



**AMERICAN  
BANK  
BUILDING**

## REBRANDED. REIMAGINED.

Premier office  
space in the heart  
of downtown  
Portland.

621 SW Morrison Street  
Portland, OR



### BROKER BONUS

\$1/SF ON NEW DEALS!\*

5-YEAR TERM TO QUALIFY

\*LEASES MUST BE SIGNED  
BY JUNE 30, 2019

OWNED BY



LIONSTONE INVESTMENTS



LEASING CONTACTS

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## AVAILABILITIES

SUITE	SIZE	RATE/FS	AVAILABLE
2nd Floor*	11,760 RSF**	\$35.50	Now
3rd Floor*	11,875 RSF**	\$35.50	Now
5th Floor / Suite 525	792 RSF	\$34.00	Now
6th Floor	11,758 RSF	\$34.00	Now
7th Floor	11,952 RSF	\$34.00	Now
12th Floor / Suite 1225	4,779 RSF	\$35.00	Now
13th Floor	11,618 RSF	\$37.00	Now

\*Connected by internal stairwell

\*\*Contiguous to 23,635 RSF







## AMENITIES

±2,400 SF mezzanine-level, newly remodeled fitness room and showers

Newly remodeled secure, indoor bicycle storage facility accommodating ±50 bicycles

Common building conference room on 5th floor accommodating ±10 people

## LOCATION

Trimet MAX stop directly in front of the building and a direct MAX line from the Airport to the building

Steps from Pioneer Square, Portland's "living room" ([www.thesquarepdx.org](http://www.thesquarepdx.org))

Within two blocks of Pioneer Place, Nordstrom and The Nines hotel

TriMet bus service and North / South MAX Line directly west of the Building

Nike-sponsored BikeTown bicycle outside main entry

## CAPITAL INVESTMENT

Fitness center

Bike hub

Common area lobbies

Elevator control and cab upgrades

Building-wide restroom renovations

Substantial HVAC, plumbing, window, fire/life safety, electrical and roof upgrades

Over \$4,000,000 in capex spending planned by current ownership

Lionstone Investments is a data-analytics driven real estate investment firm that conceptualizes, analyzes, and executes national investment strategies using proprietary algorithms and advanced analytics to understand the changing ways people in America want to live and work—Places for Productive People.® Lionstone Investments is a registered investment adviser subsidiary of Columbia Management Investment Advisers, LLC.



LIONSTONE INVESTMENTS

SKB

A private, Portland-based operator of high-quality real estate investments throughout the Western United States focused on creating and maintaining longstanding relationships with investment partners, tenants, brokers and individuals to create mutual success.





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NORDSTROM

STARBUCKS



TRIMET MAX STOP

PIONEER  
SQUARE





# AMENITIES

## LIFESTYLE

- 1 Portland Art Museum
- 2 Keller Auditorium
- 3 Portland Saturday Market
- 4 Portland Center for the Performing Arts
- 5 Pioneer Place
- 6 Pioneer Square

## HOTELS

- 1 The Heathman
- 2 Hilton Portland & Executive Tower
- 3 The Paramount Hotel
- 4 The Nines
- 5 Hotel Modera
- 6 The Westin Portland
- 7 Portland Marriott - City Center
- 8 The Governor Hotel
- 9 Hotel Monaco Portland
- 10 Hotel Vintage Plaza
- 11 Hotel Lucia
- 12 Ace Hotel

## PARKING

- 1 Smart Park (795 stalls)
- 2 Star Park (485 stalls)
- 3 Southparth Garage (350 stalls)
- 4 City Center Parking (542 stalls)
- 5 Ampco System Parking (839 stalls)
- 6 Smart Park (833 stalls)
- 7 City Center Parking (145 stalls)
- 8 City Center Parking (189 stalls)
- 9 Brewery Parking Garage (2,050 stalls)
- 10 City Center Parking (252 stalls)
- 11 Star Park (320 stalls)
- 12 City Center Parking (195 stalls)
- 13 City Center Parking (1,126 stalls)
- 14 Smart Park (973 stalls)





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**PORTLAND**

12.1 miles / 18 min drive

MAX LINE



## Strategic Location

The American Bank Building is the epicenter of the City of Portland. With the Trimet MAX stop located steps outside the front door, this building provides the unique door to door experience from the Portland Airport. Restaurants, food carts, shopping, and other amenities are at your fingertips at this premier Downtown Portland location.



**PEARL DISTRICT/  
DOWNTOWN**

.9 miles / 8 min drive



**EASTSIDE**

6 min drive



**BEAVERTON**

8.1 miles / 15 min drive



**AMERICAN  
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Trimet MAX stop directly in front of the building and a direct MAX line from the Airport to the American Bank Building.  
35-40 min to Airport on MAX



**LAKE OSWEGO**

9.6 miles / 21 min drive



**CLACKAMAS**

15.9 miles / 22 min drive







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