

# FOR LEASE

**MM**  
**MELVIN MARK**  
EST. 1945

## COLUMBIA SQUARE

*111 SW Columbia Street, Portland, Oregon 97201*

*Suites Available from 1,788 RSF  
Top Two Floors Available - up to 35,574 RSF*

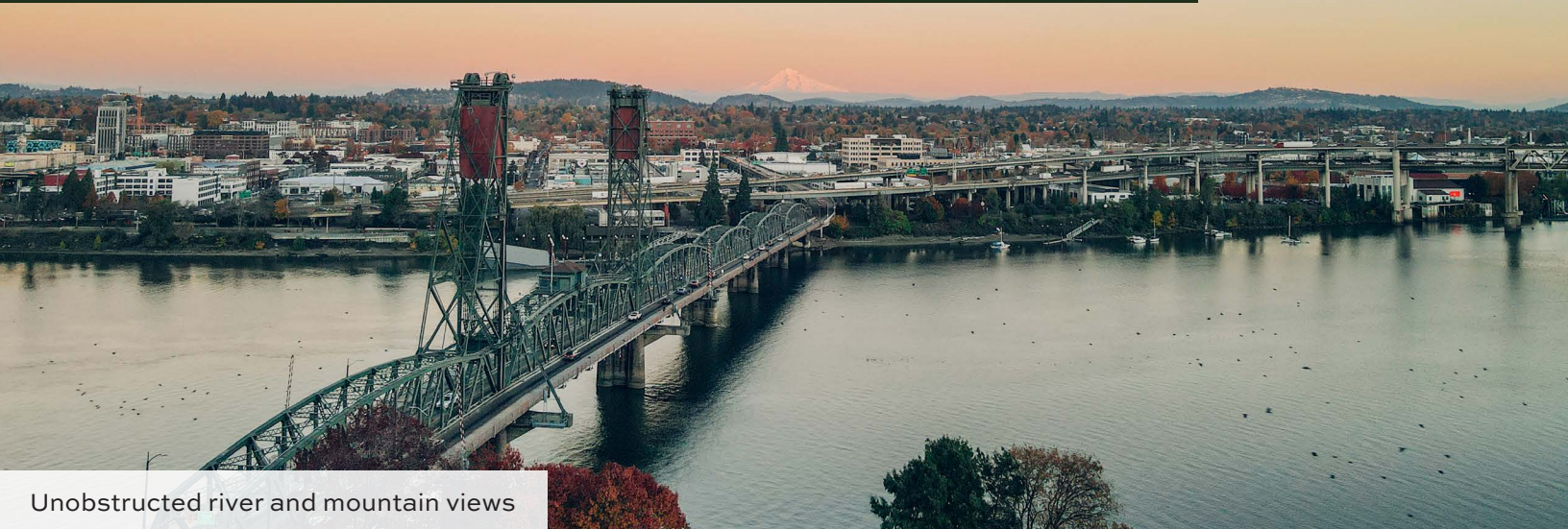
**\$29.95 - \$36.00 Full Service**

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# COLUMBIA SQUARE FOR LEASE



Unobstructed river and mountain views

## COLUMBIA SQUARE AVAILABILITY

FLOOR	SUITE	RSF	FS RATE/RSF
15	1500	17,278**	\$36.00
14	1400	17,278**	\$36.00
1180	1180	4,902 (D)	\$33.00
10	1080	3,081*	\$33.00
	1030	5,458* (D)	\$32.00
9	950	7,855	\$34.00
	940	3,780	\$33.00
8	895	1,788	\$31.00
7	725	5,734	\$33.00
	705	1,997	\$31.00
6	650	12,421 (D)	\$31.00
5	550	4,790-9,795	\$31.00
4	400	10,213** (D)	\$29.95
3	300	10,222**	\$29.95
2	250	4,042 (D)	\$29.95



Building signage opportunity for top floors



Ground floor restaurant opportunity

\*\*Interconnecting stairwell \*Contiguous space (D) Divisible to suit

Floors 14/15: 34,556 RSF

Floors 3/4: 20,435 RSF (Direct access to Parking)



CREATIVE  
WORK  
SPACE  
AVAILABLE



CLASS A  
SPACE  
AVAILABLE



PROFESSIONAL  
SERVICES



RETAIL  
SPACE  
AVAILABLE



SUSTAINABLE  
PRACTICES



BIKE



COFFEE  
SHOP(S)  
NEARBY



DINING  
NEARBY



MANAGED BY  
MELVIN MARK



CENTRAL  
LOCATION



PARKING  
AVAILABLE



# COLUMBIA SQUARE BUILDING AMENITIES



Renovated Lobby Area >>

## BUILDING AMENITIES

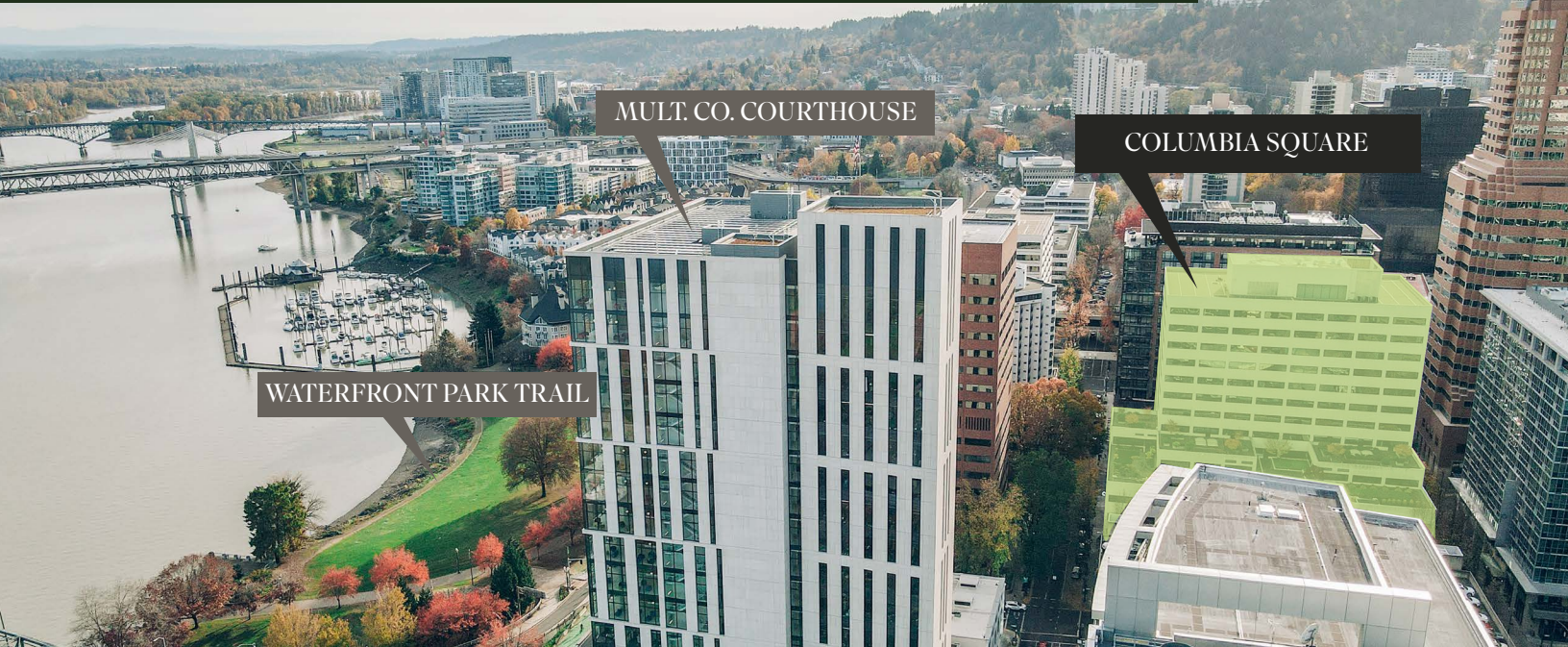
- 1/1000 covered, connected parking
- Strong well-capitalized local ownership
- On-site property management/ownership
- Ample building storage with direct loading dock access
- 24/7 security
- Bike storage
- Exterior signage opportunities
- On-site fitness center with showers & locker room plus tenants can receive a 24 Hour Fitness [membership discount](#)



8th Floor Conference Room

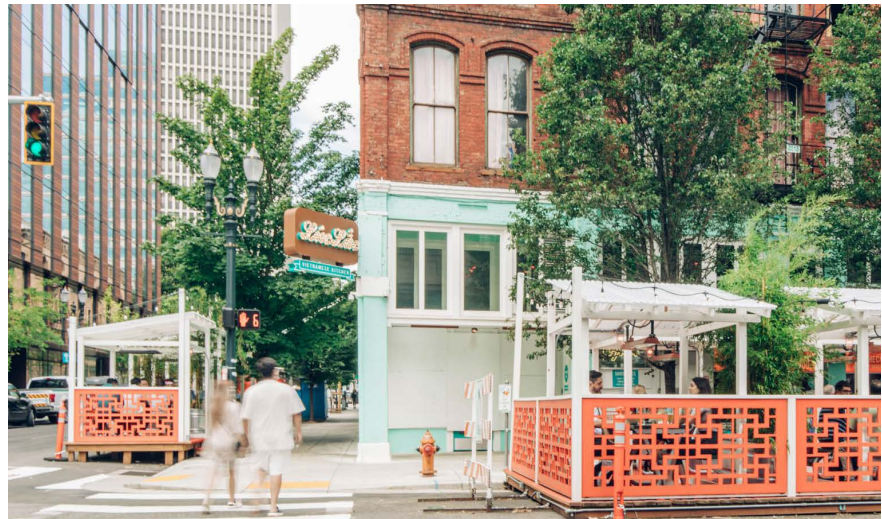


# COLUMBIA SQUARE LOCATION

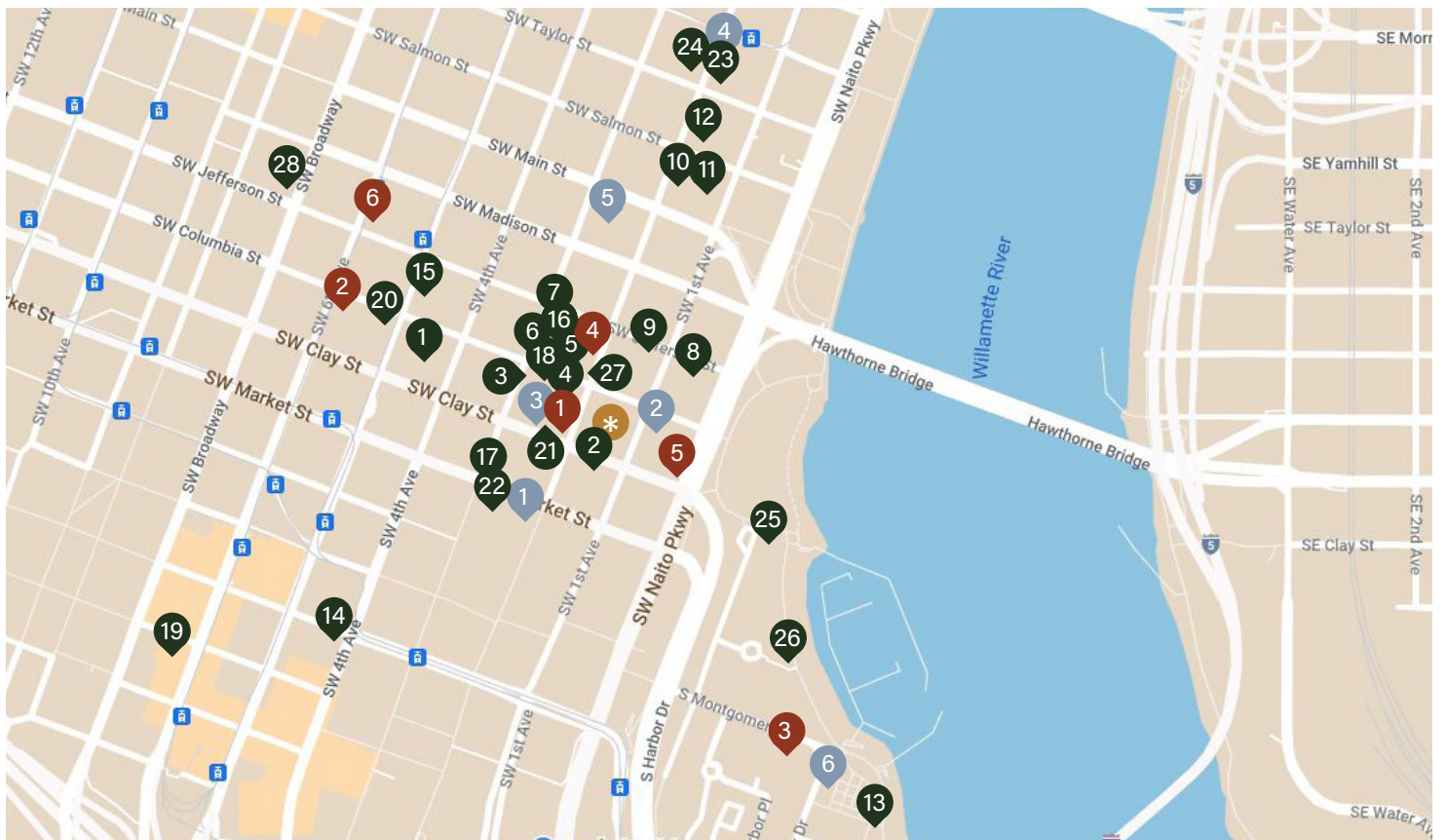


## LOCATION HIGHLIGHTS

- Fountain District location
- Full complement of urban services and amenities within blocks
- Near fine dining, numerous cafes, and delis
- Easy access to I-5 North/South, US 26, I-84, Hawthorne and Morrison Bridges
- Close to Transit Mall, MAX light rail, bus routes, and Portland Streetcar lines
- Adjacent to the new Porter Hotel, Astoria Portland Apartments and Multnomah County Courthouse
- Proximate to Marriott Conferencing Facility, with 24 conference rooms and a max capacity of 2,000 people - [More information here >>](#)



# COLUMBIA SQUARE NEIGHBORHOOD



## QUICK LUNCH

- 1 ZabPinto Thai  
1300 SW 5th Ave
- 2 August Moon  
116 SW Clay St
- 3 Potbelly  
222 SW Columbia St
- 4 Green Leaf Sundry  
222 SW Columbia St
- 5 House of Ramen  
223 SW Columbia St
- 6 Poke Bar  
1348 SW 3rd Ave
- 7 Bridge City Cafe  
1310 SW 3rd Ave
- 8 Gastro Mania  
1 SW Columbia St
- 9 Caiman Cafe  
120 SW Jefferson St
- 10 40 LBS  
101 SW Main St
- 11 Elephants Deli  
127 SW Salmon St
- 12 Break Bread  
101 SW Main St
- 13 Dough Zone  
1910 S River Dr
- 14 SW 4th & Hall Food Carts  
SW 4th Ave & Hall St
- 15 E-san Thai  
1600 SW 4th Ave
- 16 Mizu Sushi  
213 SW Clay St
- 17 200 Market Food Kart  
200 Market St
- 18 Portland Kettle Soup  
1344 SW 3rd Ave
- 19 Univ. Station Food Carts  
616 SW College St
- 20 Awafi  
622 SW Columbia St
- 21 Chiosco Pizza Window  
1355 SW 2nd Ave

## FORMAL LUNCH

- 22 Murata  
200 SW Market St
- 23 Q Restaurant & Bar  
828 SW 2nd Ave
- 24 Luc Lac  
835 SW 2nd Ave
- 25 King Tide Fish & Shell  
1510 S Harbor Way
- 26 Il Terrazzo  
315 S Montgomery St
- 27 Terrane Italian Kitchen & Bar  
1355 SW 2nd Ave
- 28 Higgins  
1239 SW Broadway

## COFFEE

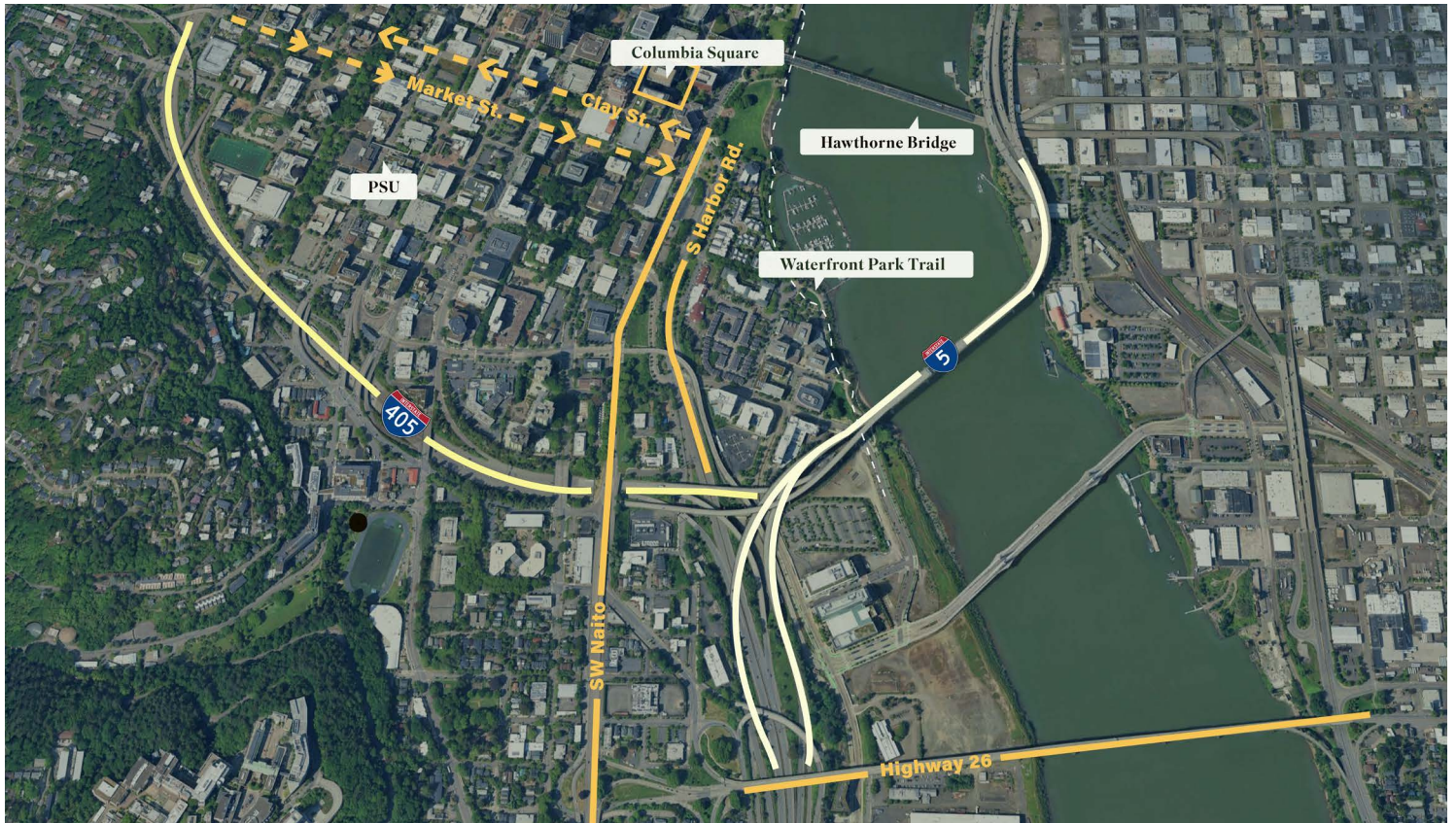
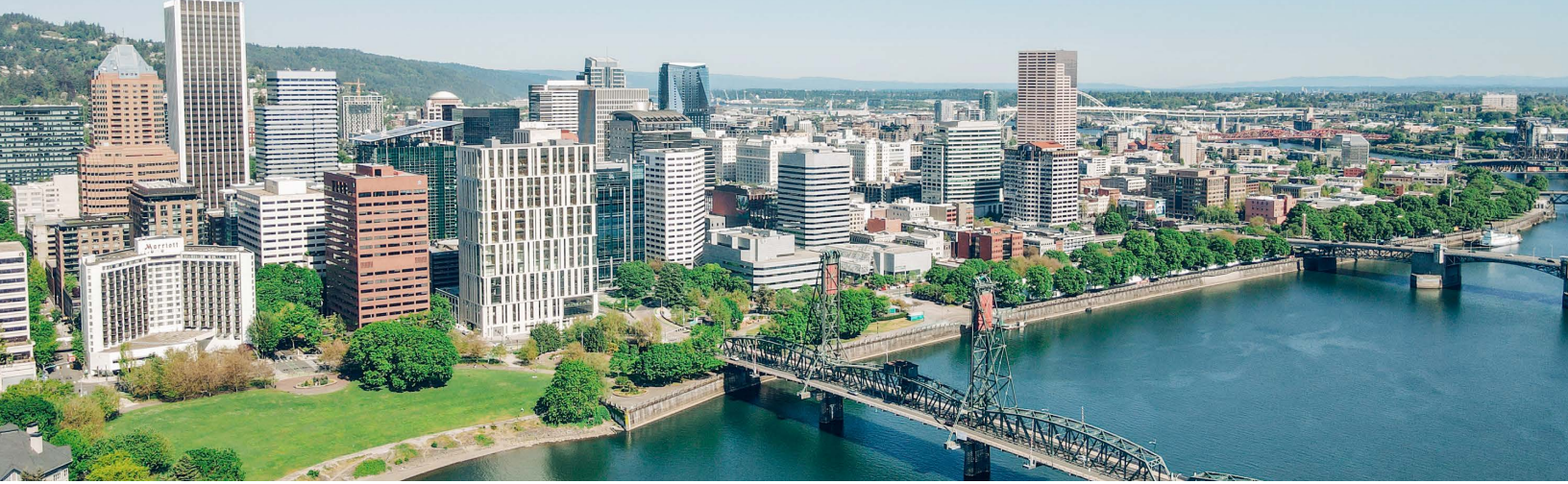
- 1 Caffe Umbria  
200 SW Market St
- 2 Press Release  
1401 SW Naito Pkwy
- 3 Roseline Coffee  
222 SW Columbia St
- 4 40 LBS Coffee Bar  
824 SW 2nd Ave
- 5 Starbucks  
100 SW Main St
- 6 Our Spot PDX  
1816 S River Dr





## HAPPY HOUR

- 1 Morton's  
213 SW Clay St
- 2 Zags Restaurant  
598 SW Columbia St
- 3 Portland Sports Bar & Grill  
1811 S River Dr
- 4 Xport Rooftop Lounge  
1355 SW 2nd Ave
- 5 Proof · Reader  
1401 SW Naito Pkwy
- 6 Migration Patio  
1211 SW 5th Ave



# COLUMBIA SQUARE LOCATION



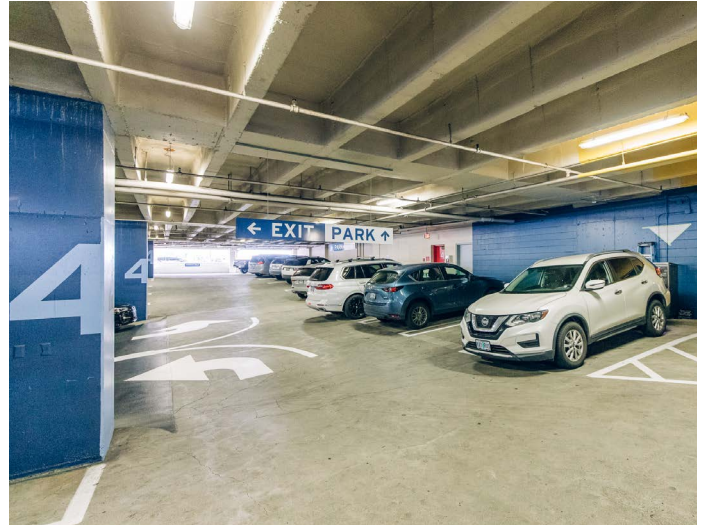
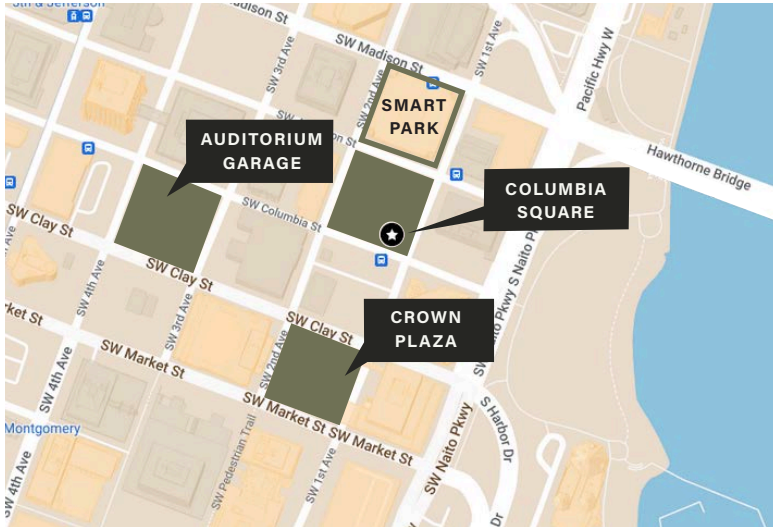
 <b>PDX AIRPORT</b> 15 Minutes	 <b>ROSE QUARTER</b> 18 Minutes	 <b>WATERFRONT PARK</b> 2 Minutes
 <b>INNER EASTSIDE</b> 5 Minutes	<b>LADD'S ADDITION</b> 15 Minutes	<b>PDX ART MUSEUM</b> 11 Minutes
<b>INNER EASTSIDE</b> 9 Minutes	<b>PROVIDENCE PARK</b> 16 Minutes	<b>PSU</b> 10 Minutes



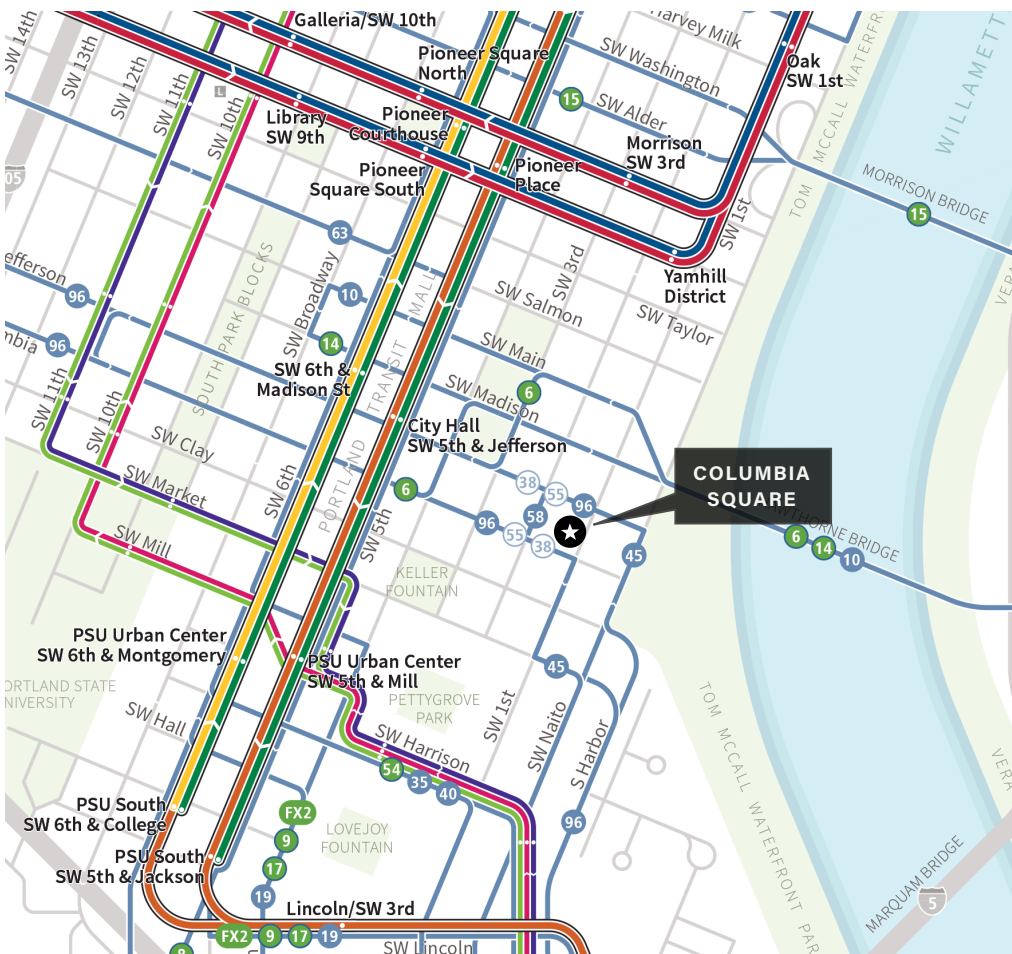
# COLUMBIA SQUARE TRANSPORTATION

## PARKING GUARANTEED






1:1,000 RSF on site with an additional 4:1,000 RSF within one block








## DOWNTOWN TRANSIT






### Bus Service

-  Frequent Express Service
-  Frequent Service
-  Standard Service
-  Rush-Hour Service
-  Bus Stop

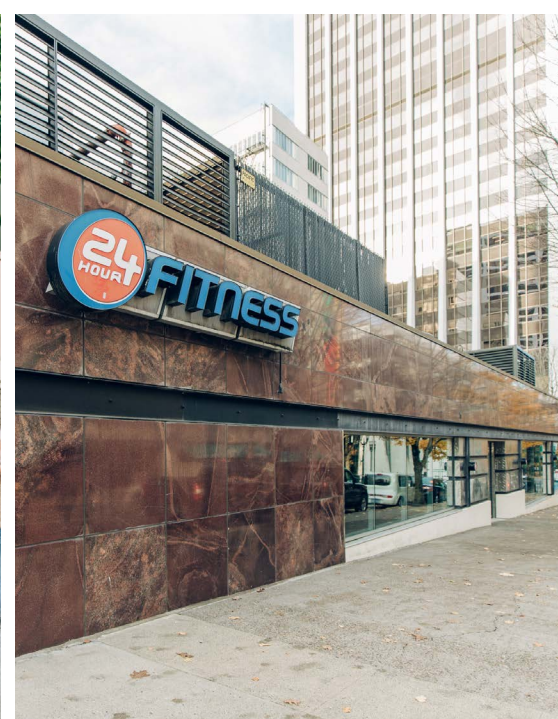
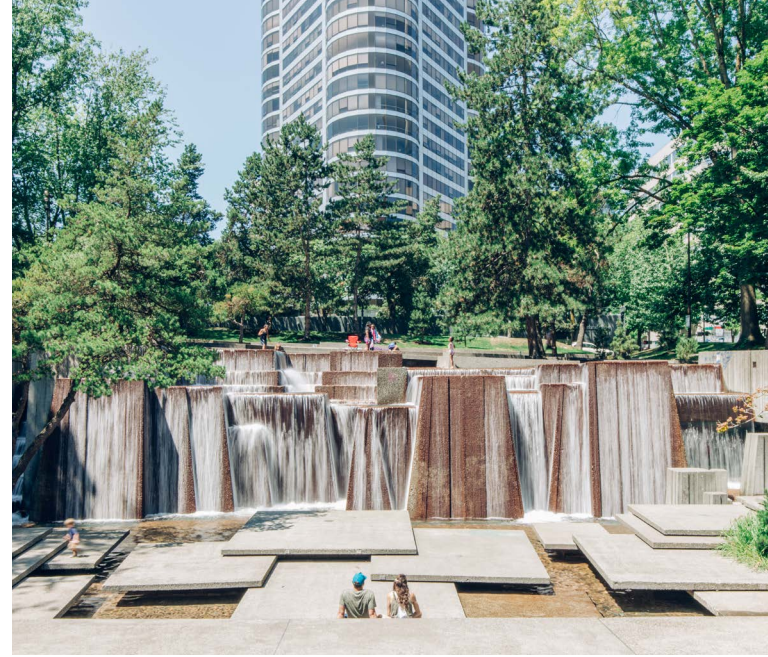
### Rail Service

-  MAX Blue Line  
Hillsboro/City Center/Gresham
-  MAX Green Line  
Clackamas/City Center/PSU
-  MAX Orange Line  
Milwaukie/PSU/City Center
-  MAX Red Line  
Airport/City Center/Beaverton
-  MAX Yellow Line  
Expo Center/City Center/PSU

### Portland Streetcar

-  A Loop  
PSU/City Center/Lloyd Center/OMSI
-  B Loop  
PSU/OMSI/Lloyd Center/City Center
-  North South Line  
NW 23rd/City Center/South Waterfront





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WALK SCORE

*"Walker's Paradise"*

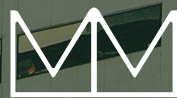


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TRANSIT SCORE

*"Rider's Paradise"*





MELVIN MARK

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