

**FOR SALE, \$4,995,000, (\$175 psf)  
Seller Financing Available**



**307**

**Close-in SE Office Building For Sale**  
Owner/User with Income or Investment Property

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307 SE Hawthorne Boulevard, Portland, OR 97214  
(aka 1430 SE 3<sup>rd</sup> Avenue)



# 307 SE Hawthorne Boulevard

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**307 SE Hawthorne Blvd  
(aka 1430 SE 3rd Avenue)**

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# For Sale Offering Summary

Address	<b>307 SE Hawthorne Boulevard (aka 1430 SE 3rd Avenue)</b>
City, State, Zip	<b>Portland, OR 97214</b>
Submarket	<b>SE Close-In</b>
Sale Price	<b>\$4,995,000</b>
Building Price PSF	<b>\$175 PSF</b>
Building SF	<b>28,500 SF Office Building</b>
Land SF	<b>9,583 SF</b>
Land Acres	<b>0.22 AC</b>
Year Built	<b>1923</b>
Year Renovated	<b>2000 &amp; 2021</b>
Tax Lot	<b>R150071</b>
Zoning	<b>EX-Central Employment</b>
Opportunity Zone	<b>Yes</b>

## Investment Highlights

- Office and storage space, currently 62% leased and occupied
- 10,777 SF available, 8,737 SF Creative Office, and 2,040 SF storage
- The building has recently gone through seismic upgrades
- Abundant light and creative office space
- Multiple remodeled restrooms
- Secured access entry into the building
- Street parking and public lots within walking distance
- Excellent access to downtown, restaurants, Eastbank Esplanade path, and public transportation





**South Waterfront Park**

**Willamette River**

**Hawthorne Bridge**

**Downtown  
Portland CDB**

**Morrison Bridge**



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**Tilikum Crossing Bridge**

**South Waterfront**

**OMSI**  
OREGON MUSEUM OF SCIENCE AND INDUSTRY

OREGON  
HEALTH  
& SCIENCE  
UNIVERSITY  
OHSU

Portland State  
UNIVERSITY

**Portland CBD**

**Central Eastside**

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# Property Details

Tenancy	<b>Multi</b>
Building SF	<b>28,500 SF</b>
Land SF	<b>9,583 SF</b>
Land Acres	<b>0.22 Acres</b>
Year Built/Renovated	<b>1923   2000 &amp; 2021</b>
Number of Parcels	<b>One</b>
Zoning Type	<b>EX-Central Employment</b>
Opportunity Zone	<b>Yes</b>
Number of Stories	<b>Three</b>
Number of Buildings	<b>One</b>
Parking Space	<b>Publics Lots within walking distance</b>
Construction	<b>Reinforced Concrete</b>
Building Height	<b>30'</b>
Elevator	<b>Yes</b>
Slab to Slab	<b>10'</b>
Space Features	<b>Scenic Views Open Floor plan with Tons of Character Close-in SE Location</b>



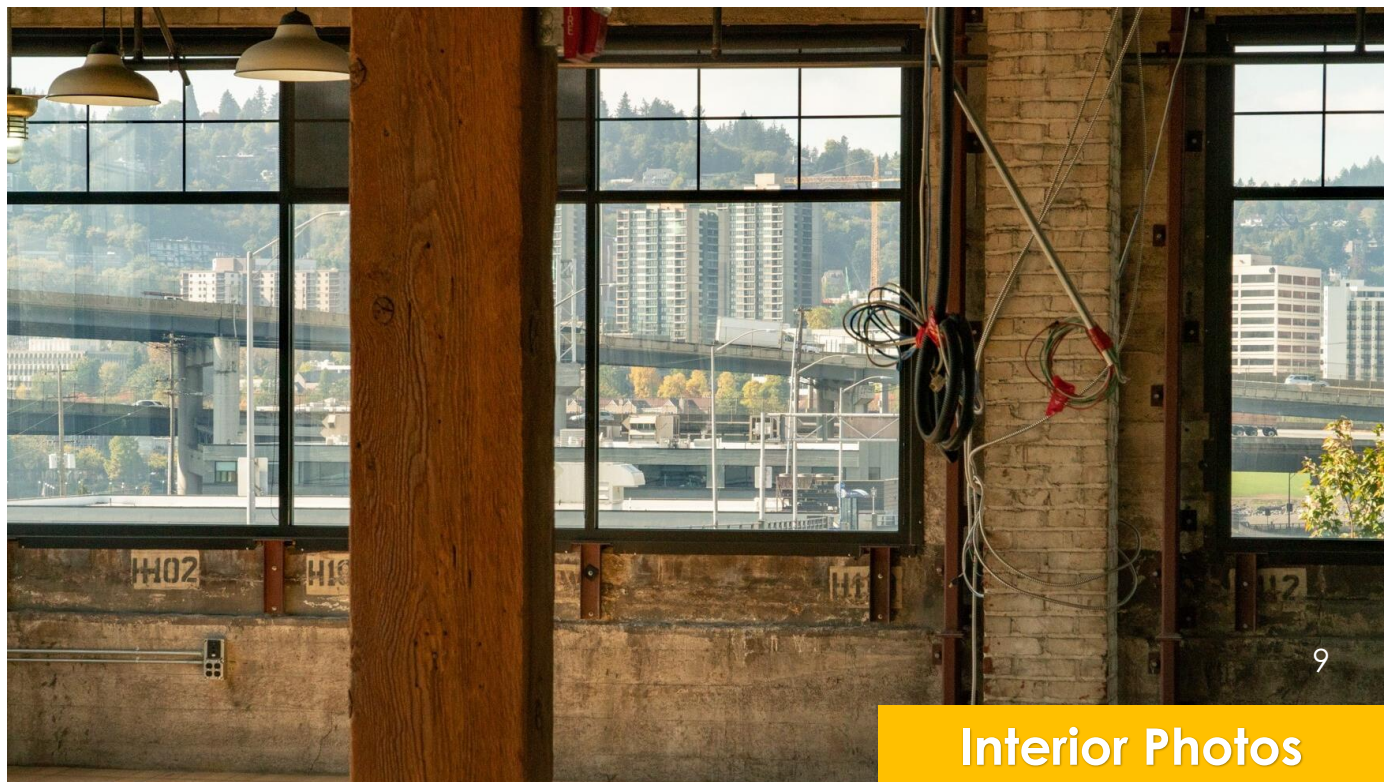








- Completely open space in warm shell condition
- Abundant natural light with full south facing window line and west (downtown) facing window







## First Level

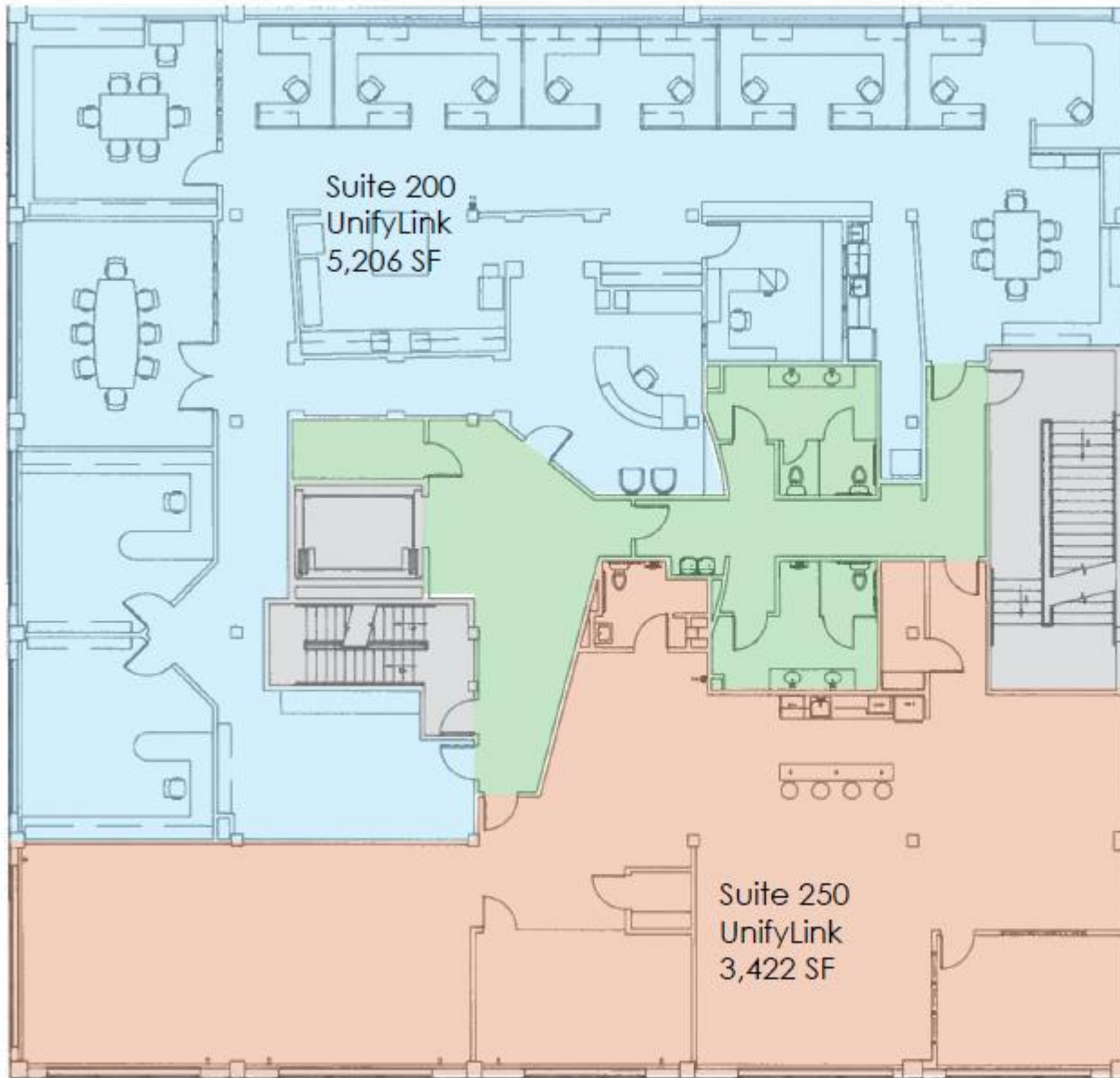
9,500 SF

Common Area

Non-Rentable SF

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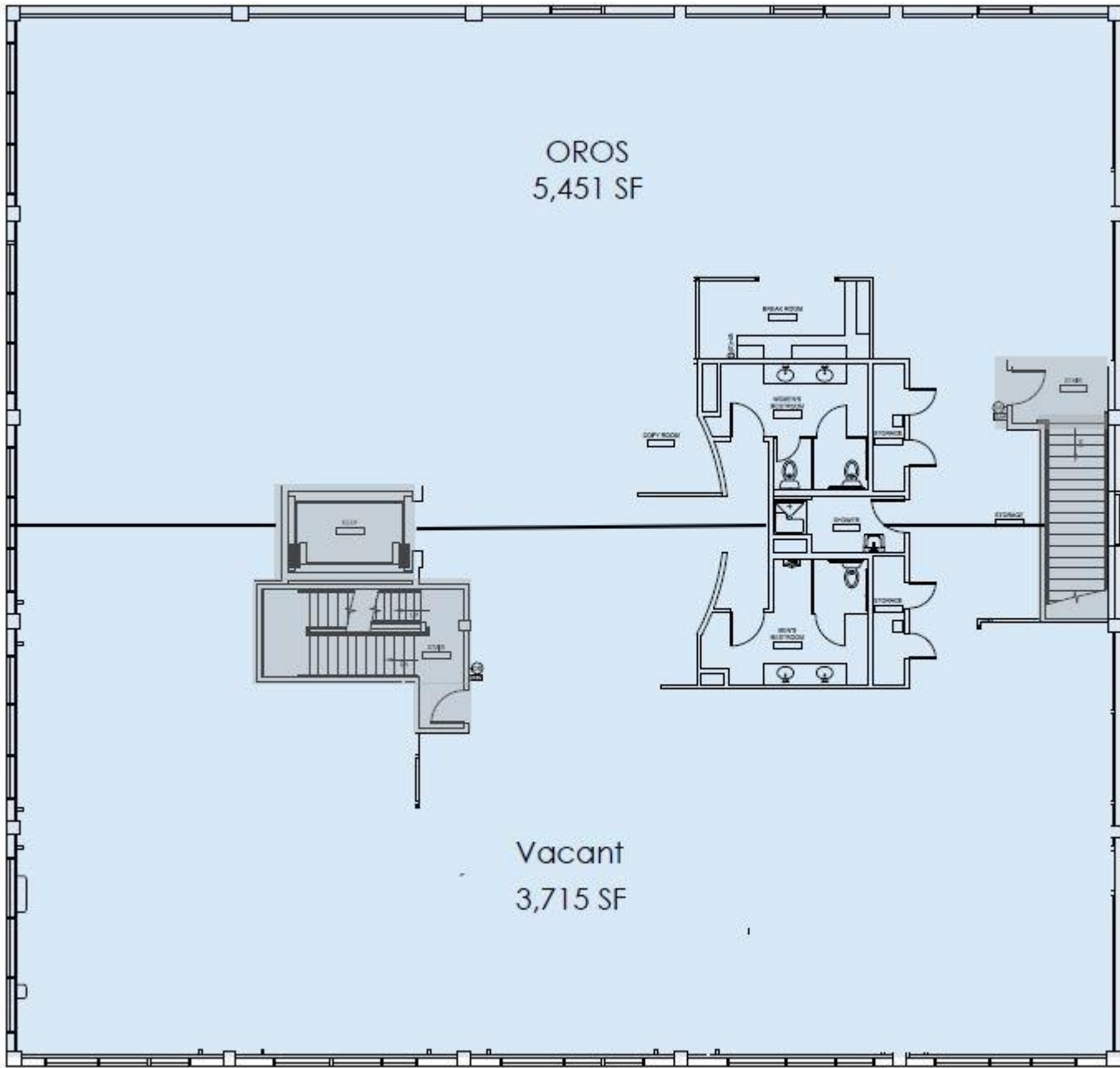


**Second Level**  
9,500 SF

- Common Area
- Non-Rentable SF

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**Third Level**  
9,500 SF

Non-Rentable SF

OROS  
5,451 SF

Vacant  
3,715 SF

**Floor Plans**

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Aerial Map

## Location Summary

- The Central Eastside Industrial District is a 681-acre district encompassing property south of I-84 to Powell and the river to SE 12th. An emerging international hotspot for significant innovation, sustainable industries, and entrepreneurship, it is also one of the most unique districts in the country, offering manufacturing jobs in the city core while encouraging a diversity of other users. Preserved historic buildings co-exist among new multi-story developments. Extensive public transit systems make the area accessible to employees and visitors, and the Vera Katz Eastbank Esplanade is a favorite Portland recreation spot for cyclists and pedestrians to appreciate the river.





## Portland is considered one of the nation's most livable cities.

- The Portland metropolitan area is 6,684 square miles in size and is the 25th most populous metropolitan area in the nation. Portland's economy ranks 20<sup>th</sup> largest among U.S. cities based on Gross Domestic Product.
- Located on the banks of the Willamette River only 90 minutes from snow-capped peaks and the Pacific Ocean, one might not realize Portland's bustling downtown and waterfront are the heart of a metropolitan region with more than 2 million people. Twelve bridges span a wide elbow of the Willamette River, connecting the east and west sides of town. Throughout the metro area are thriving neighborhoods filled with restaurants, record shops, bars, funky clothing stores, antique malls and art galleries. Portland is known for its progressive bike-friendly attitude, lively music and restaurant scenes, food carts, farmers' markets, and endless recreation possibilities. Beyond the metro area residents enjoy the Pacific Northwest's natural beauty via slopes, sails, surf and trails.
- Portland is a walkable and bikeable city. Within walking distance of most parts of downtown is the campus of Portland State University, the world-class Portland Art Museum, Waterfront Park, Pioneer Courthouse Square, the Oregon Historical Society, a performing arts complex and a concert hall. For the sports-minded, Portland is home of the MLS Timbers, NBA Trail Blazers and WHL Winterhawks. Outdoor enthusiasts love Forest Park, the largest city park in the nation, with 5,000 acres of hiking and biking trails, a zoo, public gardens and beautiful old-growth woods. The downtown core is connected by one of the world's leading public transportation systems, a combination of buses, streetcars and light-rail trains, putting the entire metro area only a couple stops away.





- Since 2009, Oregon has consistently been among the top ranked “inbound” states in the nation, and most of the state's population growth has gone to Portland. People are attracted to the lifestyle that Portland offers and the Metro Area's numerous job opportunities. Portland was recently ranked the best food city in the America and boasts the most craft breweries in the nation. Though there are many topical attractions in the area, job growth has been Portland's strongest calling card.
- The Metro Area has seen sustained job growth over 3.0% for the last 3 years and was recently ranked the most economically diverse large metro on the West Coast by Moody's Analytics. Not only are Tech/Creative jobs growing-buoyed by comparatively low rents and employment cost, but in terms of share of total economic output, Portland's advanced manufacturing is ranked 2nd in the nation. Because of the diverse level of job creation and population growth, a dramatic amount of demand for office, industrial, and multifamily product has been growing during the upswing in the current real estate cycle.

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## OFFER TERMS

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### Owner/User with Income or Investment Property For Sale

307 SE Hawthorne Boulevard  
(aka 1430 SE 3<sup>rd</sup> Avenue)

- Listed at \$4,995,000 (\$175 PSF)
  - 28,500 SF Office Building with 3 floors and elevator
  - Currently 62% leased and occupied
- 

## QUESTIONS & TOUR REQUESTS:

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Please direct all inquiries, questions, or tour requests to Niehaus Properties

**Bob Niehaus, President and Principal Broker**  
503-358-7770 | bob@niehausproperties.com

**Tom Tetherow, Broker**  
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