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For Lease

Class A Waterfront Opportunity



5550 S. Macadam

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

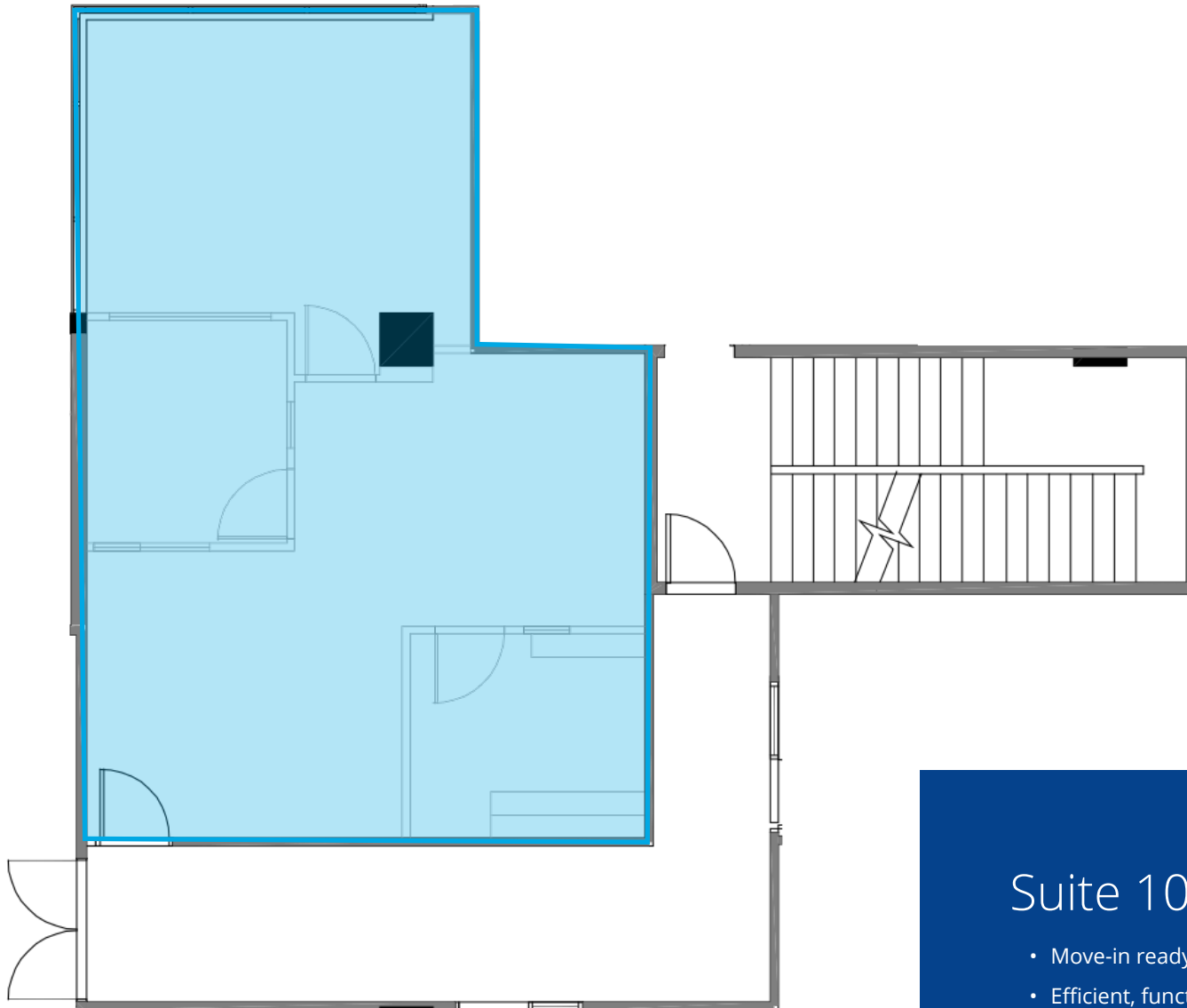
- Fully renovated lobby that includes a 3-story glass atrium
- Elevator and common corridor upgrades with high-end finishes
- Onsite fitness facility with showers and lockers
- Upgraded restrooms
- Modern contemporary design

## Availabilities

|           |           |           |
|-----------|-----------|-----------|
| Suite 105 | 890 RSF   | Available |
| Suite 215 | 2,064 RSF | Available |
| Suite 320 | 7,316 RSF | Available |



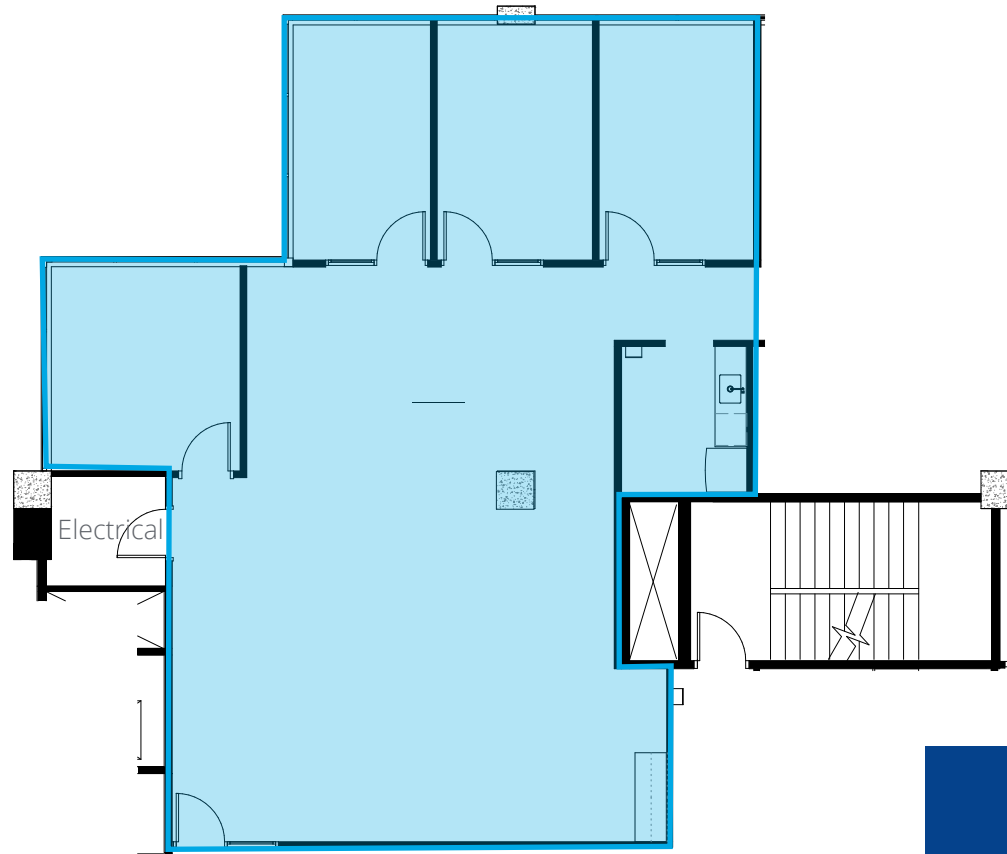
## First Floor



### Suite 105 / 890 RSF

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

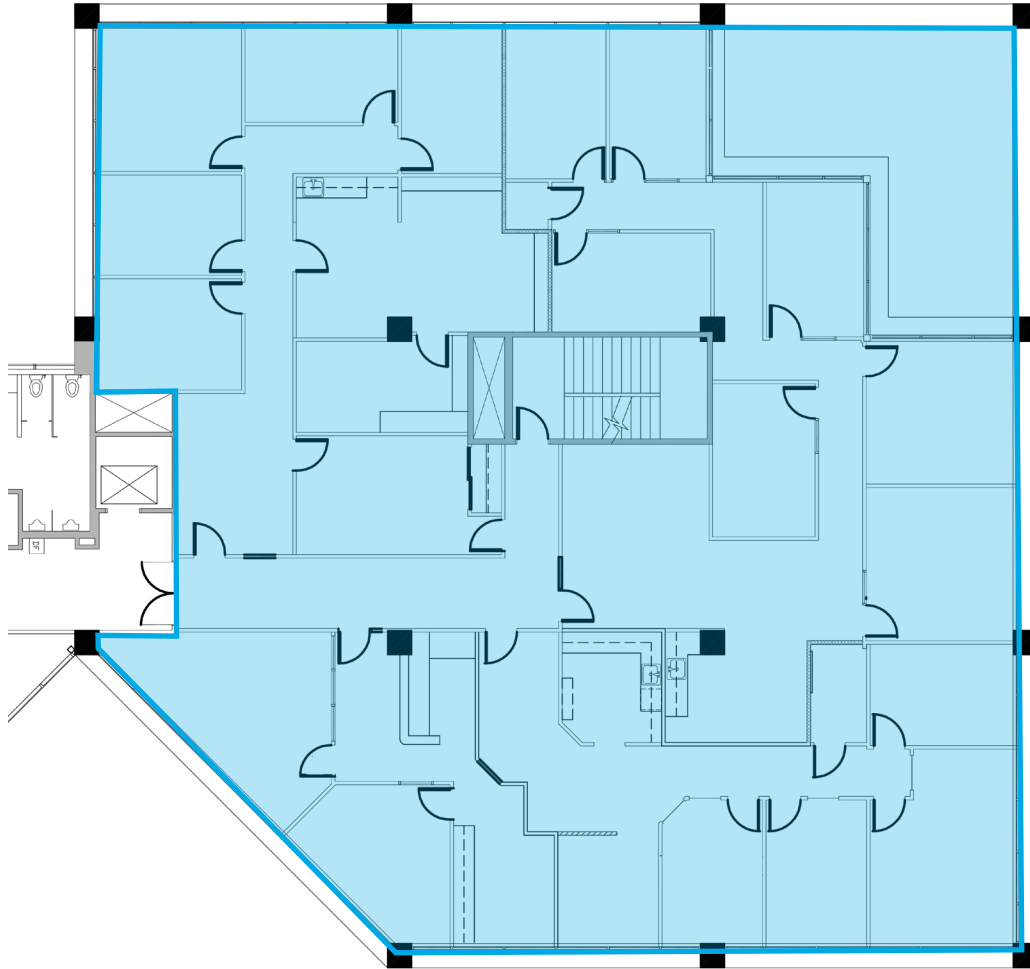
## Second Floor



### Suite 215 / 2,064 RSF

- Move-in ready
- 4 private offices
- En suite kitchenette
- \$30.00/SF FSG

## Third Floor



### Suite 320 / 7,316 RSF

- Expansive river views
- Great natural light
- Recently updated
- High-end finishes
- \$37.00/SF FSG



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