

For Lease

Built in 1913 and designed by renowned Portland architect A.E. Doyle, the American Bank Building sits at the center of Portland’s Central Business District and across the street from Pioneer Square, often termed “Portland’s Living Room.”

Amenities

The American Bank Building offers tenants free use of an approximately 2,300 square foot fitness facility equipped with an assortment of free weights, aerobic equipment (elliptical, treadmill, stair climber) and weight machines in addition to showers and day lockers.

In addition to the fitness facility, the Building offers a free common conference room on the 5th floor which seats approximately 10 people at a table, with an opportunity for 30 person capacity. The conference room is reserved through on-site Property Management.

Transportation

The westbound MAX Light Rail Red and Blue Lines travels from Portland International Airport through downtown and west to Hillsboro and stops outside the front door of the Building. Across Pioneer Square the eastbound Red and Blue Line stops en route to Portland International Airport—travel time is approximately 30 minutes. In addition to the Red Line, the Building borders the Tri-Met Bus Line and the MAX Yellow Line on SW 6th Avenue. The Yellow Line travels north past the Building, connecting to Union Station.

AVAILABLE SPACE				
Suite	RSF	Rate	Available	Description
125	1,248	\$19.00	Now	Floor-to-ceiling windows overlooking Pioneer Square; mid-building location; on same floor as fitness center
140	2,790	\$22.00	120 days	Floor-to-ceiling windows overlooking Pioneer Square; 5 large perimeter offices; glass entry; on same floor as fitness center
425	2,706	\$21.00	3/2011	West end cap of the building; great window exposure with views of Pioneer Square
435	413	\$18.00	Now	East end-cap of the building; wide open space with new ceiling grid and tiles, ready for improvements; expansion potential to 4,671 RSF
450	3,787	\$21.50	Now	
540	1,103	\$18.00	Now	Incredible view space; divisible to 4,200-4,500 RSF
1000-1050	6,049	\$23.00	Now	
1145	467	\$22.00	Now	Prime view space directly off the elevators looking over city skyline and Pioneer Square; break room already in place
1200	1,391	\$23.00	Now	

Contact

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621 SW Morrison Street
Portland, Oregon



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Features

One of Portland’s classic and most identifiable historic office buildings

Built in 1913 and designed by renowned Portland architect AE Doyle

On-site fitness facility with showers and lockers

Within blocks of Portland’s top hotels, restaurants and entertainment venues

Available space in this classic downtown office building ranging from approximately 400 SF to 6,500 SF

Parking available to American Bank Building tenants one block away

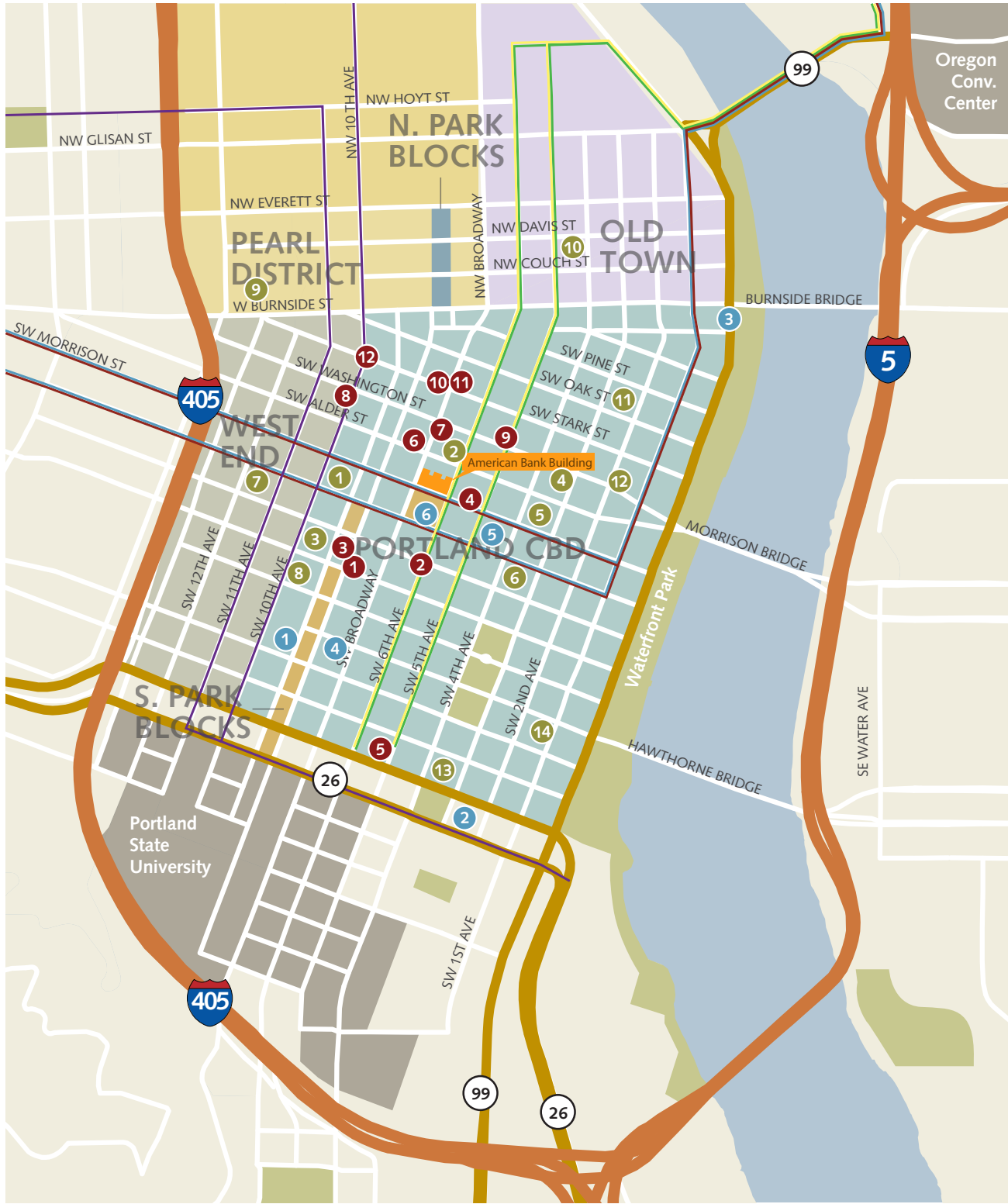
Downtown’s largest concentration of available parking is within 2 blocks

Portland’s most accessible central city building located on Broadway, downtown’s main thoroughfare

Re-designed transit mall on east side of the building

Located on MAX line stop

Street car is within 3 blocks



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

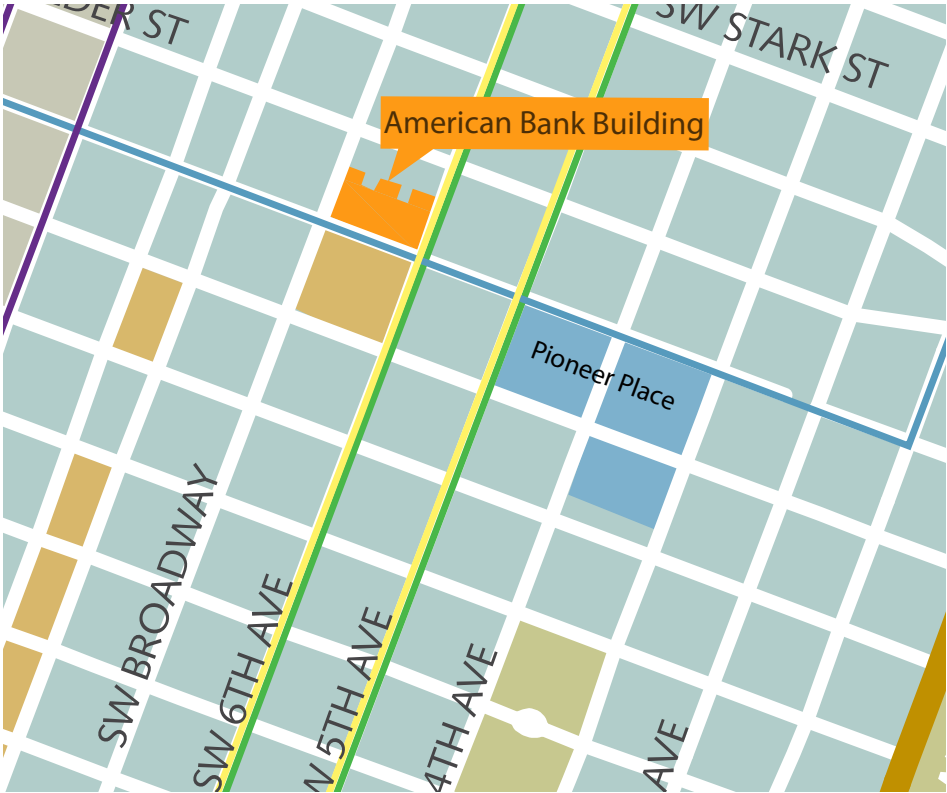
HOTELS

- 1. The Heathman Hotel
- 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

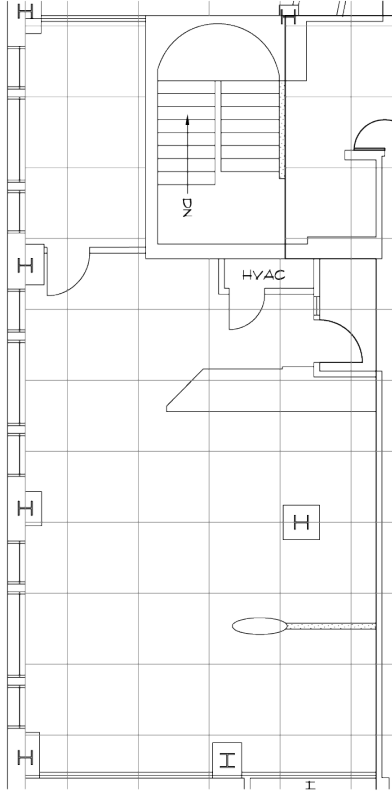
PARKING

- 1. Smart Park
795 stalls; \$165-\$185/mo
- 2. Star Park
485 stalls; \$195/mo
- 3. Southpark Garage
350 stalls; \$150-\$175/mo
- 4. City Center Parking
542 stalls; \$190/mo
- 5. Ampco System Parking
839 stalls; \$185/mo
- 6. Smart Park
833 stalls; \$165-\$185/mo
- 7. City Center Parking
145 stalls; \$178/mo
- 8. City Center Parking
189 stalls; \$189/mo
- 9. Brewery Parking Garage
2,050 stalls; \$215/mo
- 10. City Center Parking
252 stalls; \$150/mo
- 11. Star Park
320 stalls; \$165/mo
- 12. City Center Parking
195 stalls; \$196/mo
- 13. City Center Parking
1,126 stalls; \$185/mo
- 14. Smart Park
973 stalls; \$165-\$185/mo

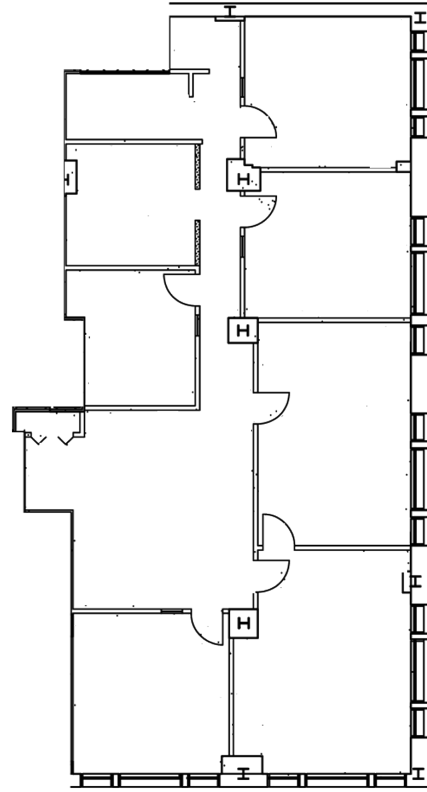
*Rates subject to change



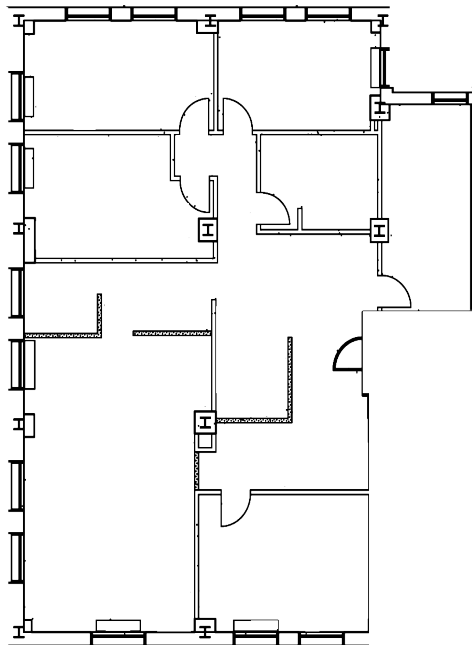
Suite 125



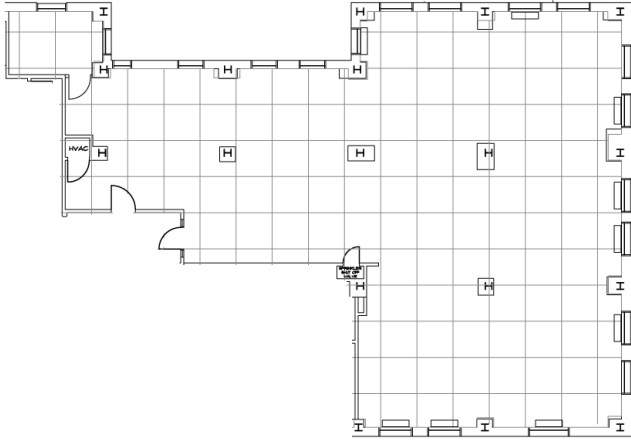
Suite 140



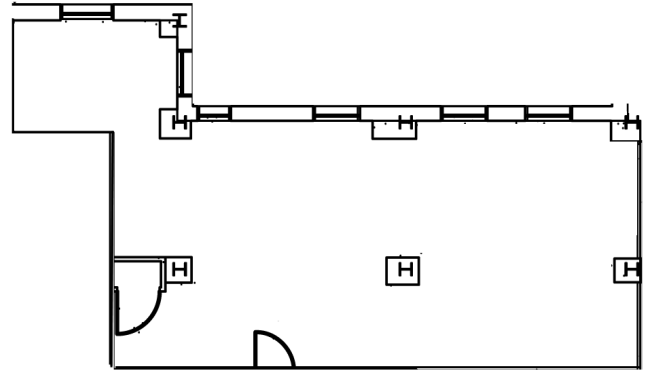
Suite 425



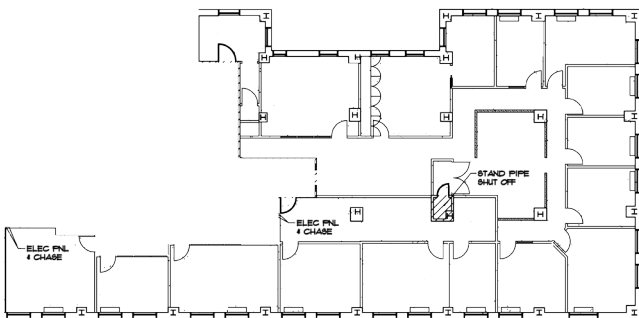
Suite 450



Suite 540



Suite 1000-1050



Suite 1200

