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MELVIN MARK

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Melvin Mark Investors Secure 200 Market St

Transaction is latest in momentum building streak for Downtown Portland

PORTLAND, Ore. — Melvin Mark Investors (MMI) announced today the acquisition of 200 SW Market Street, an iconic downtown office property. The investment signals continued confidence in Portland’s long-term economic future and the role downtown will play in the city’s recovery and growth. The Portland real estate heavyweight also announced that Jeff Swickard joins the ownership group as a joint venture partner.

“200 SW Market Street is a landmark downtown property and we’re proud to bring together a strong partnership group with deep roots in Portland’s real estate community to steward it into its next chapter,” added Nick Ehlen, Managing Partner at Melvin Mark Investors. “This investment reflects our continued confidence in downtown Portland’s recovery and our belief that the city has long-term strength and opportunity ahead. We look forward to continuing to pursue investment opportunities that strengthen the city.”

Built on trust, reputation, and deep roots in Portland, Melvin Mark Investors assembled a group of local investors to complete the acquisition, purchasing the asset from the building’s lender and long-term owner John Russell. The ownership group includes Jeff Swickard of Swickard Group, as a joint venture partner alongside Melvin Mark Investors, with additional participation from a select group of local investors.

Swickard has been an active investor in downtown Portland, reflecting a growing commitment to the city’s long-term recovery and vitality. Swickard has steadily expanded his presence in downtown Portland through recent investments, including Big Pink and Five Oak, with a continued focus on long-term ownership and revitalization.

“We’re proud to partner with Melvin Mark Investors on a property that plays such an important role in downtown Portland,” said Jeff Swickard. “This investment reflects a shared belief in the city’s future and the importance of long-term stewardship. Melvin Mark’s deep experience and relationships in Portland make them an exceptional partner as we continue investing thoughtfully in the market.”

The acquisition underscores several significant tenant commitments. Entities signing new or expanded leases include:

- **Regence BlueCross BlueShield of Oregon**— signing a new long-term headquarters lease and expanding from approximately 60,000 to 100,000 RSF
- **Geffen, Mesher & Company** — signing a long-term lease for 30,000 RSF as a new tenant
- **IMA Financial Group** — signing a new long-term lease and expanding from 5,197 to 9,000 RSF

In total, nearly 140,000 rentable square feet of new, extended and expanded leases have been secured— with the property set to reach 85% occupancy in the months ahead.

The leases and growing footprints reflect long-term decisions by businesses to remain and grow in Portland’s central business district. It’s also expected to increase daily activity and foot traffic in this part of downtown.

“Establishing a long-term presence at 200 SW Market Street allows us to be part of the continued momentum in downtown Portland,” said Michael Rompa, CEO, Geffen, Mesher & Company, a firm with over 90 years of history providing accounting services in the region. “This move reflects our deep commitment to the city and to our clients. We look forward to growing our footprint and contributing to the daily activity that makes downtown such an important place to do business.”

“Regence BlueCross BlueShield of Oregon is pleased to continue operations at 200 SW Market St., in downtown Portland, where we have been for more than 30 years,” said Michael Cole, Regence Oregon President. “We look forward to working with the new owners to create space that enables our employees to best serve our members and customers.”

“For over 80 years our firm has helped broker, develop, finance, steward, and manage properties throughout the city,” said Jim Mark, Chief Executive Officer of Melvin Mark Companies. “Investments like 200 SW Market Street reflect our long-standing commitment to Portland and our belief that downtown will continue to play an important role in the region’s future.”

Both Melvin Mark Investors and Swickard Group continue to deepen their presence in Portland, reflecting a shared, long-term commitment to the city’s economic recovery and growth. Melvin Mark Investors acquired the 115,000-square-foot Machine Works Building

in the Pearl District last year, while Swickard recently acquired Five Oak (267,000 square feet) following his purchase of Big Pink, a 42-story, 1.2 million square foot office tower.

Trevor Kafoury and Autumn Brice of brokerage firm Colliers represented both Regence BlueCross BlueShield of Oregon and IMA Financial in their lease negotiations, and Nathan Sasaki and Nathan Oakley of Apex Real Estate Partners represented Geffen, Mesher & Company. Melvin Mark Brokerage Company (MMBC) will oversee leasing and property management moving forward. Melvin Mark Capital Group (MMCG) partnered with MMI to secure financing for investment.

About 200 SW Market Street

The 200 Market Street building is a 19-story, 400,000 square foot Class A office building in Portland's downtown core. The location provides quick and easy access to Portland's waterfront as well as freeway and transit options.

About Melvin Mark Investors

Melvin Mark Investors (MMI) operates under the umbrella of Melvin Mark Companies, which has owned, operated, and invested in commercial real estate projects throughout the Northwest since 1945. Led by a nimble team of experienced investors, MMI acquires and operates office, industrial, and multifamily properties in the western United States. It focuses on stabilized and value-add assets with an emphasis on underperforming assets in supply-constrained markets. MMI values its deep relationships, which continually help cultivate extensive market knowledge and source meaningful deals.

About Swickard Group

Swickard Group is a diversified investment and operating company focused on real estate, automotive retail, and hospitality properties. Through Swickard Auto Group—ranked among the top 25 dealership groups in the U.S.—it operates 50+ automotive franchises and employs approx. 3,000 team members. Founder and CEO Jeff Swickard, a University of Oregon graduate, maintains a strong connection to Oregon, with recent investments reflecting commitment to Portland's future. The firm partners with experienced operators and invests with a focus on long-term stewardship and community impact.

About Melvin Mark Brokerage Company

Melvin Mark Brokerage Company (MMBC) operates under the umbrella of Melvin Mark Companies, which has owned, operated, and invested in commercial real estate projects throughout the Northwest since 1945. Integrated in 1981, MMBC's team of in-house property managers, tenant improvement specialists, building systems experts, financial

professionals, and accomplished brokers work together to offer a variety of commercial real estate services. MMBC's goal is to form long-term relationships that create shared success and ongoing value for its clients, tenants, partners, and the community.

About Melvin Mark Capital Group

Melvin Mark Capital Group (MMCG) operates under the umbrella of Melvin Mark Companies, which has owned, operated, and invested in commercial real estate projects throughout the Northwest since 1945. MMCG is a full-service mortgage banking firm, originating and servicing commercial real estate loans through its extensive lender network. Driven by honest relationships, MMCG's dedicated and collaborative team delivers tailor-made capital solutions to achieve investment strategies and provide competitive loan terms for its clients.

For media inquiries:

Alexes Jones

916-224-0994

Alexes@quinnthomas.com