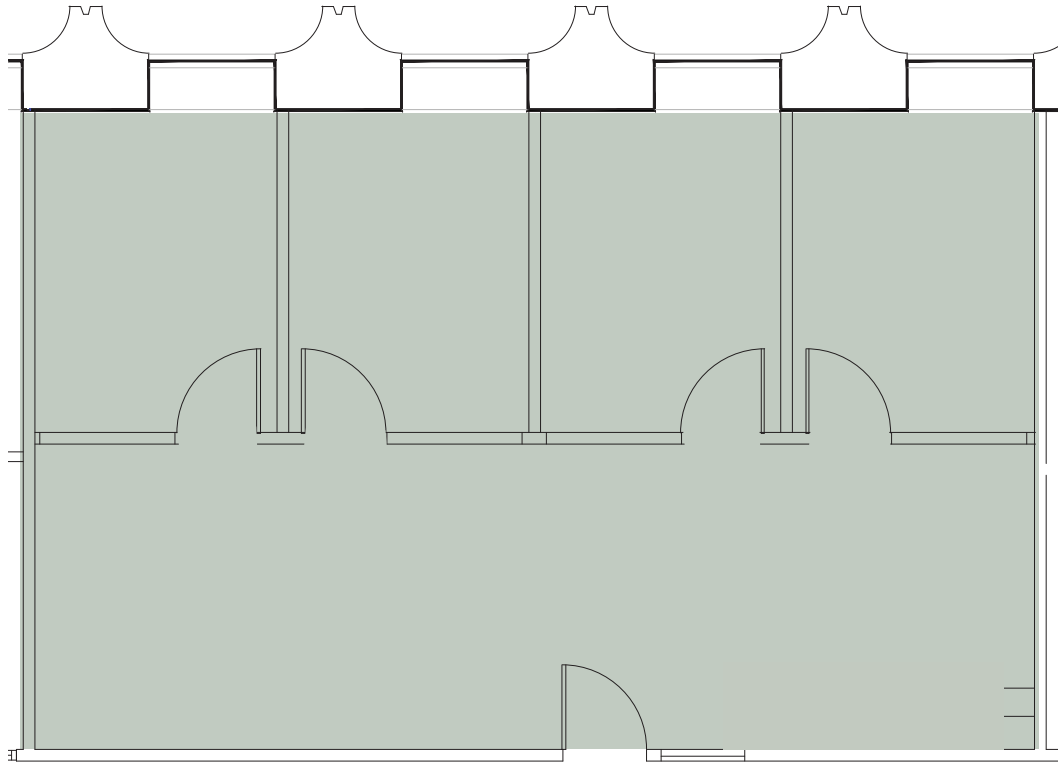


SUITE 1300 10,820 RSF (approx.)

\$32.00 Full Service

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Move in ready spec suite
- 4 Private offices



SUITE 1415 1,003 RSF (approx.)

\$32.00 Full Service

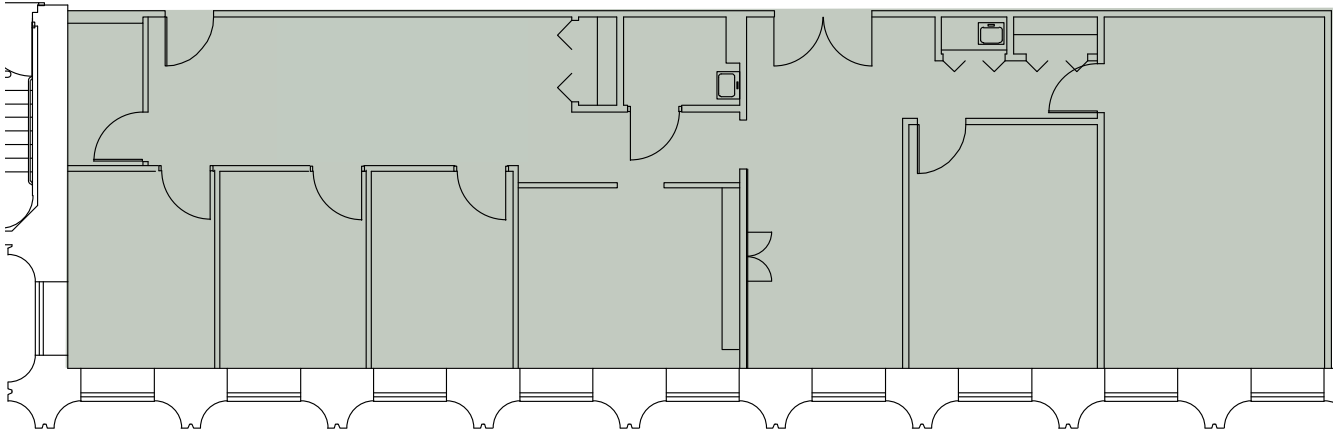
EXPLORE THE SPACE
WITH A VIRTUAL TOUR



PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR





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

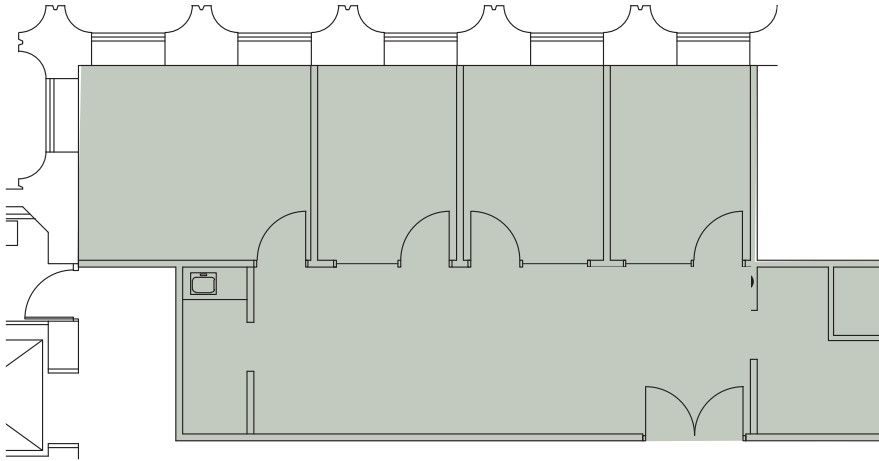


SUITE 1501 2,067 RSF (approx.)

\$32.00 Full Service

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR



- Kitchen
- 4 offices on the glass



SUITE 1510 1,171 RSF (approx.)

\$32.00 Full Service

PAUL ANDREWS
503.546.4542
pmandrews@melvinmark.com
Licensed in OR

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR

UNION BANK BUILDING FOR LEASE



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 Hardware

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
Trippwire
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



STUMPTOWN
COFFEE ROASTERS





MELVIN MARK

EST. 1945

FOR LEASE UNION BANK BUILDING

707 SW Washington / Portland, OR 97205

PAUL ANDREWS

503.546.4542

pmadrews@melvinmark.com

Licensed in OR

CHAD ALEXANDER

503.546.4526

calexander@melvinmark.com

Licensed in OR

The information contained herein has been obtained from sources we deem reliable.

We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.