



FOR LEASE

THE LAWRENCE BUILDING

308 SW 1ST AVENUE
PORTLAND, OR 97204

PLEASE CALL FOR RATES

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LICENSED IN THE STATE OF OREGON

Originally commissioned by The George Lawrence Company in 1902, The Lawrence Building was recently renovated to artfully blend historic features with modern amenities. The building's beautiful façade, tasteful interior, abundance of natural light, and proximity to transit and parking options make it an excellent fit for a wide range of tenants.

LOCATION

The Lawrence Building is situated in a premier downtown location, just one block from Tom McCall Riverfront Park and within Portland's Technology Triangle. There are numerous nearby food, drink, and entertainment options, multiple modes of public transportation, and convenient parking locations.

The Lawrence Building is adjacent to the Morrison Bridge and eight bus and four streetcar lines all have stops within four blocks of the building.

HIGHLIGHTS

- Exposed brick and beam space
- Common area conference room
- Abundant natural light
- Shower facilities
- Bike storage
- 19' exposed ceilings
- Operable windows
- After hours access
- Contemporary central atrium
- Willamette River views*

*from select suites

Exposed Brick and Wood Finishes

Common Area Conference Room

Abundant Natural Light



Walk Score
97



Transit Score
95



Bike Score
93

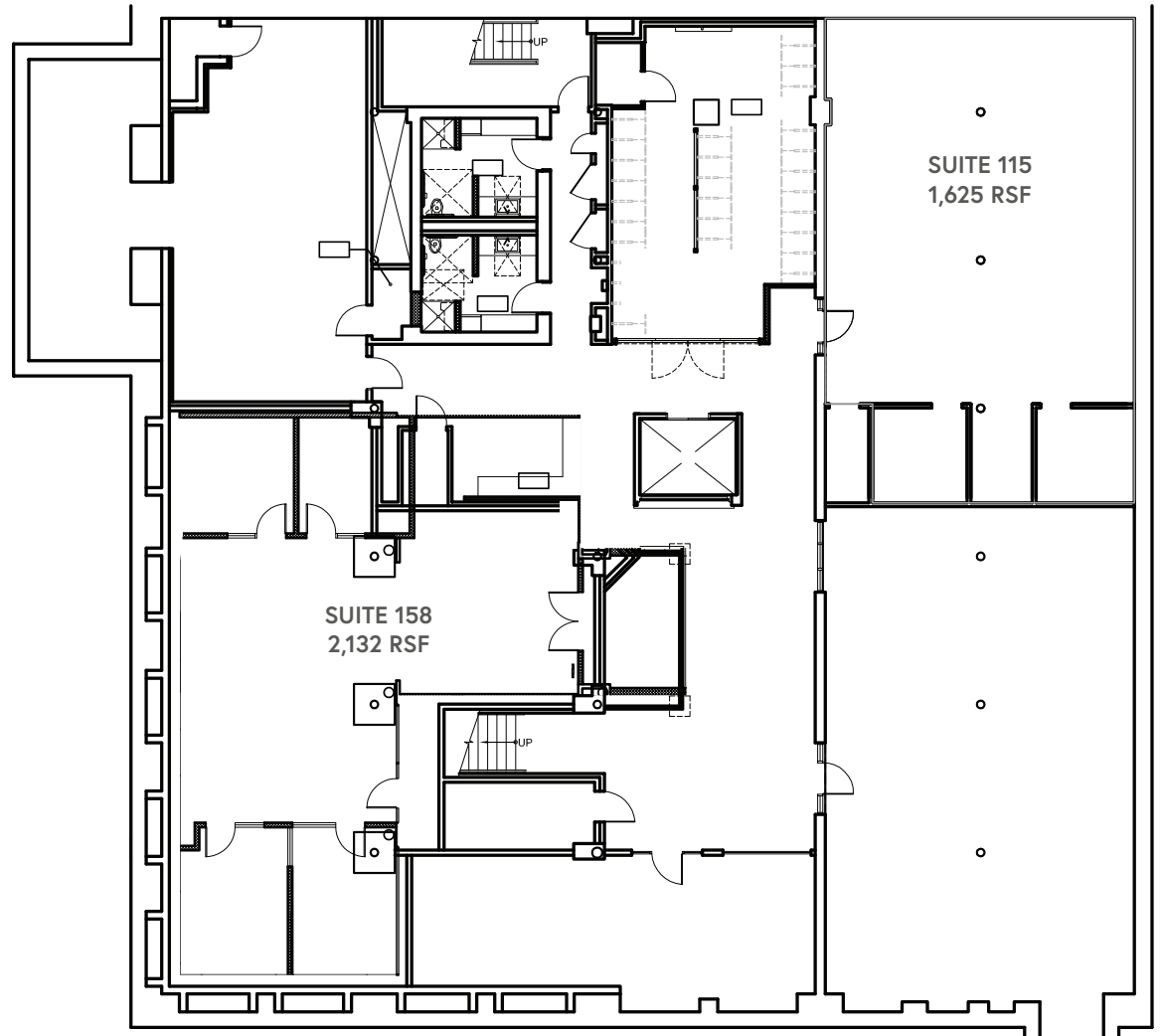


THE LAWRENCE BUILDING

SUITE 115 | +/-1,625 RSF

SUITE 158 | +/-2,132 RSF

- **Suite 115** – 3 private offices/call rooms
 - Windowless suite
- **Suite 158** – Corner suite with two sides of glass
 - Mixture of open and private space
 - Turnkey condition
 - Kitchen



LOWER LEVEL

THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY



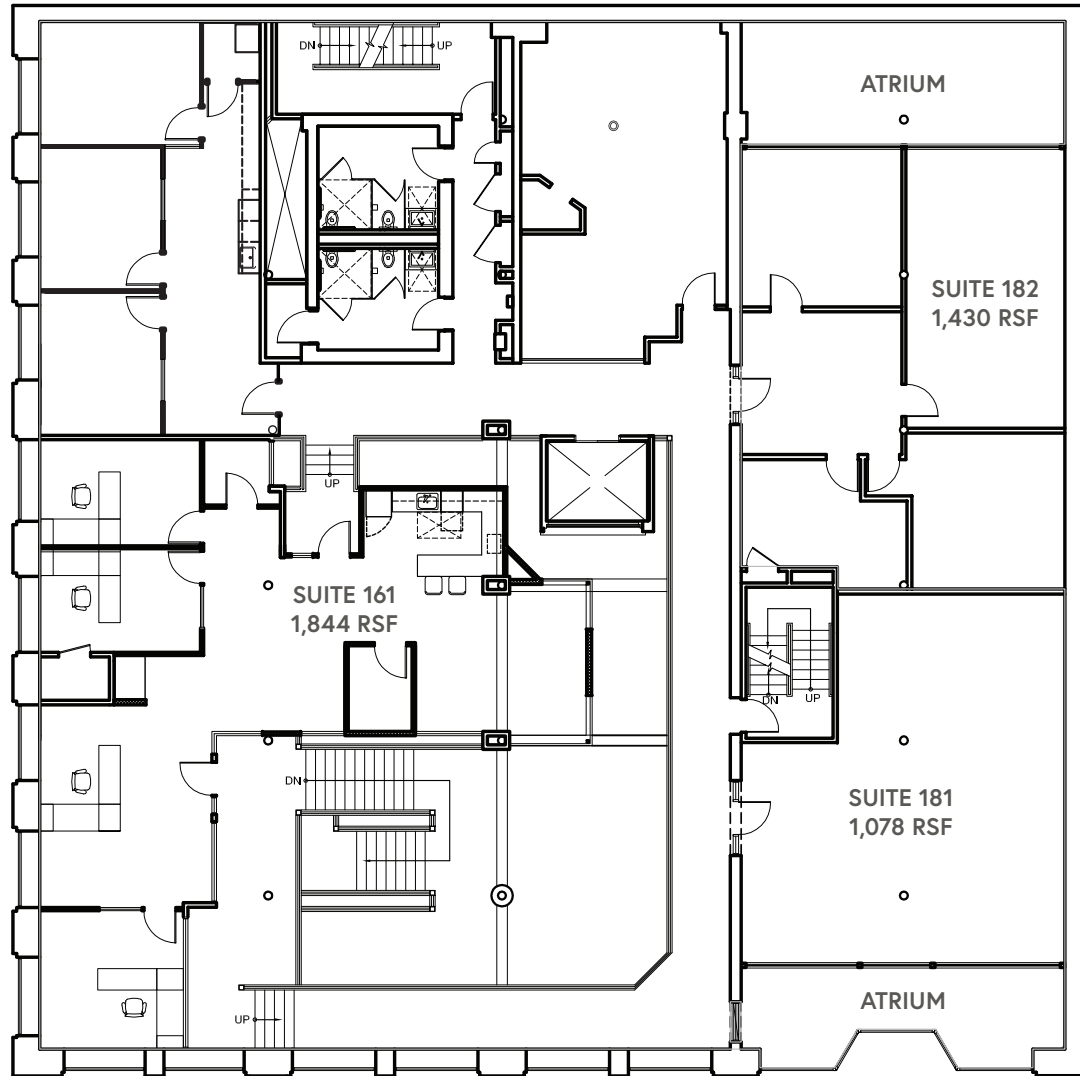
THE LAWRENCE BUILDING

SUITE 161 | +/-1,844 RSF

SUITE 181 | +/-1,078 RSF

SUITE 182 | +/-1,430 RSF

- **Suite 161** – Corner suite with two sides of glass
 - Great light plus windows to atrium
 - Mixture of open and private space
 - Turnkey condition
 - Kitchen
 - Conference room
- **Suite 181** – Four private offices and separate work area
- **Suite 182** – Three private offices and one conference room



MEZZANINE

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● Restaurants

● Hotels

● Parking

--- MAX Lines

--- Bus Routes

--- Streetcar Lines

1. Portland Burger

2. Al Amir

3. Huber's

4. Captain Ankeny's Pizza & Pub

5. Kalé

6. Lechon

7. Pine Street Market

8. Kell's Irish Restaurant & Pub

9. E-San Thai Cuisine

10. Stumptown Coffee Roasters

1. Embassy Suites by Hilton

2. Hi-Lo Hotel

3. Kimpton Hotel Monaco

4. The Nines

5. Marriott City Center

6. Kimpton Hotel Vintage

7. Hotel Lucia

8. The Benson

9. Courtyard by Marriott

10. The Society Hotel