

# 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

## BROADWAY BUILDING

625 SW Broadway Portland, Oregon

*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**

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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

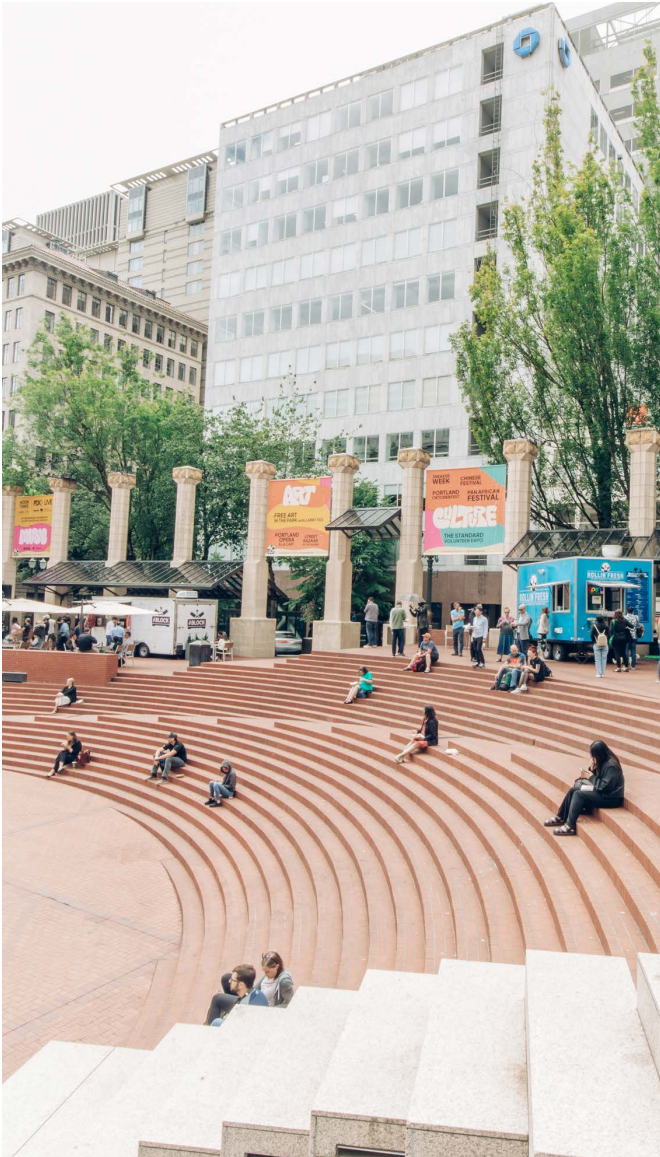
Floor	Suite	RSF	FS Rate/RSF	Notes
6	Penthouse	910	\$23.50	
5	500	4,228	\$23.50	Potential for dramatic build-to-suit space
3	Full floor	9,904	\$23.50	Fully built out Move-in ready
2	200	3,652	\$23.50*	Fully built out Move-in ready

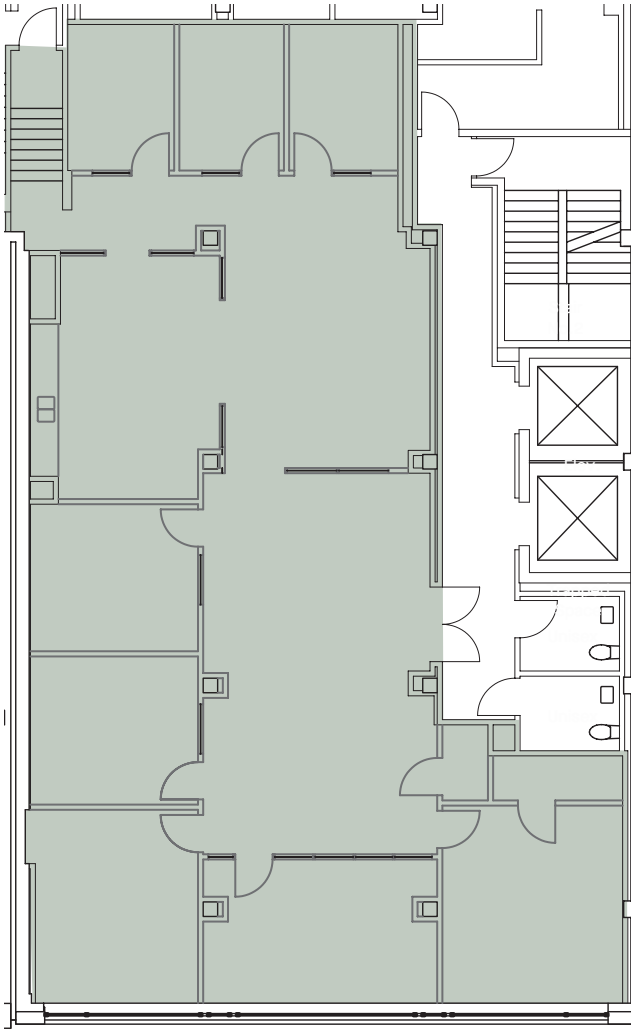
\* \$19.50/RSF FS for as-is leases

## 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







- 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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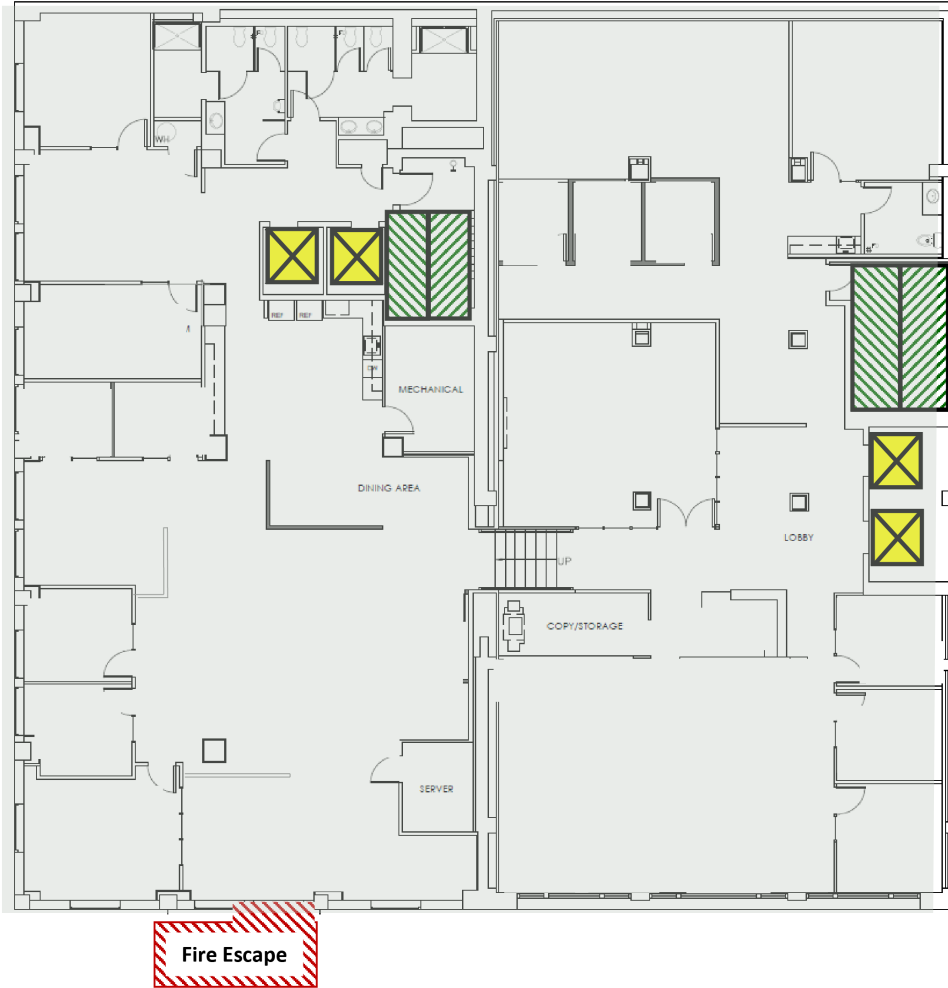
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# BROADWAY BUILDING AVAILABILITY

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

**BRYN HOKKANEN**

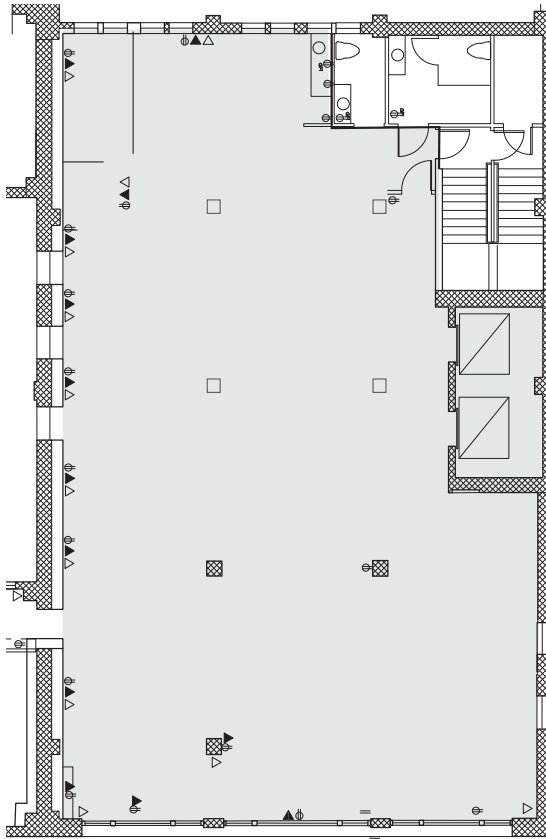
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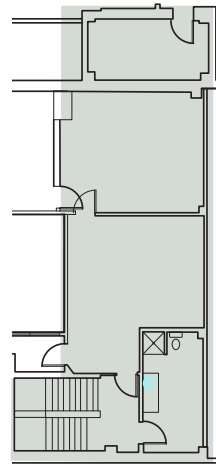
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## SUITE 500 4,228 RSF



## 6TH FLOOR PENTHOUSE 910 SF



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

*Available Now*

*\$23.50/SF Full Service*

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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 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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