



FOR LEASE



COLUMBIA SQUARE

111 SW COLUMBIA
PORTLAND, OR 97201

AVAILABLE

Floors 3 & 4: ~21,000 RSF
Suite 550: 15,000 RSF (Divisible)
Suite 650: 6,226 RSF (Divisible)
Suite 705: 1,963 RSF (Contiguous)
Suite 710: 1,548 RSF (Contiguous)

RATES

\$15.00 - \$20.00 NNN
(Estimated \$14.65 NNN)

BUILDING HIGHLIGHTS

- New Restaurant and Lobby renovations underway
- Central downtown location
- Newly remodeled multi-media conference center
- Fitness center, shower & locker rooms
- Secure bike storage
- Green Building Initiative awarded 4 Globes (highest rating)
- Local ownership and responsive property management

TOM BECIC

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PAUL ANDREWS

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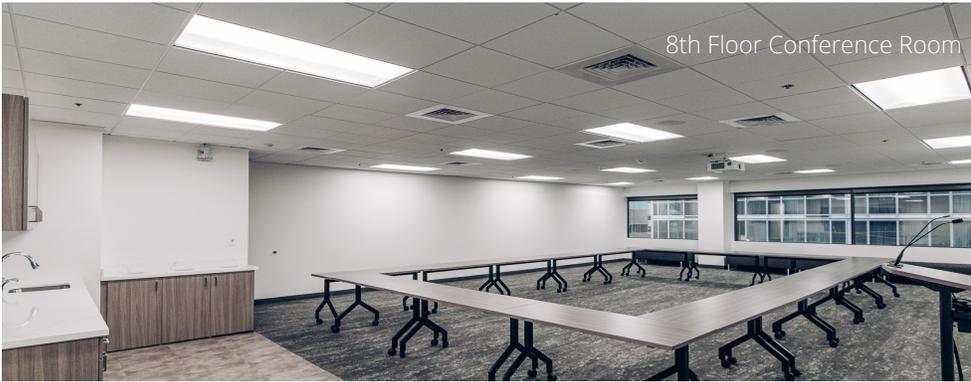
ABOUT COLUMBIA SQUARE

111 SW COLUMBIA | PORTLAND, OR 97201



LOCATION

- Full complement of urban services and amenities within blocks
- Direct freeway and bridge access means less congestion
- Near fine dining, numerous cafes, and delis
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Located one block from Waterfront Park, host to all-season activities and events and walking/biking paths
- Blocks to cultural and arts performances such as Keller Auditorium



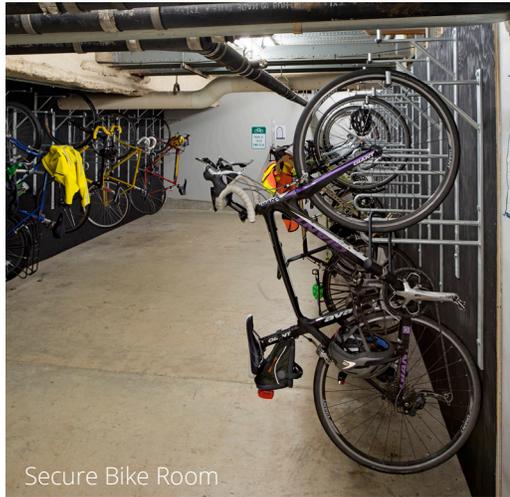
8th Floor Conference Room

AVAILABLE

- Floors 3 & 4: ~21,000 RSF
- Suite 550 RSF: 15,000 RSF (Divisible)
- Suite 650: 6,226 RSF (Divisible)
- Suite 705: 1,963 RSF (Contiguous)
- Suite 710: 1,548 RSF (Contiguous)



Fitness Center
w/ Showers & Changing Rooms



Secure Bike Room

SUSTAINABILITY FEATURES

- Green Building Initiative awarded 4 Globes (highest rating)
- Energy Star registered with score of 79/100
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Secure bike storage



New Lobby



New Lobby



95 WALK SCORE

"Walker's Paradise"



93 BIKE SCORE

"Biker's Paradise"

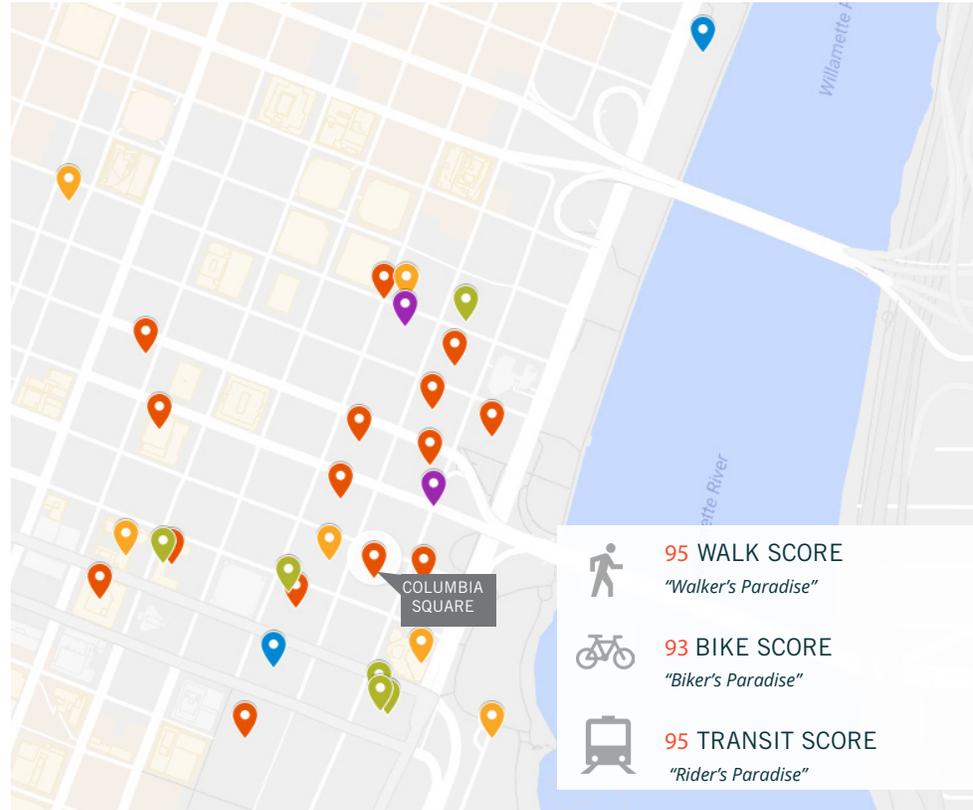


95 TRANSIT SCORE

"Rider's Paradise"

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LOCATION

- Central downtown location
- Convenient to public transit system and freeway access
- Near Starbucks, 24 Hour Fitness, daycare facilities, Keller Auditorium, Marriott Hotel, and other retail and business services

HOTELS

Porter Hotel (297 rooms)
Ace Hotel (204 rooms)
Paramont Hotel
Modera
Portland Marriott
Riverplace Hotel
AC by Marriott (204 rooms)
Hilton Hotel (299 rooms)

NEARBY LARGE TENANTS

Oregonian (225 Employees)
Amazon Web Services
eBay
Portland State University
Schnitzer Steel
City of Portland (400 Employees)
JAMA Software
Pacific Source (55 Employees)
Skanska USA
Tripwire

NEW DEVELOPMENTS

Courthouse (445,000 SF, \$290M 18-story Courthouse)
250 Taylor (A 183,494 SF Class A Office Building)
140 SW Columbia (20 story mixed use tower with 349 residential units, 15,000 SF ground floor retail and 236 vehicular parking spaces)

NEARBY ATTRACTIONS

Portland State
Keller Auditorium
Waterfront Events

OFFICE BUILDINGS

Crown Plaza - 272,161 SF
Harrison Square - 182,000 SF
3rd & Taylor - Proposed 198,825 SF
Justice Center - 307,324 SF
Edith Green/Wendall Wyatt Federal Building - 413,770 SF
Pacwest Center - 545,522 SF
5th Ave. Building - 175,200 SF
Umqua Bank Plaza - 276,676 SF
Columbia Square - 307,197 SF
KOIN Tower - 355,000 SF
1515 Market Square - 215,983 SF
First & Main - 394,779 SF
One Main Place - 330,035 SF
Gus J. Solomon Courthouse - 162,012 SF
200 Market Building - 363,072 SF
World Trade Center 3 - 162,174 SF
World Trade Center - 278,421 SF

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New Restaurant renderings with outdoor seating



New Lobby Renderings

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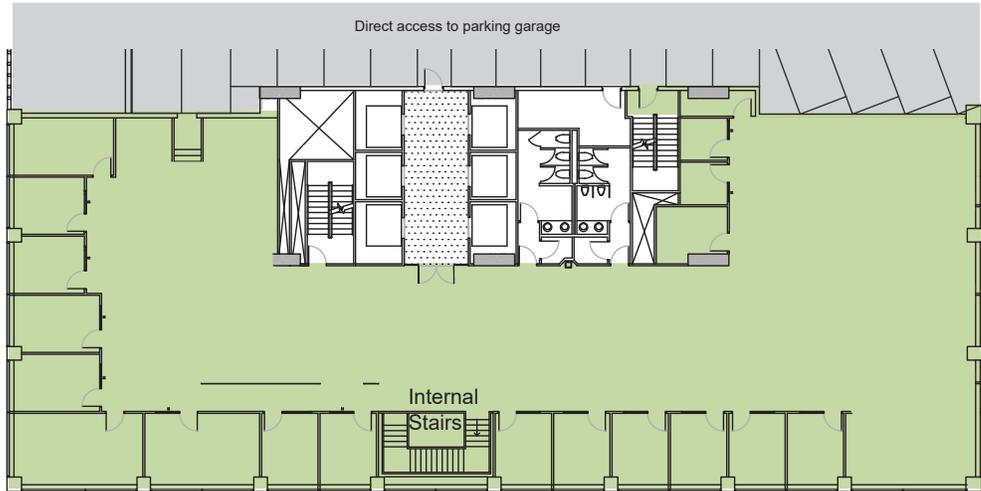
AVAILABLE

Floors 3 & 4: Approx. 21,000 RSF
(Divisible to 15,000 RSF)

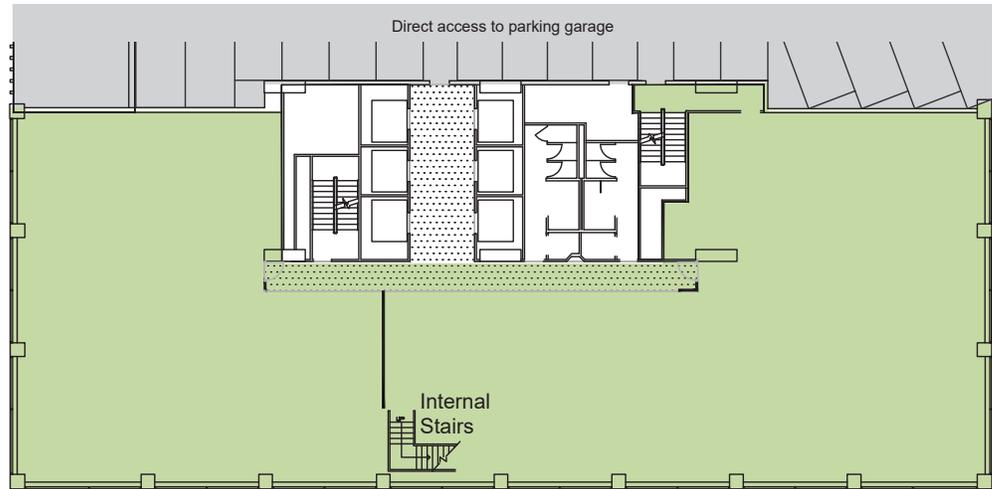
Floors 3 & 4

- 21,000 RSF on two floors with connecting stairway
- Large, efficient floor plan with extensive window line
- Expansion space available on 5th floor
- Direct access to parking

FLOOR 4



FLOOR 3



Prospective Creative Concepts



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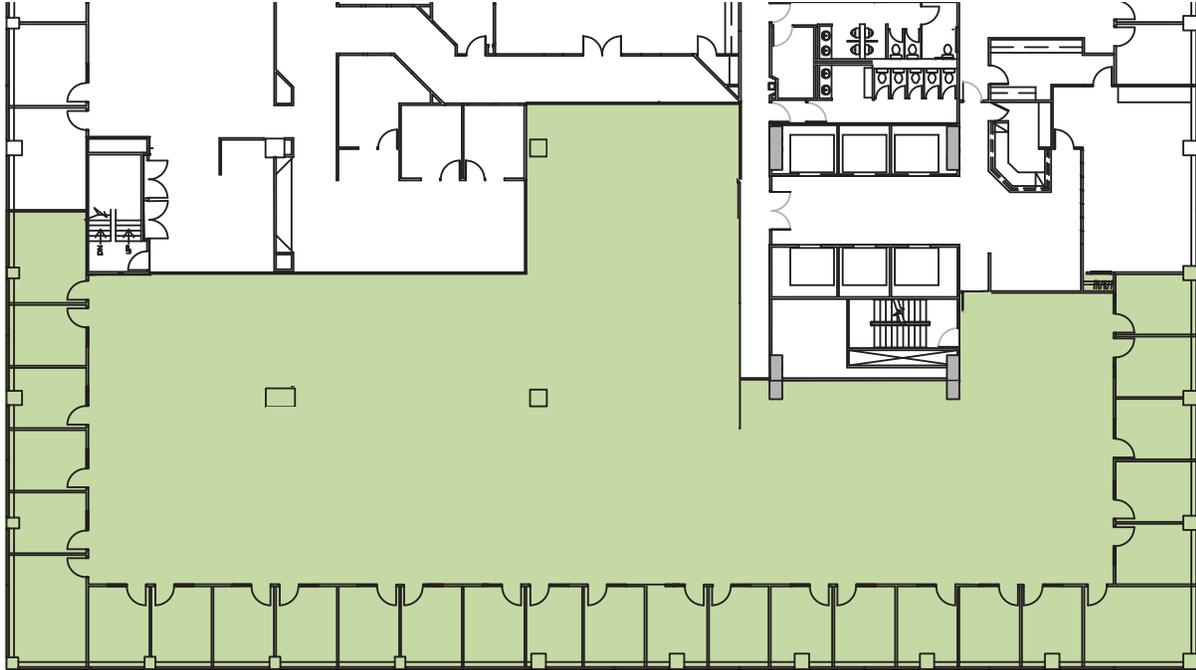
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AVAILABLE

Suite 550: 15,000 RSF
(Divisible to 10,000 RSF)

5th Floor



Suite 550 15,000 RSF

- Elevator lobby entrance
- Large, efficient floor plan with extensive window line
- Divisible to 10,000 RSF



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MELVIN MARK
EST. 1948

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AVAILABLE

Suite 650: 6,226 SF
(Divisible to 3,000 RSF)



Suite 650 6,226 RSF

- Ideal "open office" configuration
- SW corner views
- Existing break room
- Divisible to 3,000 RSF



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AVAILABLE

7th Floor: 3,511 RSF

7th Floor

- Ideal for professional services firm
- SW corner office
- Access to the roof top patio and showers on the floor

Suite 705 1,963 RSF



Suite 710 1,548 RSF

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