

FOR LEASE

MELVIN MARK
EST. 1945

MARKET-LEADING
BROKER BONUSES
FOR QUALIFIED NEW
LEASES

CALL FOR DETAILS

WELL-CAPITALIZED
OWNERSHIP GROUP

NO DEBT
ON PROPERTY

BRAND NEW LOBBY & SPEC SUITES

available for immediate move-in

PIONEER PARK

715 SW Morrison Street Portland, Oregon

Office Space Available Now from 1,165-9,904 RSF

\$24.00/SF Full Service

BRYN HOKKANEN
503.546.4534
bhokkanen@melvinmark.com
Licensed in OR & WA

CHAD ALEXANDER
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111 Southwest Columbia
Portland, Oregon 97201
P: 503.223.9203 | melvinmark.com

PIONEER PARK FOR LEASE

In the heart of Portland's business district, Pioneer Park features easy accessibility, beautiful views, and brand new common areas.

LEASE AVAILABILITY

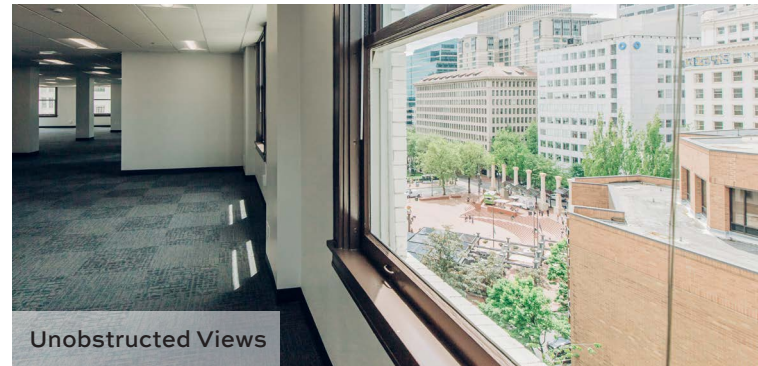
Floor	Suite	RSF	FS Rate/RSF	Notes
9	912	1,165	\$24.00	3 privates, kitchenette
8	Full floor	4,659	\$24.00	Spec suite
5	504	2,897	\$24.00	Spec suite
	503	1,331	\$24.00	
3	Full floor [^]	9,904	\$24.00	Fully-built unit

*Can be combined [^]Full floor across Pioneer Park & 625 Broadway

*Fully built-out. 13 offices, 2 conference rooms

BUILDING HIGHLIGHTS

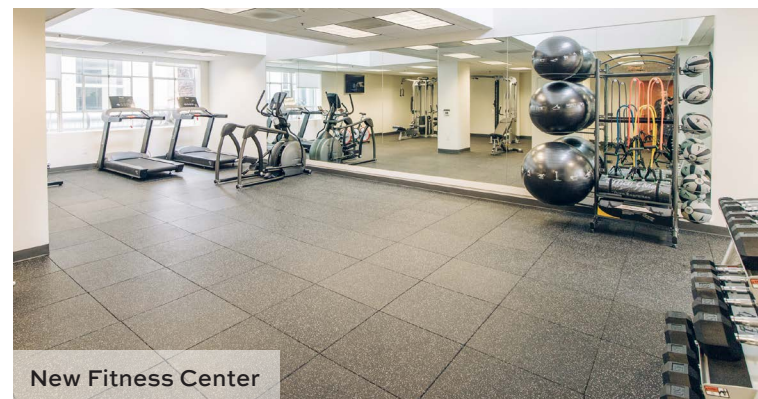
- Adjacent to Pioneer Courthouse Square with unobstructed window views
- Steps to TriMet MAX line
- AI-enabled security camera with Door King access control system
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- Brand new fitness center with on-site showers
- Located above Capital One Café (coffee shop with meeting spaces; see page 8 for details.)
- Plentiful parking options; potential for below-market parking at owner's nearby facilities
- Lobby renovations delivered Q1 2026
- Building conference room



Unobstructed Views



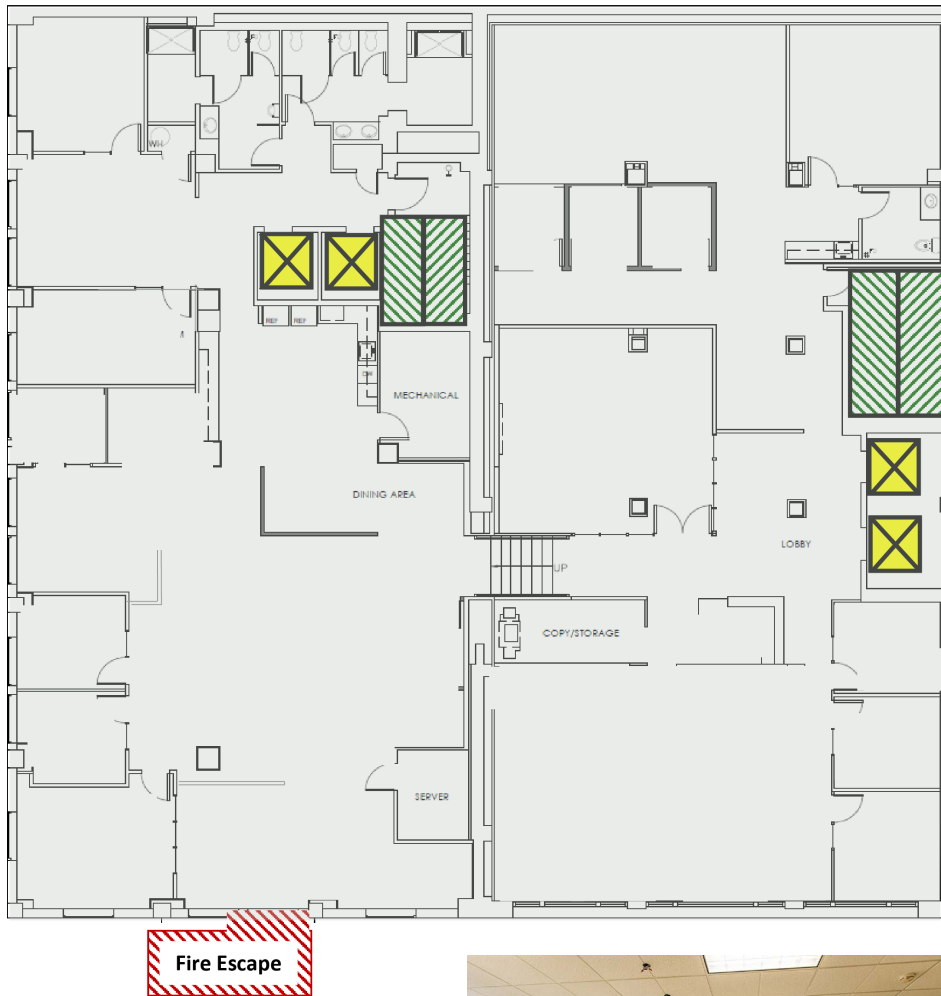
Renovated Lobby



New Fitness Center

PIONEER PARK AVAILABILITY

715 SW Morrison St
Portland, OR 97205



- Full kitchen
- 13 offices
- 2 conference rooms
- 2 shower rooms
- 3 private restrooms
- Data closet with cabling in place



FLOOR 3 9,904 RSF (approx.)

Available Now
\$19.00/SF for as-is deals

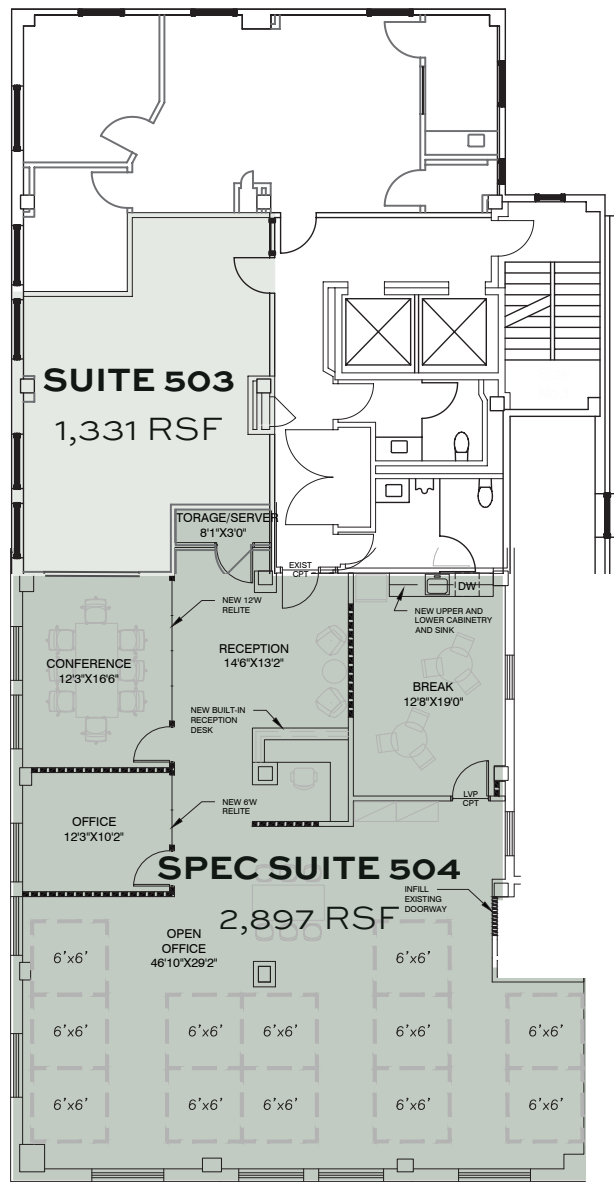
EXPLORE THE SPACE
WITH A VIRTUAL TOUR

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- Suite 504 delivering Q3 2026
- New break room, conference room, private office, telecom closet
- Room for 12 workstations or additional private office build-out



FLOOR 5 1,331-4,228 RSF (approx.)

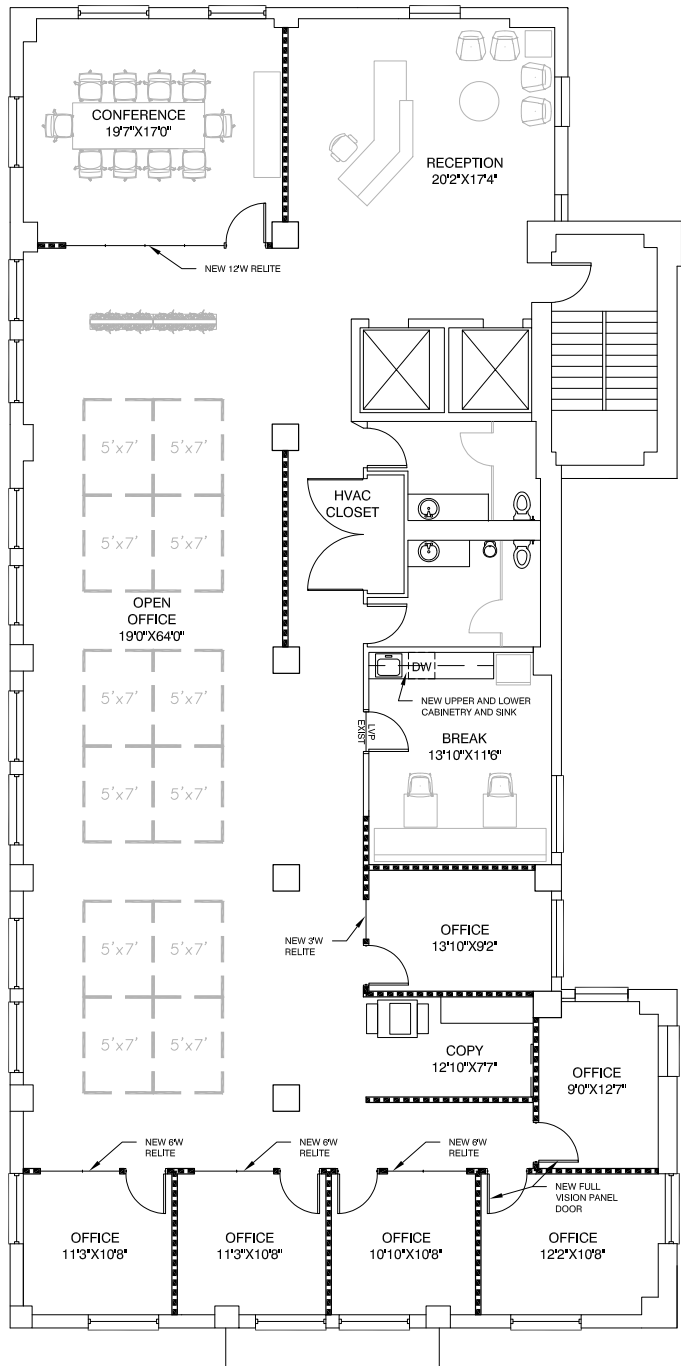
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PIONEER PARK AVAILABILITY

715 SW Morrison St
Portland, OR 97205



- Suite 800 delivering Q4 2026
- Full floor w/ private elevator walk-off
- Glass on all sides
- Great views of Downtown



SUITE 800 4,659 RSF (approx.)

Available Now

\$24.00/SF Full Service

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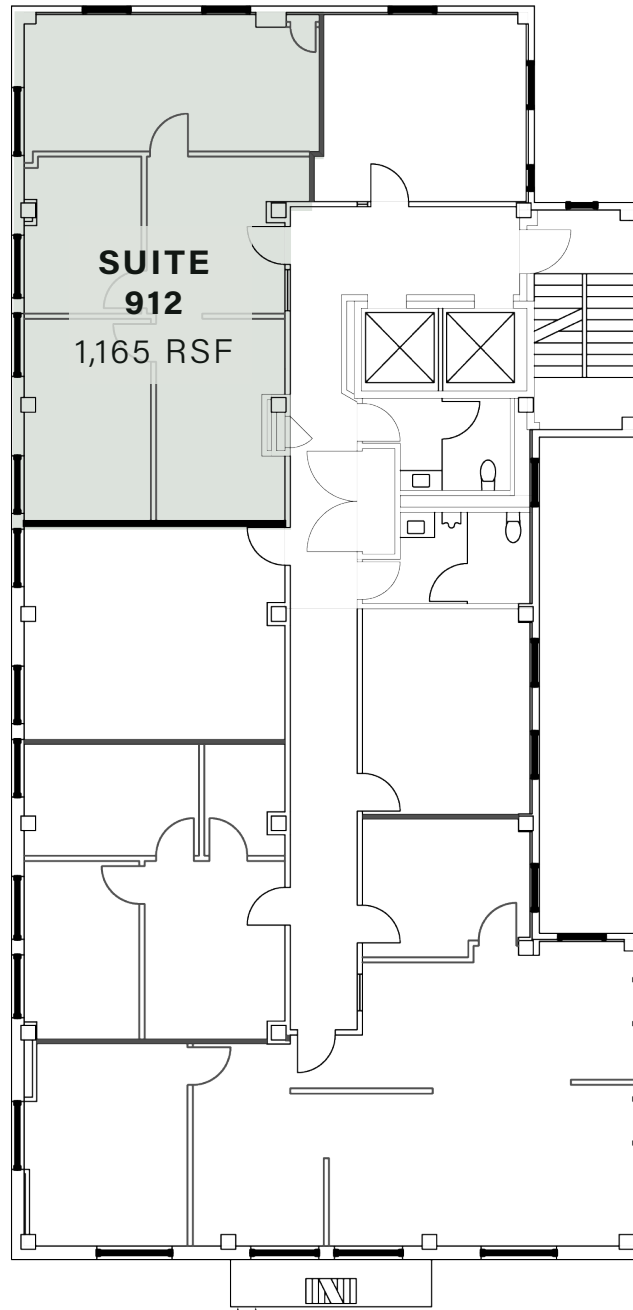
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SUITE 912 1,165 RSF (approx.)

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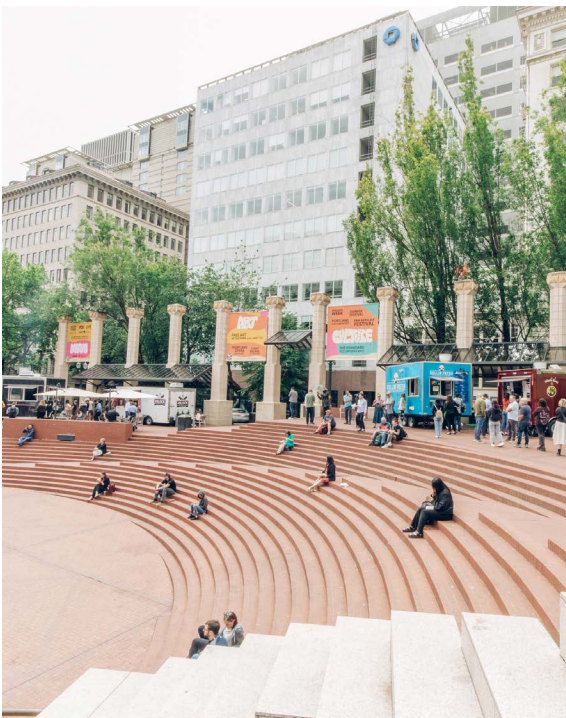
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PIONEER PARK LOCATION



100

WALK SCORE

"Walker's Paradise"



95

TRANSIT SCORE

"Rider's Paradise"



94

BIKE SCORE

"Biker's Paradise"

NEIGHBORHOOD AMENITIES

- Blocks from the future site of the exciting James Beard Public Market
- Adjacent to Pioneer Square, with popular food carts and a variety of events all year round
- Cafés & restaurants within steps including Starbucks, St. Honoré Boulangerie, Bullard, Din Tai Fung, Roseline Coffee, Greenleaf Juice Bar, and Flying Elephants
- Near Portland's newest food hall, "Flock," at the Ritz-Carlton
- 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

CAPITAL ONE CAFÉ

- On site
- Open to the public
- Food, beverages, and banking services
- Free conference rooms for non-profits and students
- 50% off coffee orders (Capital One cardholders)
- [Learn more >>](#)



PIONEER PARK PARKING



Hotel Broadway Garage

- +/- 75 spaces available
- Monthly parkers only, no public parking
- Convenient access to SW Burnside St and Burnside Bridge

(Owned by same Pioneer Park landlord)



Alder Street Garage

- 400 spaces
- Open 24/7
- 24-hour video surveillance
- Updated pay stations, paint, elevator lobbies



Parking NW (Park Ave)

- 325 spaces
- Open M-F 6:30am-12am, Sat-Sun 8am-12am
- 24-hour video surveillance
- Designated electric car charging stations



Smart Park

- 700 spaces
- Open 24/7
- Security guard on site
- Carshare parking
- Designated electric car charging stations



Fox Tower

- 462 spaces | Open M-F 5am-12am, Sat-Sun 7:30am-2am
- 24-hour video surveillance and security guard on site
- Designated electric car charging stations



Central Plaza

- 542 spaces
- Open 24/7
- 24-hour video surveillance and security guard on site
- Designated electric car charging stations



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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.