

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 973-9,904 RSF

\$24.00/SF Full Service

BRYN HOKKANEN
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Licensed in OR & WA

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111 Southwest Columbia
Portland, Oregon 97201
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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

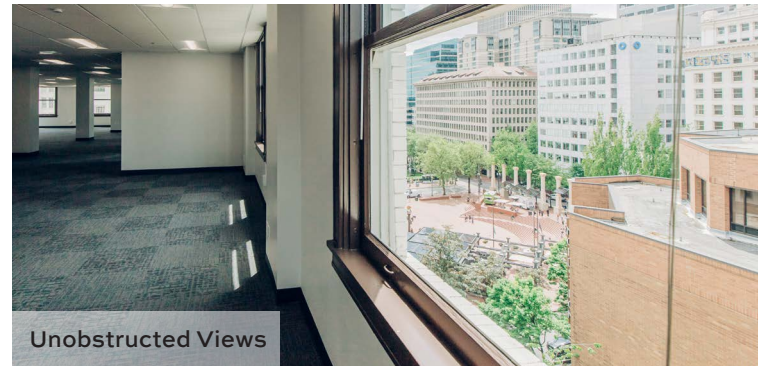
Floor	Suite	RSF	FS Rate/RSF	Notes
9	912	973	\$24.00	3 privates, kitchenette
8	Full floor	4,659	\$24.00	Spec suite
5	504	2,897	\$24.00	Spec suite
	503	1,331	\$24.00	
3	Full floor [^]	9,904	\$24.00	Fully-built unit

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

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

BUILDING HIGHLIGHTS

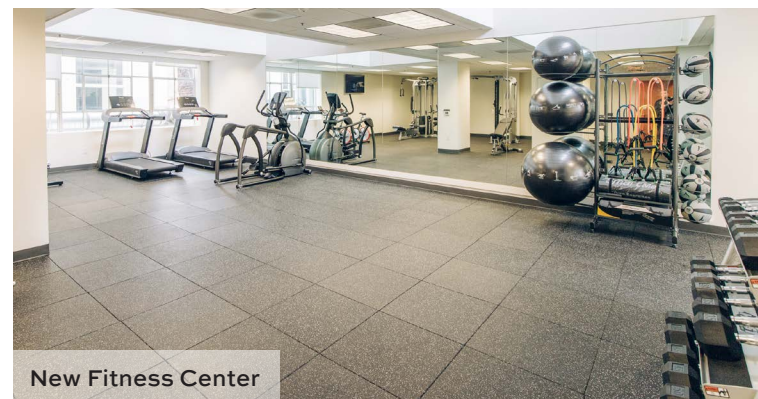
- Adjacent to Pioneer Courthouse Square with unobstructed window views
- Steps to TriMet MAX line
- AI-enabled security camera with Door King access control system
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- Brand new fitness center with on-site showers
- Located 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



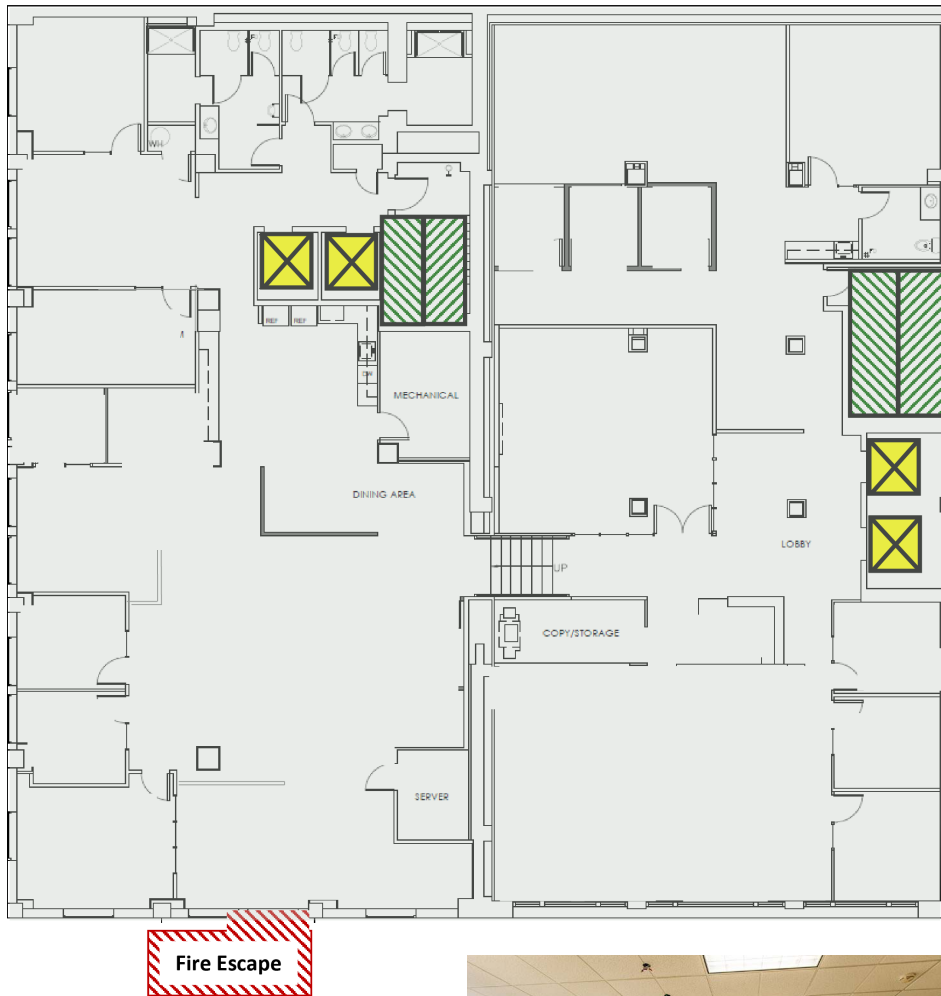
Renovated Lobby



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

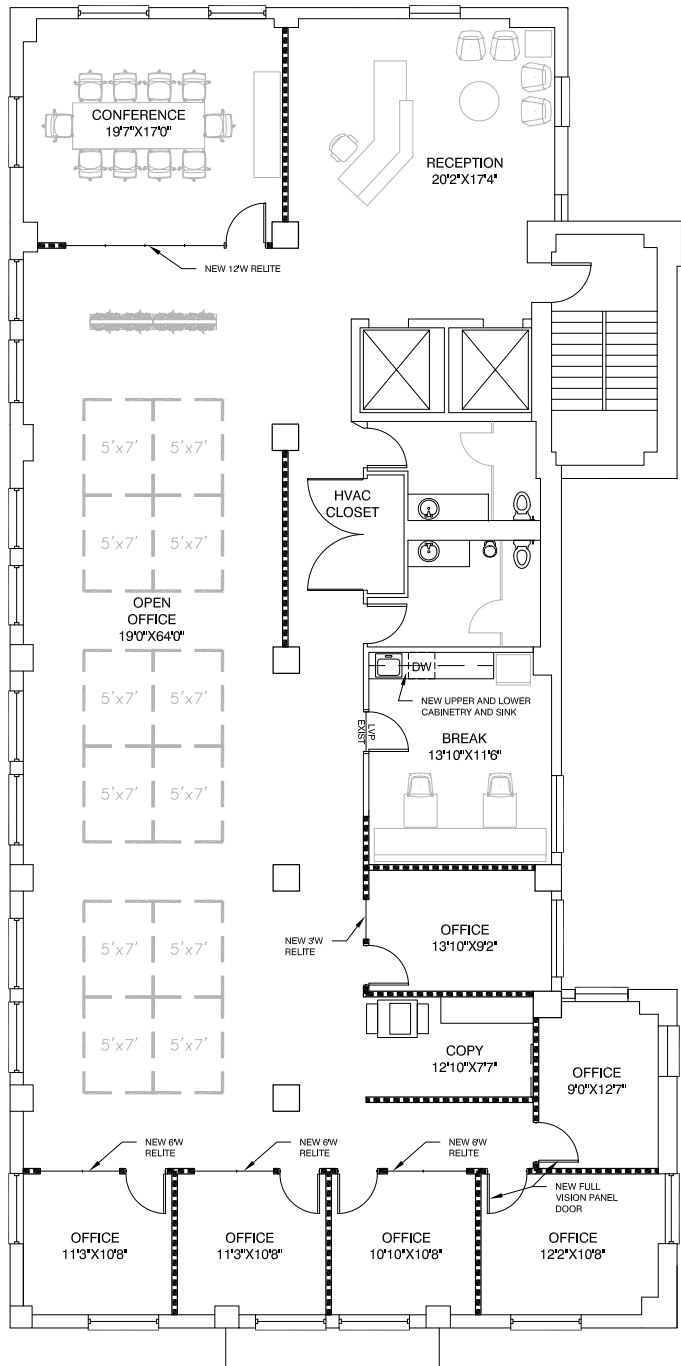
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PIONEER PARK AVAILABILITY

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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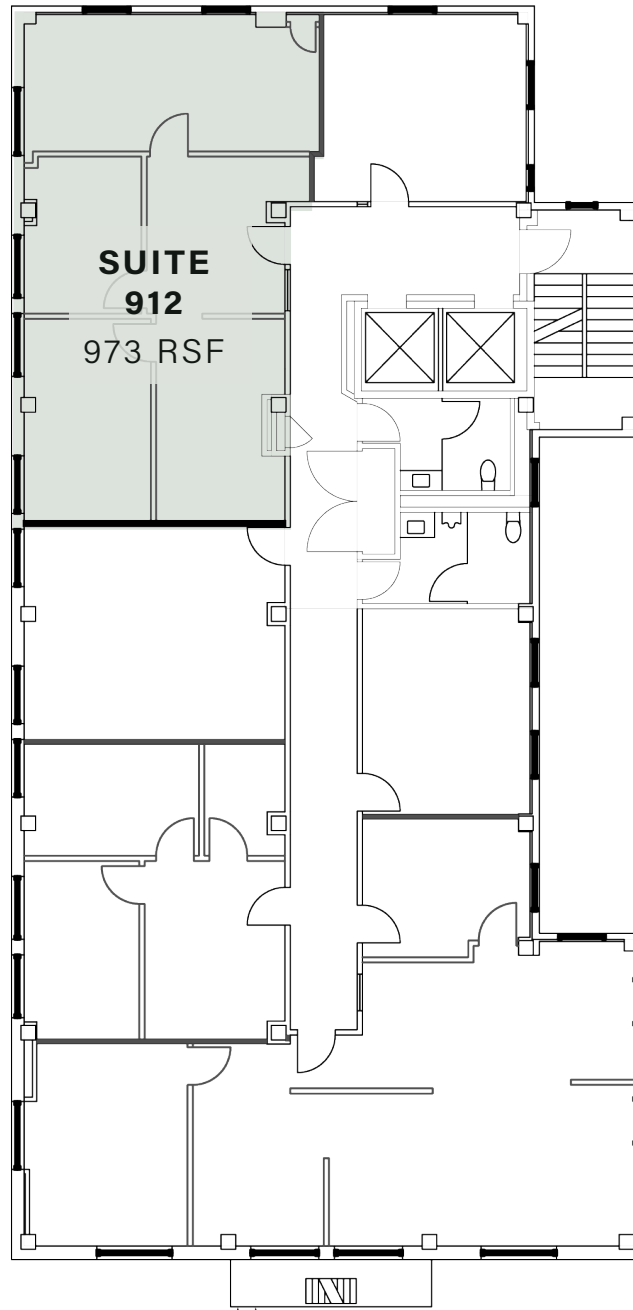
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SUITE 912 973 RSF (approx.)

Available Now

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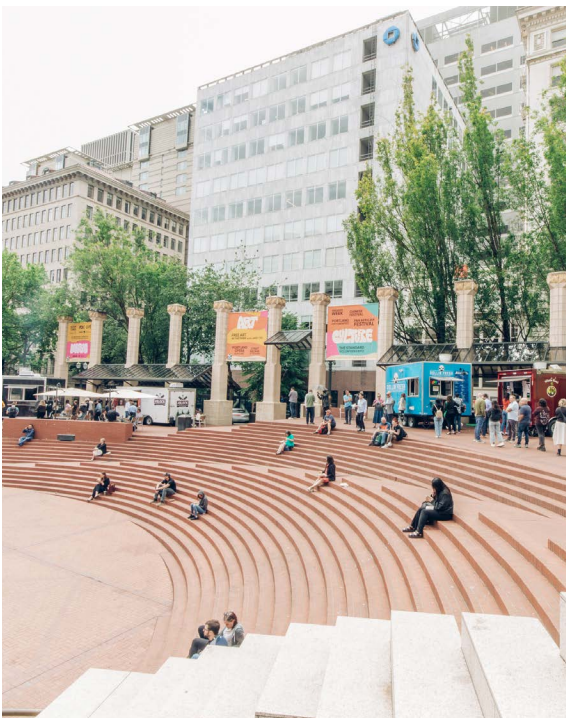
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PIONEER PARK LOCATION



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