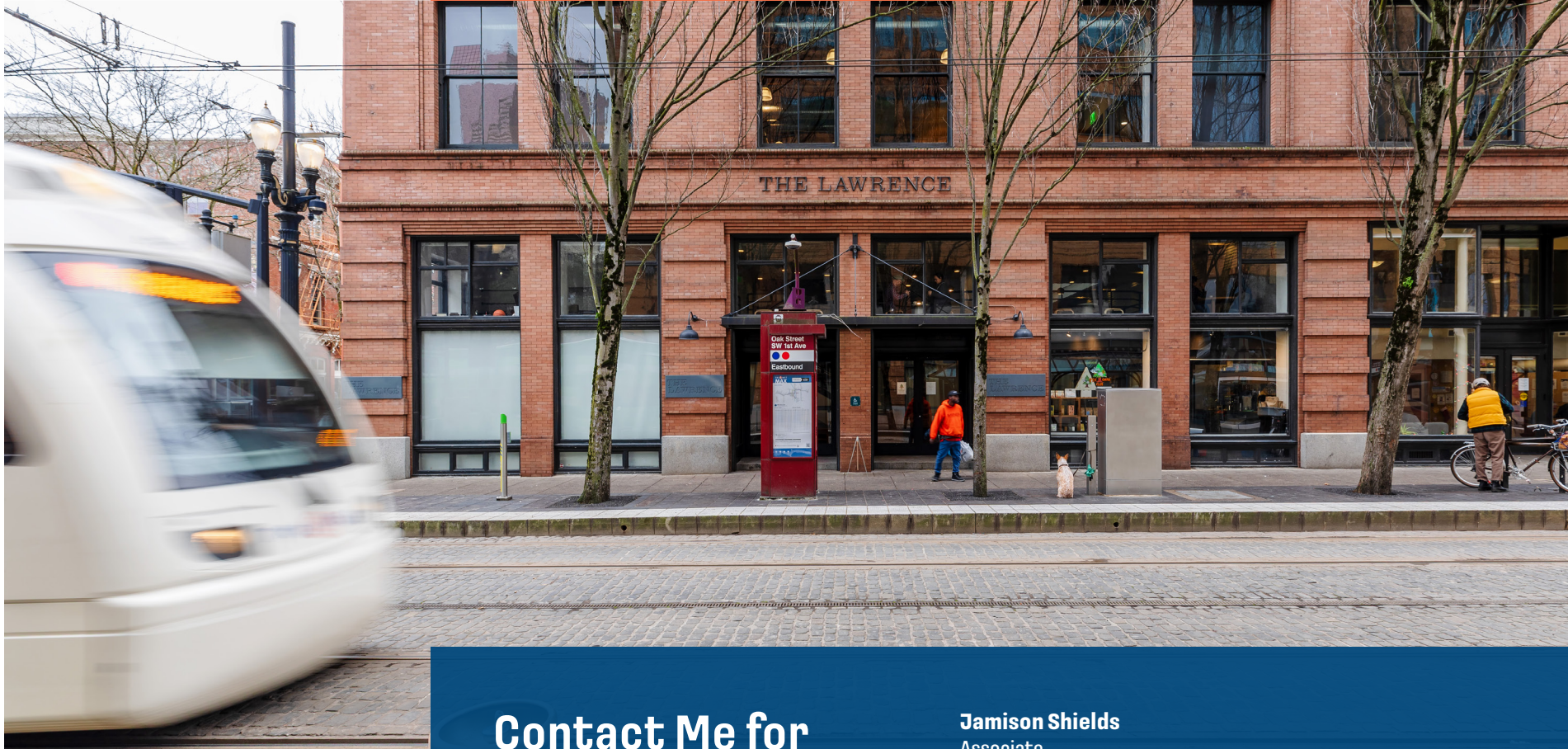


THE LAWRENCE BUILDING

Colliers

306 SW 1st Ave, Portland, OR 97204



**Contact Me for
Availability**

Jamison Shields

Associate

+1 503 265 5065

jamison.shields@colliers.com

COME HANG WITH US

Asking Rate: \$18/SF Full-Service Cross

The Lawrence Building is a renovated four-story historic office building in the heart of downtown Portland, offering flexible, affordable workspace with distinctive character. Built in 1902, it pairs exposed brick and beam construction with modern upgrades including a central atrium, abundant natural light, and 19-foot exposed ceilings. Tenants benefit from operable windows, Willamette River views, shared conference space, bike storage, shower facilities, and regular neighborhood security patrols, with TriMet Transit Police at the MAX stop directly outside. Located one block from Tom McCall Riverfront Park and adjacent to the Morrison Bridge, the building sits within Portland's Technology Triangle, surrounded by dining and entertainment options, with excellent transit access, a 97 Walk Score, and a 93 Bike Score.



**Abundant Natural
Light Throughout**



**Directly on Public
Transit Route**



**Neighborhood
Security Patrol**



**97 Walk Score
Easy Access**

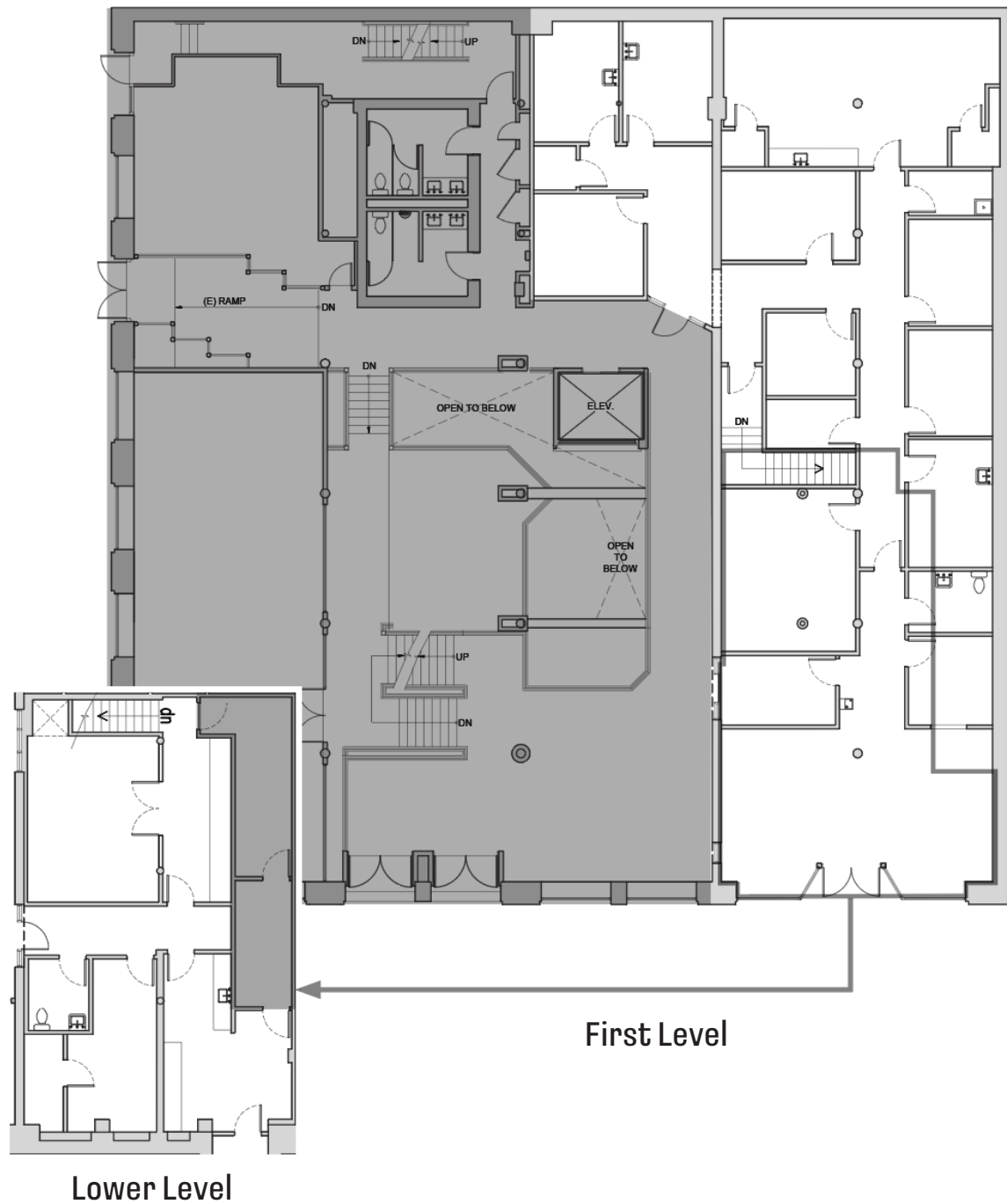


**93 Bike Score
with Bike Storage**

SUITE 155

5,490
RSF

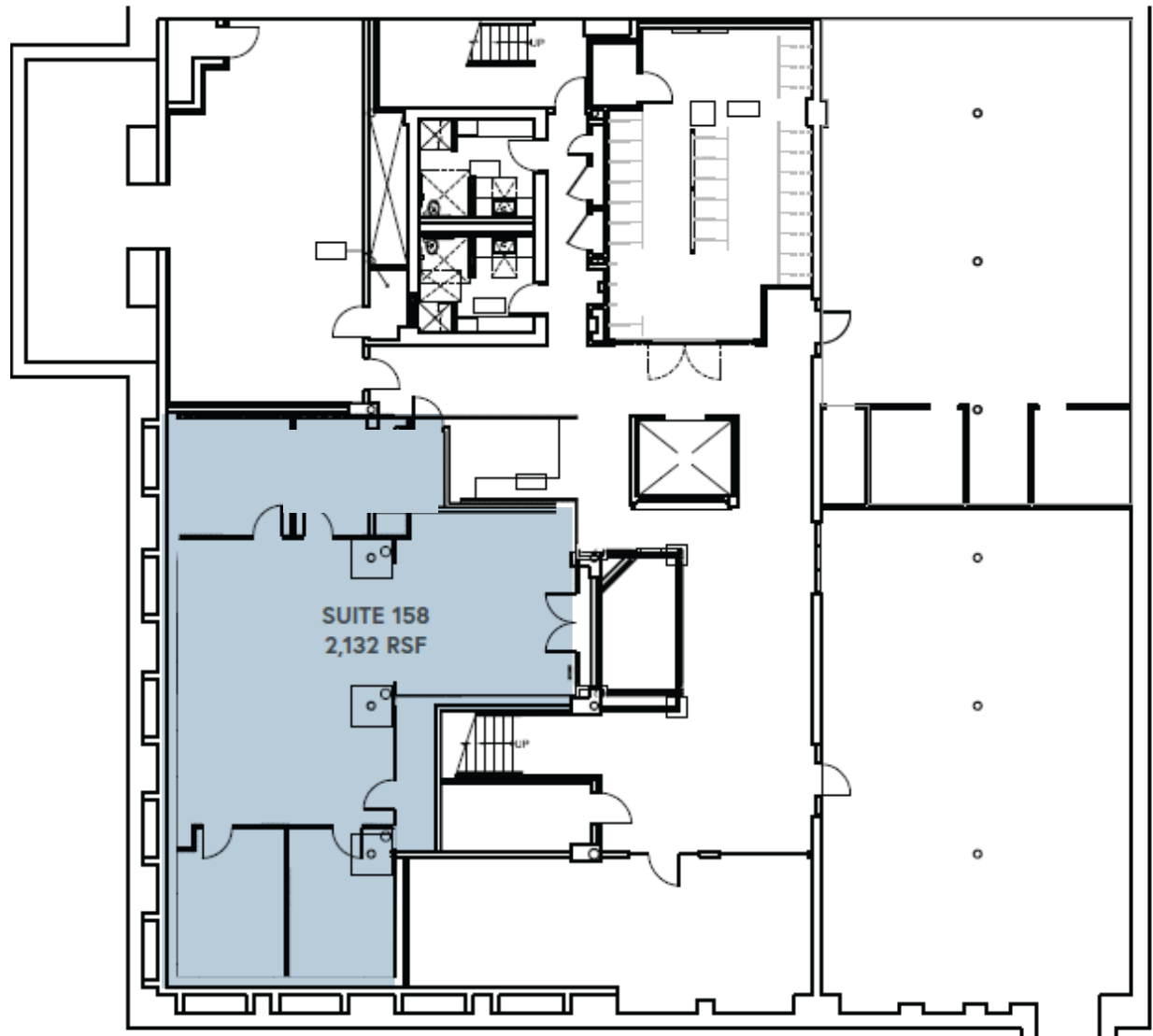
- Dedicated entrance
- Internal staircase
- 13 flex rooms, three with plumbing
- Two conference rooms
- Available October 1
- \$18/SF FSG



SUITE 158

2,132
RSF

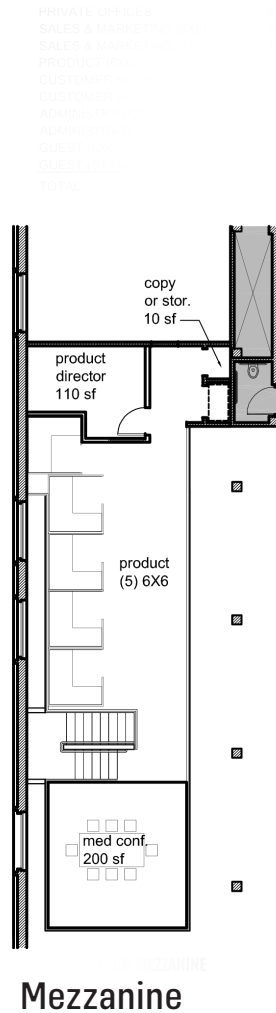
- Four private offices
- Open work space
- Kitchenette
- Conference room



SUITE 201

6,228*
RSF

- Available 5/1/2026
- Full floor suite with mezzanine
- River views
- 6 private offices
- Conference room
- Internal staircase



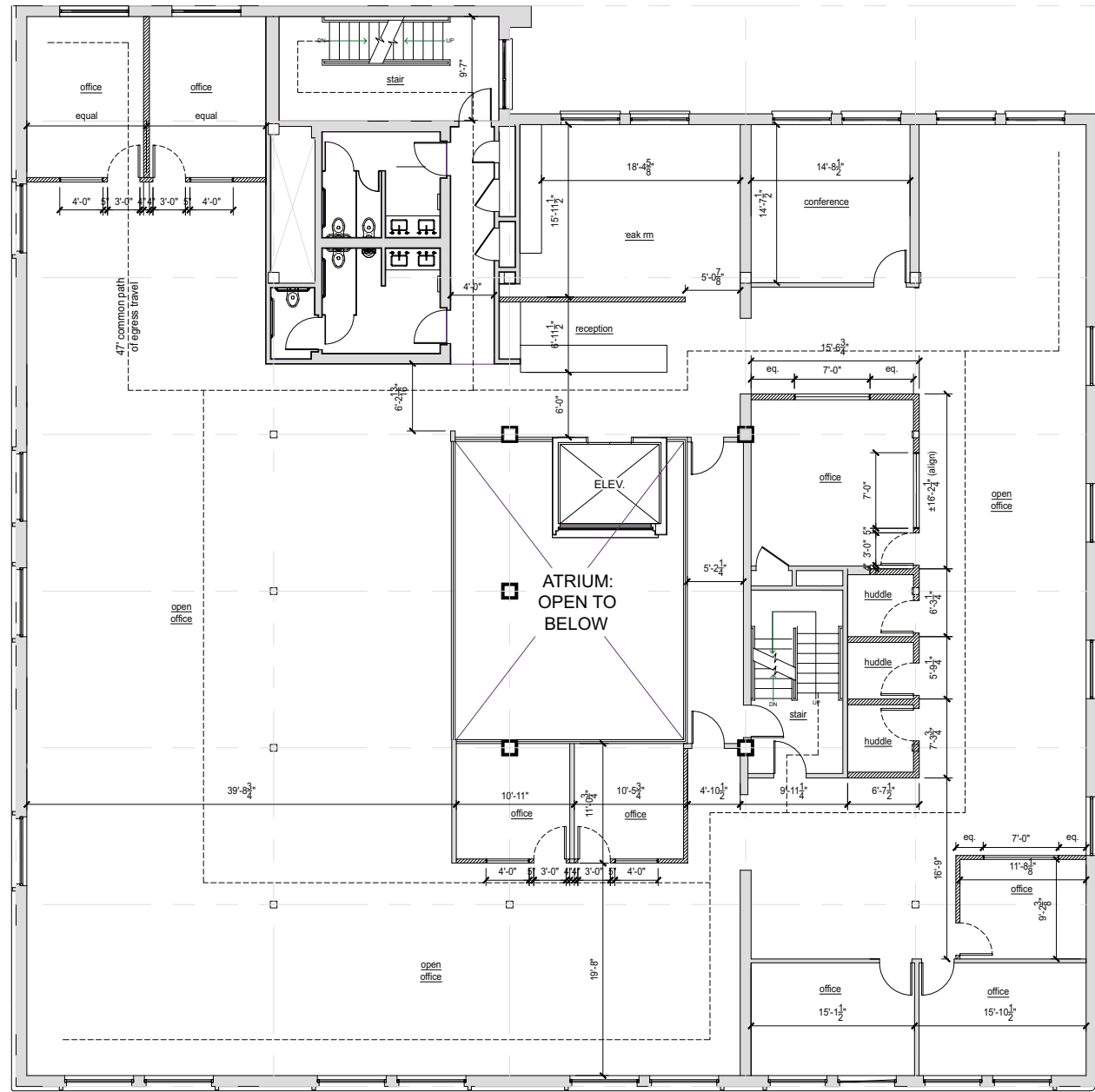
*Floor plan is not reflective of existing configuration. Photos of current build-out on the following page.



SUITE 300

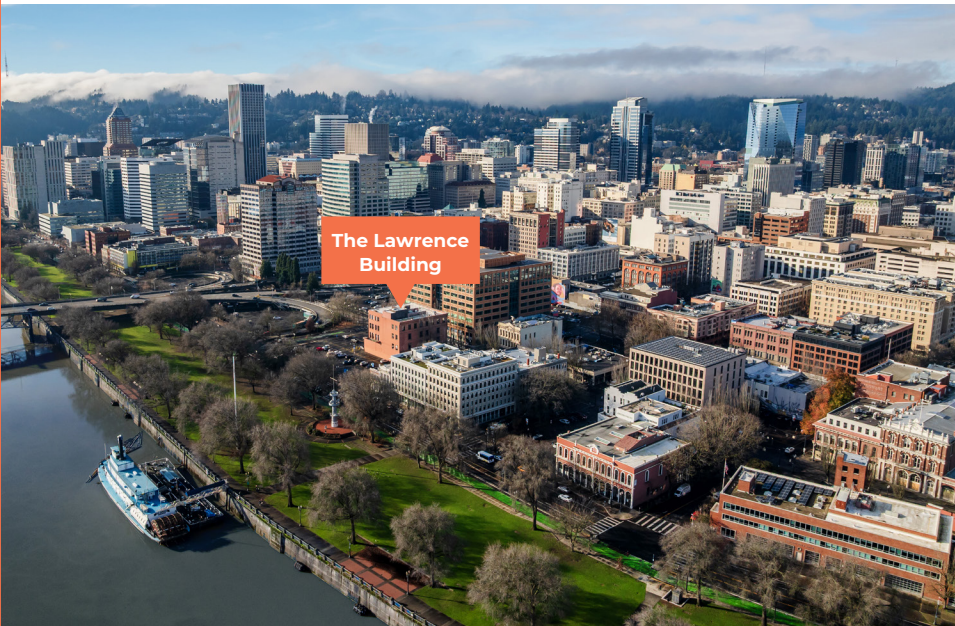
8,258
RSF

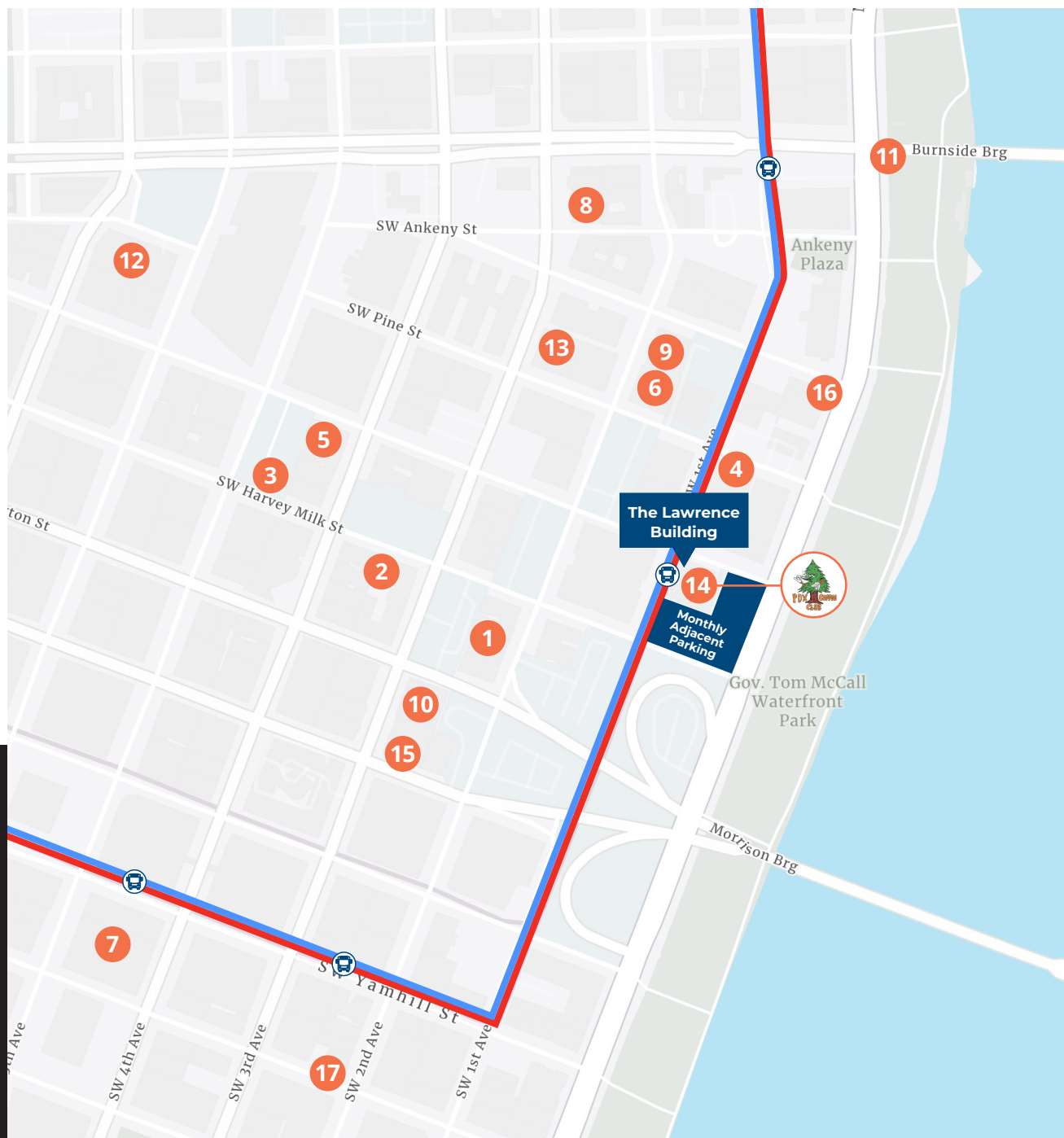
- 5,200 RSF available within 60 days
- 8,258 RSF Available 1/1/2027
- Private Restrooms
- 8 Private / Flex Offices
- 1 Conference Room
- 3 Huddle / Phone Rooms





GROWING CREATIVE HUB





PLACES NEARBY

- 1 Huber's Cafe
- 2 CRAFTpdx
- 3 Iron Strike Smash Burgers
- 4 La Carreta Pura Vida
- 5 Queen Mama's Kitchen
- 6 Pine Street Market
- 7 Pioneer Place
- 8 Voodoo Doughnut
- 9 Kells Irish Restaurant & Bar
- 10 Killer Burger Downtown PDX
- 11 Portland Saturday Market
- 12 Grits N' Gravy
- 13 Stumptown Coffee Roasters
- 14 PDX Coffee Club
- 15 Lotus & Bean Espresso Bar
- 16 Lechon
- 17 Luc Lac Vietnamese Kitchen

MAX Red Line

MAX Blue Line



THE LAWRENCE BUILDING

306 SW 1st Ave, Portland, OR 97204

JAMISON SHIELDS

Associate

+1 503 265 5065

jamison.shields@colliers.com

Colliers

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved. Colliers Portland.

