

6605 S MACADAM AVE

PORTLAND, OR 97239

FOR SALE & LEASE



SALE PRICE REDUCED!

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



MATT LYMAN

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

NOVEMBER 2025

EXECUTIVE SUMMARY

LOCATION: A prime location with easy access to major roads, bridges, public transportation, and amenities.

FLOOR SPACE: The property features a range of floor space options to accommodate different business needs, such as open-plan areas, private offices, meeting rooms, and common areas.

HIGH SPEED INTERNET AND TECHNOLOGY INFRASTRUCTURE: Equipped with robust internet connectivity, structured cabling, and other technological infrastructure to support the needs of any business.

ENERGY EFFICIENT: Energy-efficient lighting, HVAC systems, and insulation.

BUILDING AMENITIES: Building amenities include updated common areas, office finishes, kitchenettes, and a shower.

SECURITY SYSTEMS: Advanced security features including access control systems, alarms, and secure entry points to ensure the safety of occupants and their assets.

MODERN BUILDING SYSTEMS: Well-designed heating, ventilation, and air conditioning systems for maintaining a comfortable and productive work environment.

NATURAL LIGHTING: Ample natural light contributing to a more pleasant and productive workspace.

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PROPERTY SUMMARY

Address:	6605 S Macadam Ave
City/State/Zip Code:	Portland, OR 97239
County:	Multnomah
Land Size:	± 4,356 SF
Building Size:	± 6,233 RSF
Floors:	2
Zoning:	CM2
Year Built:	1961; Renov. 2017
Price:	\$1,900,000 \$1,695,000
Lease Rate:	\$22 PSF, MG



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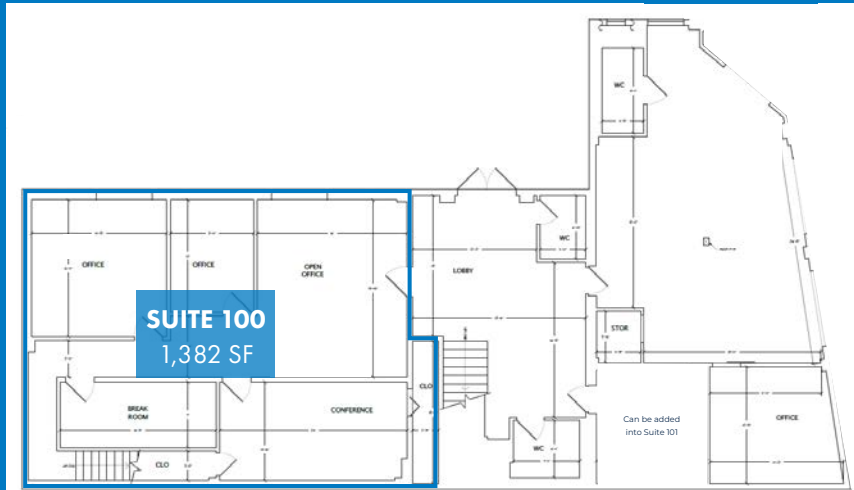


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FLOOR PLANS

FIRST FLOOR



6605 S MACADAM AVE | PORTLAND, OR 97204
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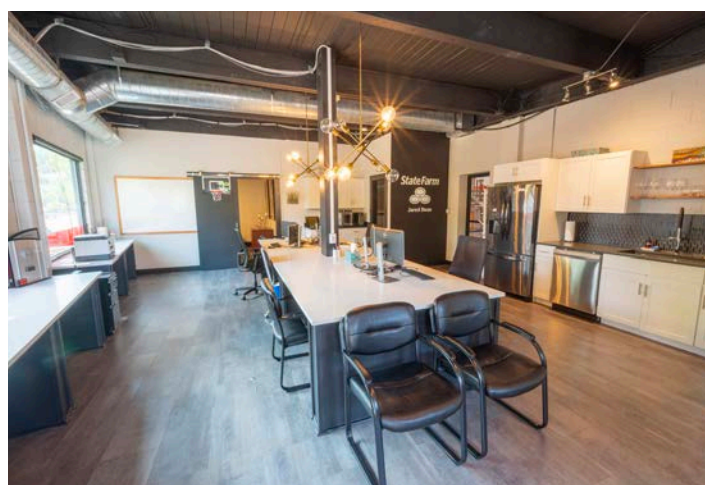
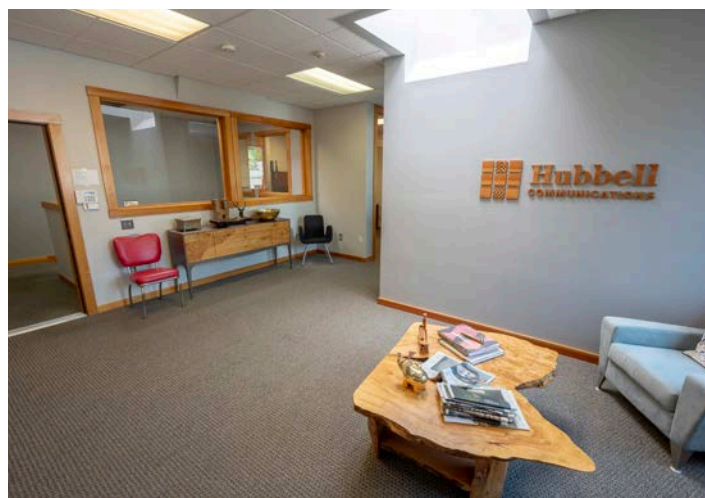
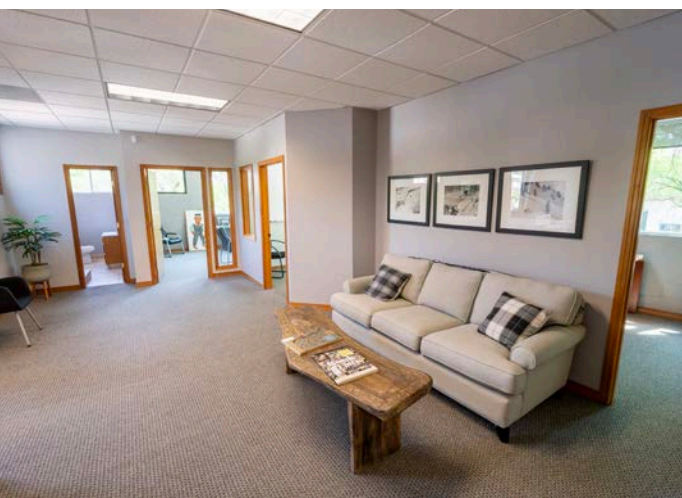
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PHOTOS



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