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For Lease

Class A Waterfront Opportunity



Lush landscaping and expansive river views create a peaceful office setting, just minutes from Downtown Portland.

5550 S Macadam is a Class A waterfront property in John's Landing on the Willamette River. The project offers a common area patio overlooking the water and a common courtyard with seating area. Both are great for outside workspace. Indoor spaces include ample glass line that lend to expansive views and abundant natural light.

Features & Amenities



Two levels of below-grade and surface parking



Superior location just outside Downtown Portland



Well-maintained landscaping and common spaces



Direct access to Greenway nature trail



Walking distance to multiple restaurants





Building Highlights

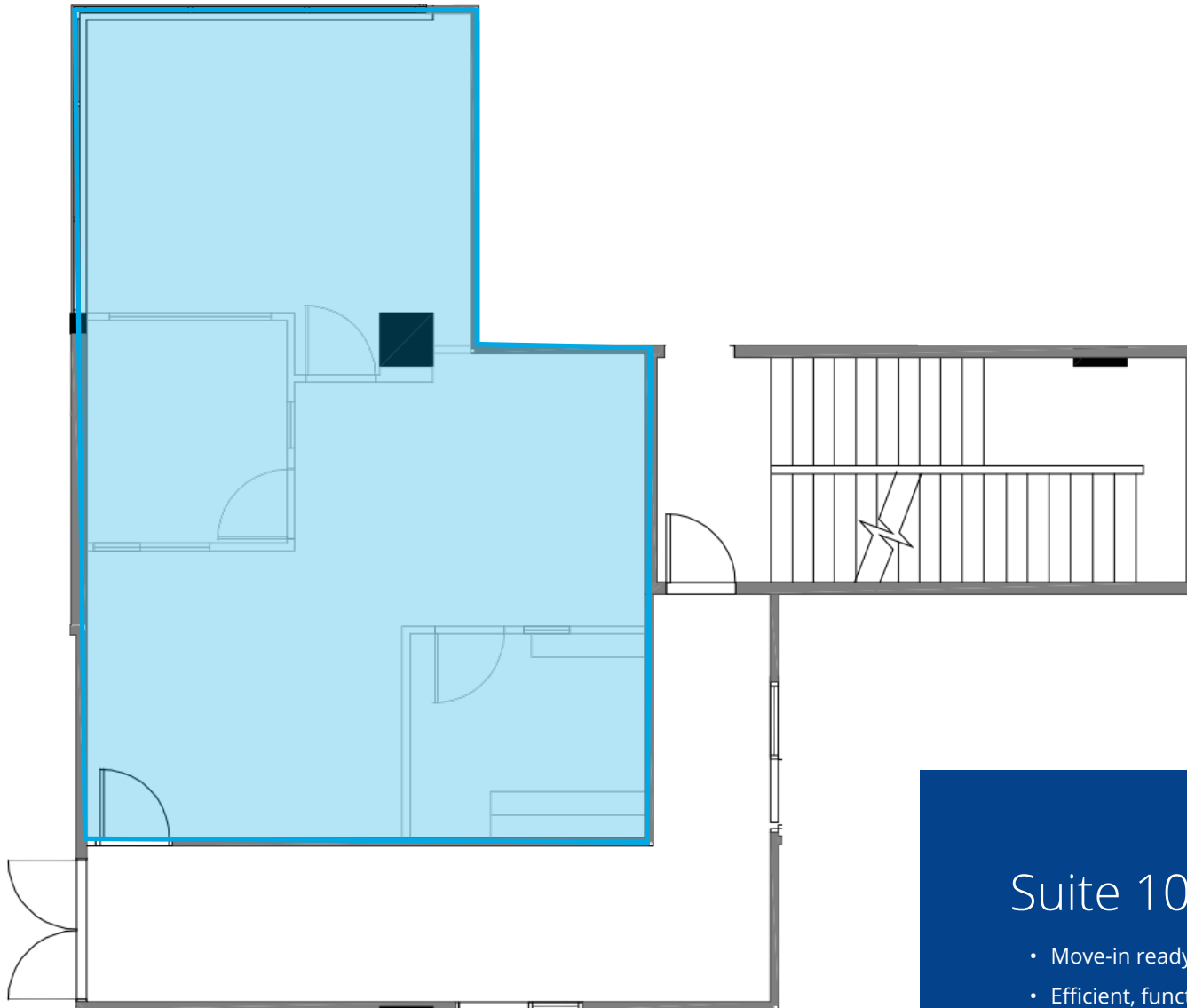
- Fully renovated lobby that includes a 3-story glass atrium
- Elevator and common corridor upgrades with high-end finishes
- Onsite fitness facility with showers and lockers
- Upgraded restrooms
- Modern contemporary design

Availabilities

Suite 105	890 RSF	Available
Suite 215	2,767 RSF	Available
Suite 300	2,500 - 7,623 RSF	Available
Suite 300A	3,066 RSF	Available
Suite 300B	4,324 RSF	Available



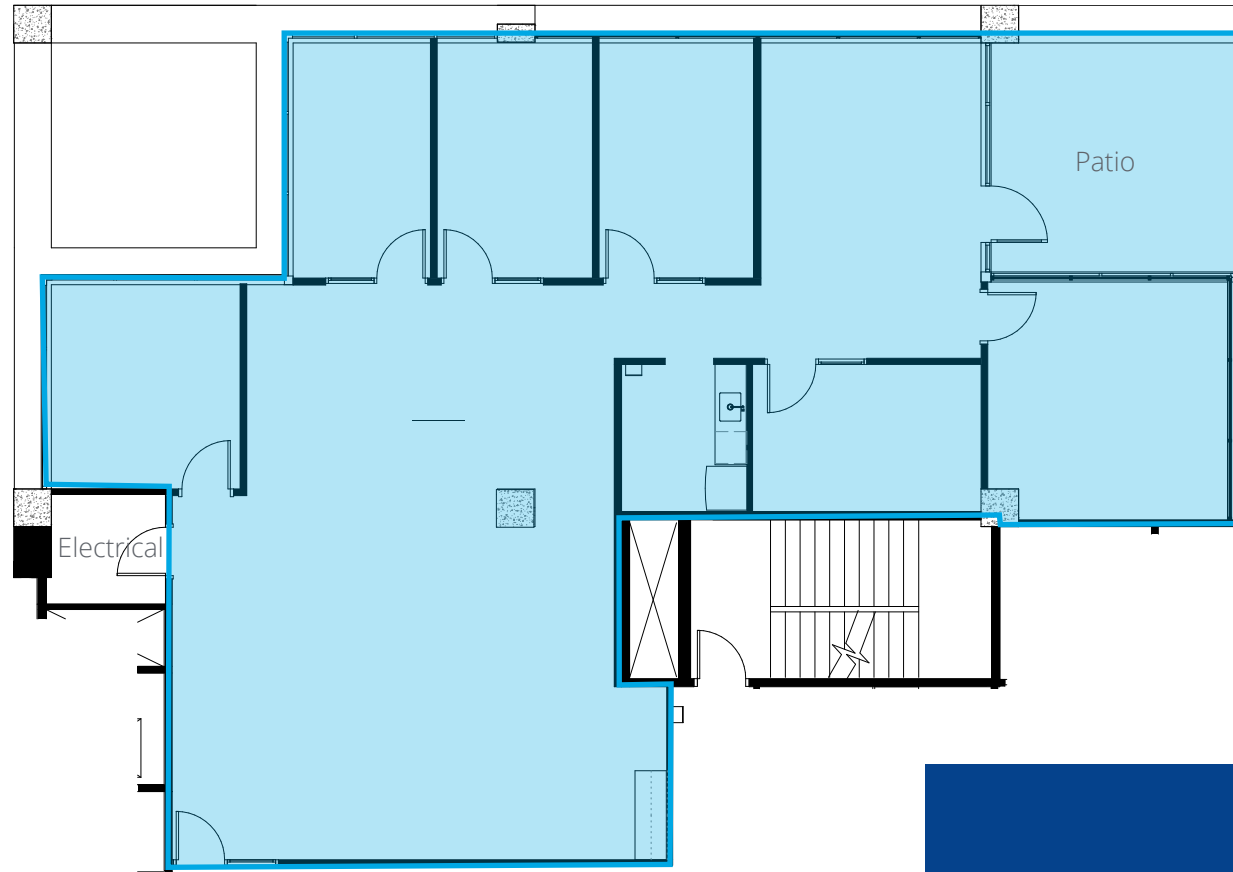
First Floor



Suite 105 / 890 RSF

- Move-in ready
- Efficient, functional layout
- Ideal exposure off building lobby
- \$35.00 - \$37.00/SF FSG

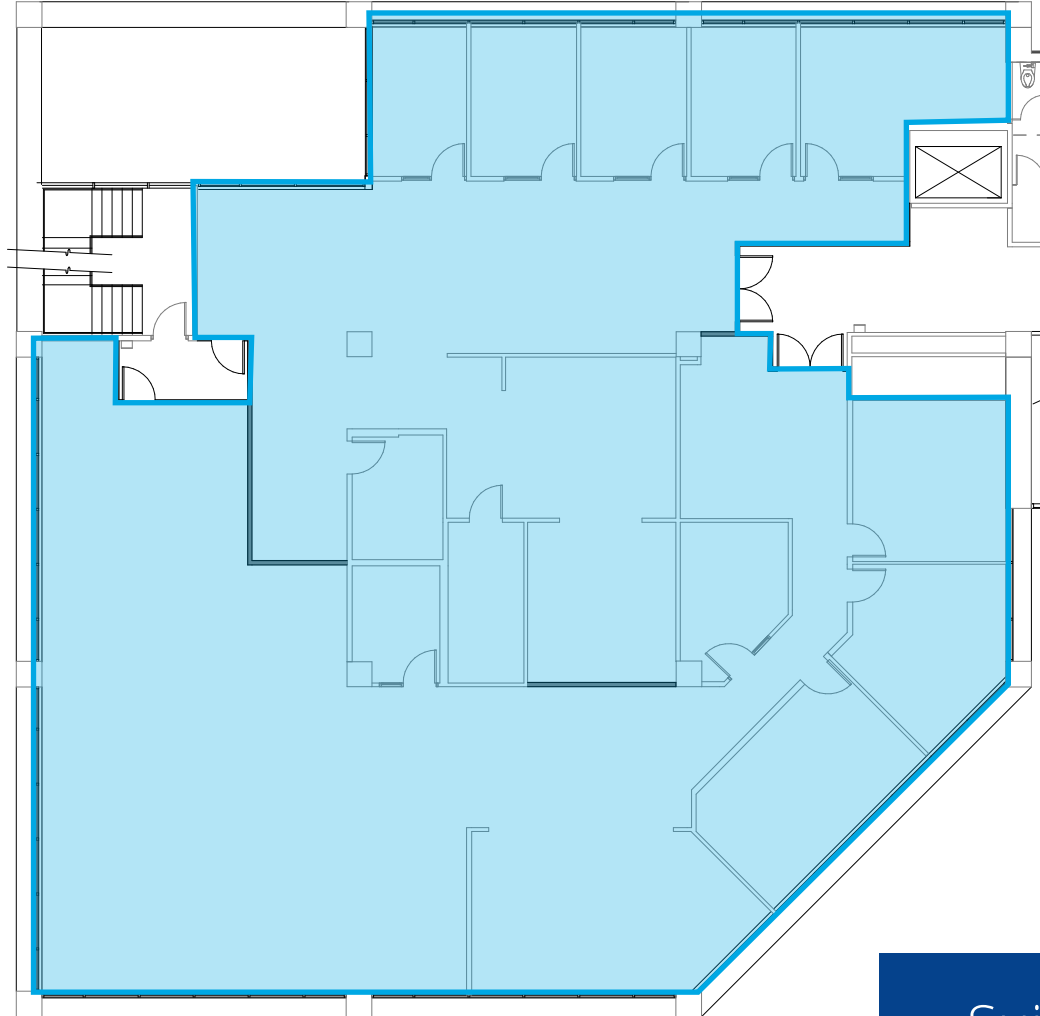
Second Floor



Suite 215 / 2,767 RSF

- Move-in ready
- Private deck included at no additional rent
- \$30.00 - \$32.00/SF FSG

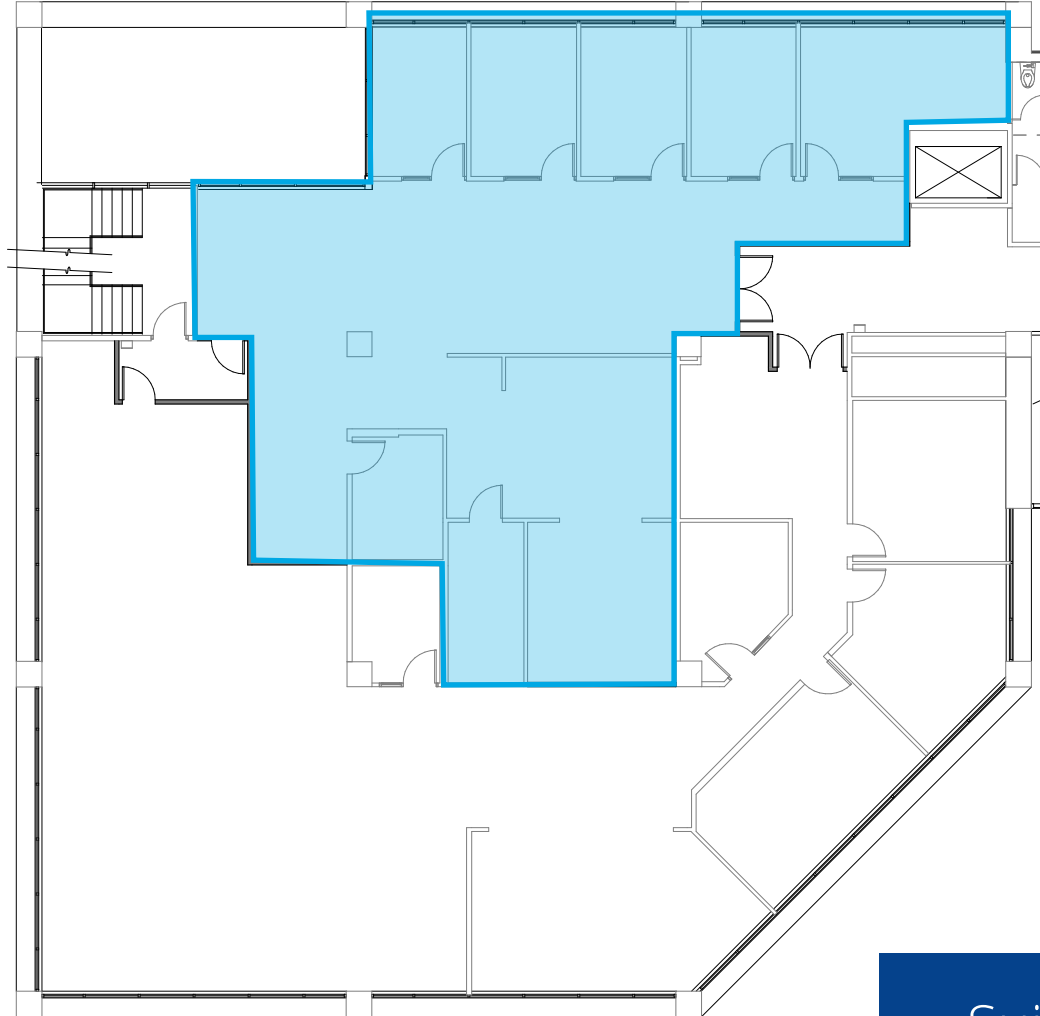
Third Floor



Suite 300 / 7,623 RSF

- River views
- Recently updated
- High-end finishes
- \$35.00 - \$37.00/SF FSG

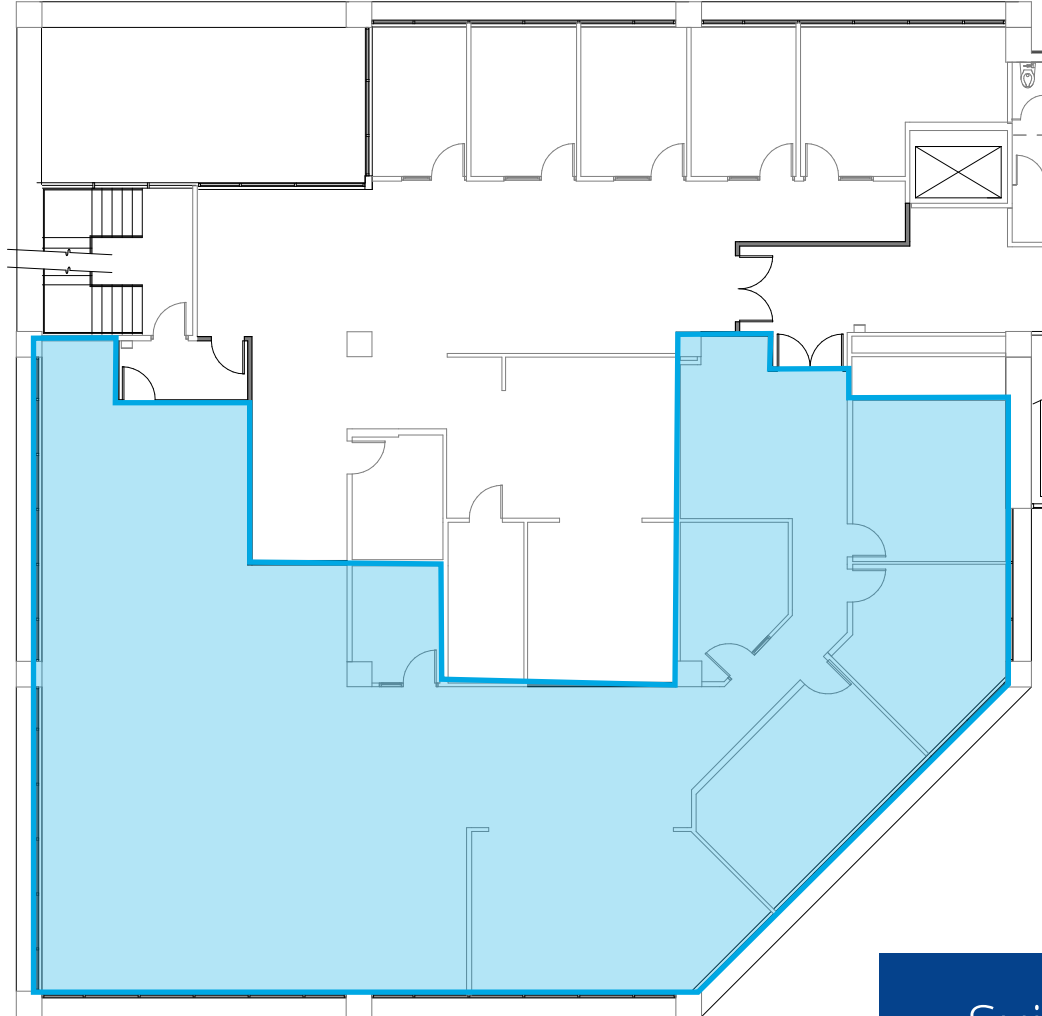
Third Floor



Suite 300A / 3,066 RSF

- Efficient layout
- Recently updated
- High-end finishes
- \$30.00 - \$32.00/SF FSG

Third Floor



Suite 300B / 4,324 RSF

- River views
- Recently updated
- High-end finishes
- \$35.00 - \$37.00/SF FSG



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Downtown Portland

Willamette River

Greenway Trail

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