

OFFERING MEMORANDUM

R.J. TEMPLETON BUILDING

*±19,474 SF high-end office building with
prominent frontage & signage opportunity
on East Burnside St*

230 E BURNSIDE ST, PORTLAND, OR 97214

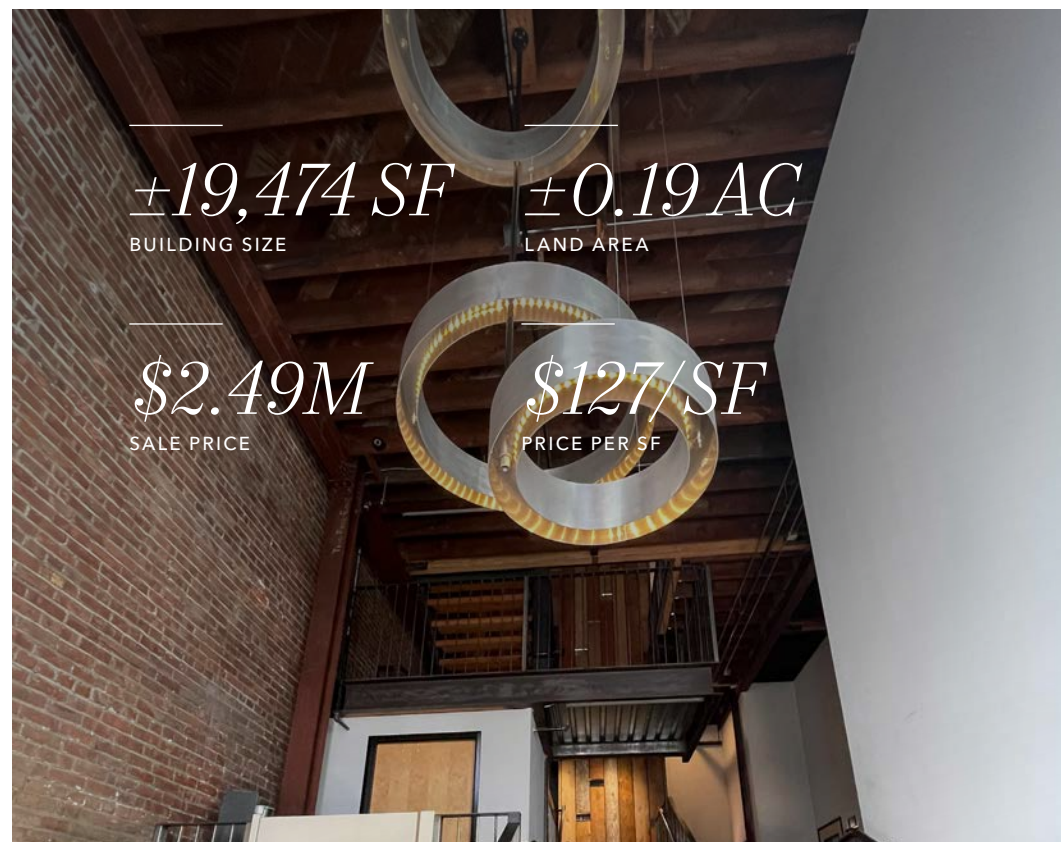
km Kidder
Mathews

FULLY-RENOVATED CREATIVE OFFICE IN VIBRANT NEIGHBORHOOD

*Elevate your creative or tech brand in
±19,474 SF of prime office space with high-
visibility and frontage on East Burnside St.*

PROPERTY OVERVIEW

ADDRESS	230 E Burnside St, Portland, OR 97214
BUILDING SIZE	±19,474 SF
OCCUPANCY	44%
TENANTS	2
CURRENT MONTHLY RENTAL INCOME	\$9,650
STORIES	2
YEAR BUILT	1930/2014
LAND AREA	±0.19 AC (±8,225 SF)
ZONING	EX - Central Employment
SALE PRICE	\$2,490,000
PRICE PER SF	\$127



±19,474 SF

BUILDING SIZE

±0.19 AC

LAND AREA

\$2.49M

SALE PRICE

\$127/SF

PRICE PER SF

EX - CENTRAL EMPLOYMENT ZONING

Generally, the uses and character of this zone are oriented towards office, residential, and industry. Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, and hospitals.

INVESTMENT HIGHLIGHTS



LOCATED ON A MAJOR ARTERIAL CONNECTING THE WEST AND EAST SIDES OF PORTLAND, WITH DIRECT STREETCAR & DOWNTOWN ACCESS



RECENTLY RENOVATED WITH MODERN DESIGN & FINISHES, APPEALING TO CREATIVE OFFICE USERS SEEKING A UNIQUE SPACE

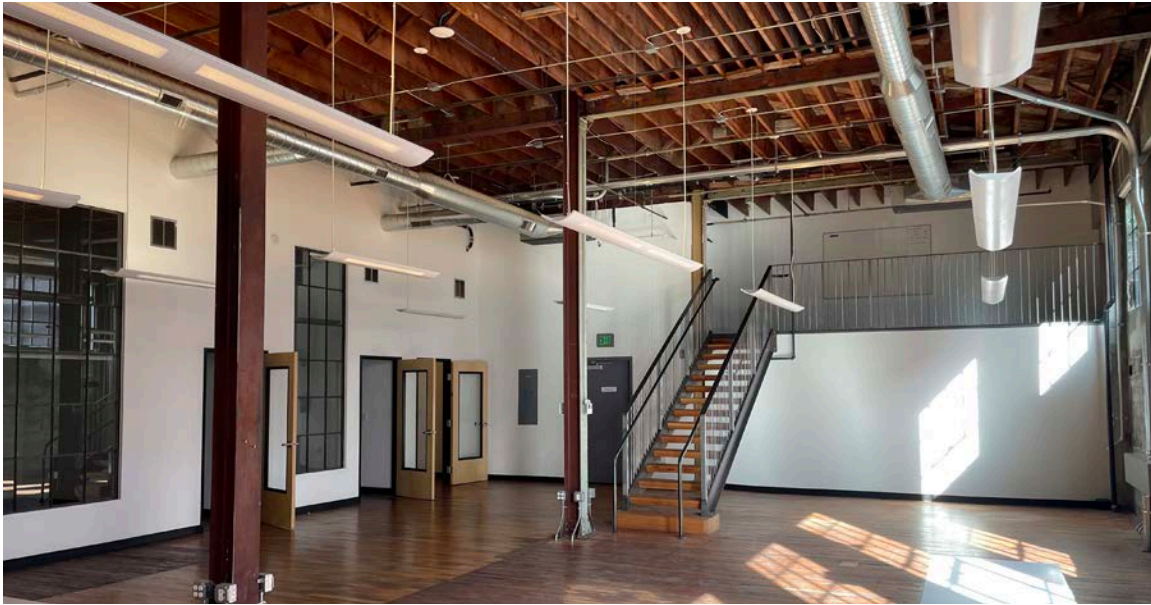


THE CENTRAL EASTSIDE IS ONE OF PORTLAND'S MOST DESIRABLE NEIGHBORHOODS, NEARBY RETAIL, RESTAURANTS & BARS

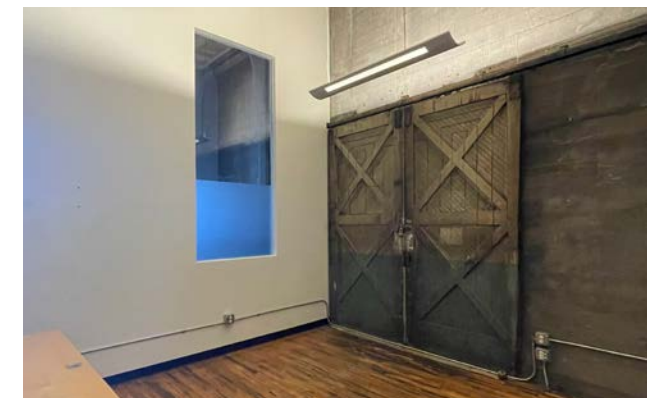
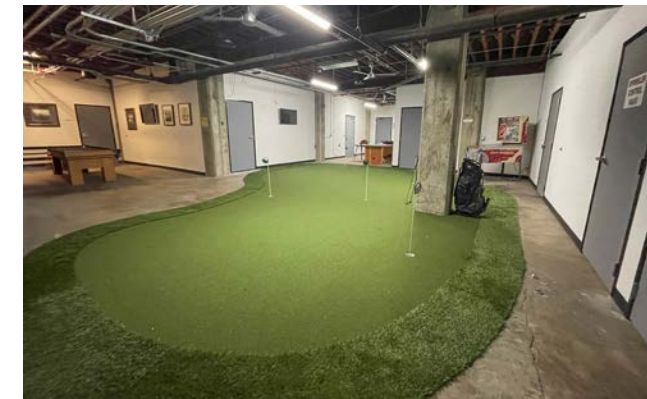


STRONGER OCCUPANCY LEVELS FOR CREATIVE OFFICE IN CENTRAL EASTSIDE COMPARED TO PORTLAND CBD





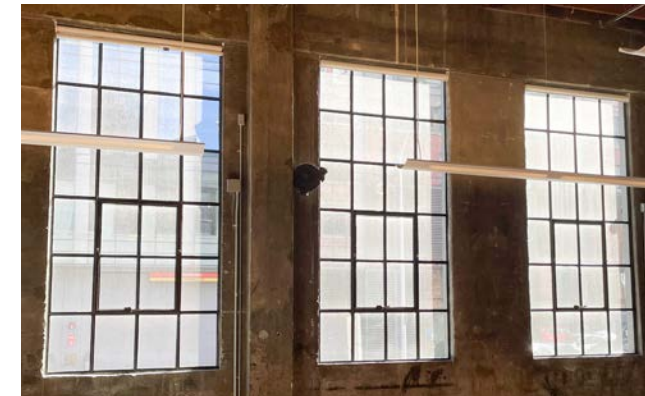
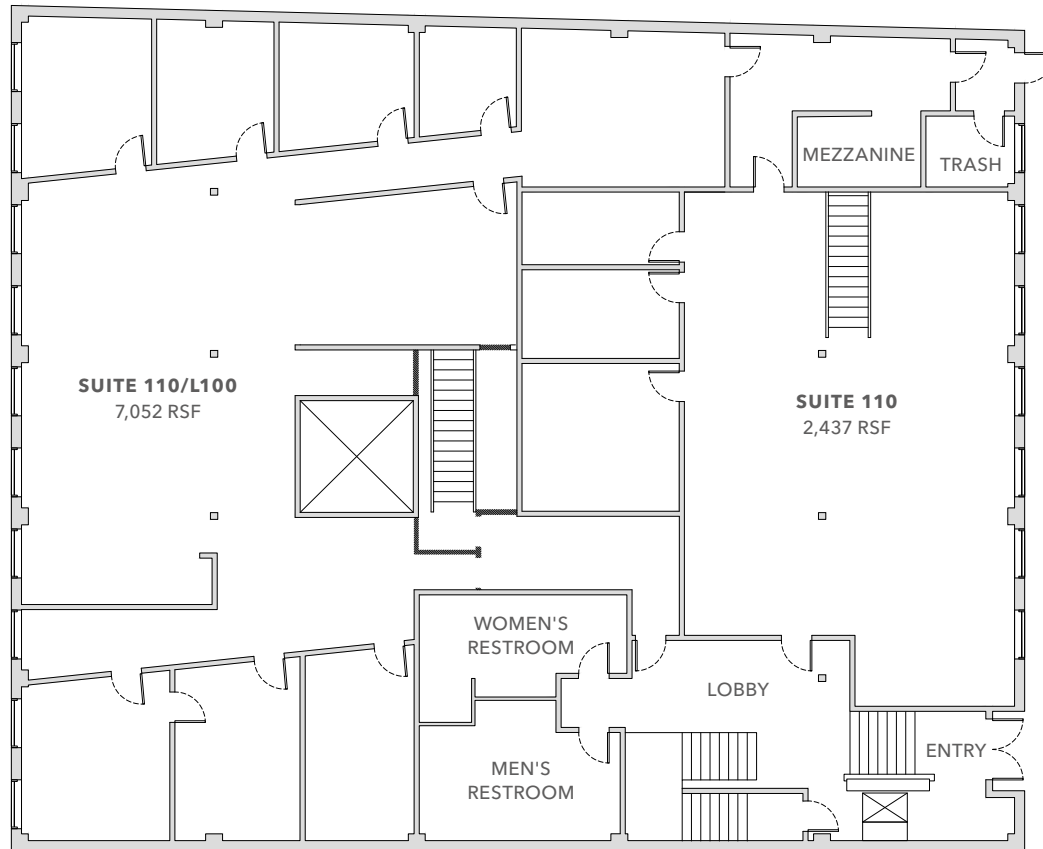
BASEMENT FLOOR PLAN



4,745 RSF

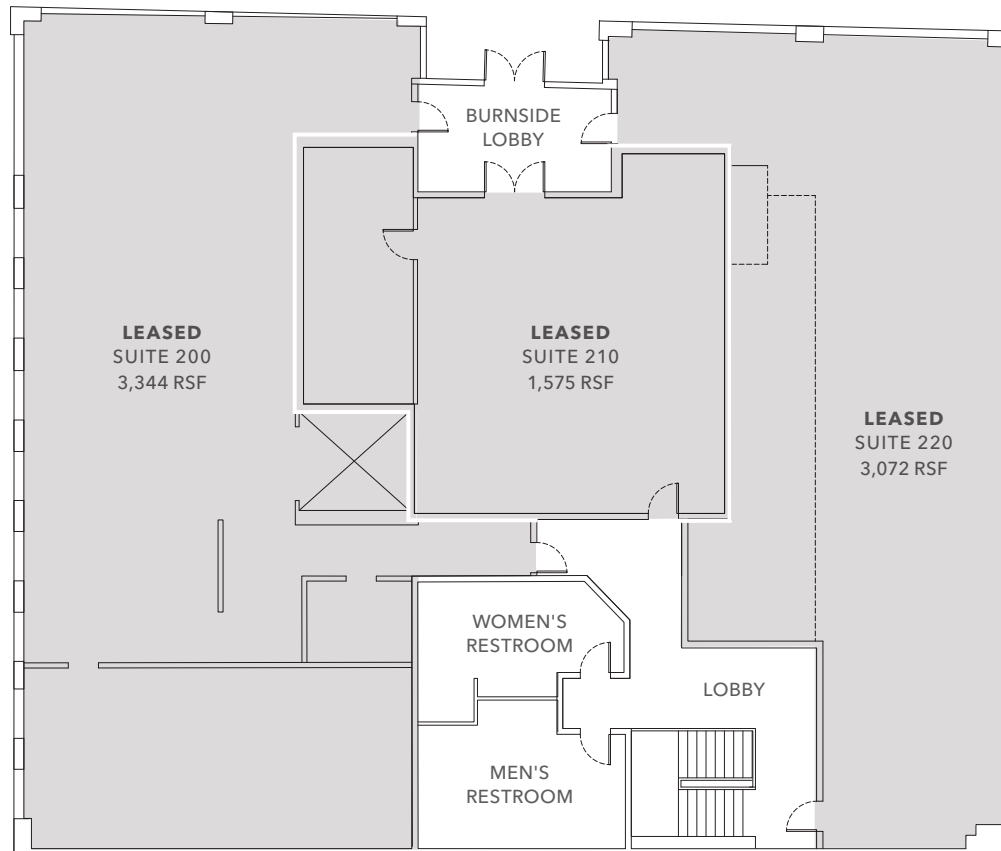
BASEMENT AREA

FIRST FLOOR PLAN



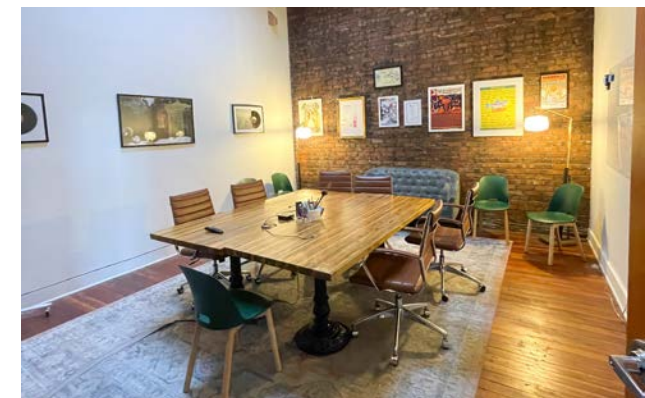
7,305 RSF
FIRST FLOOR AREA

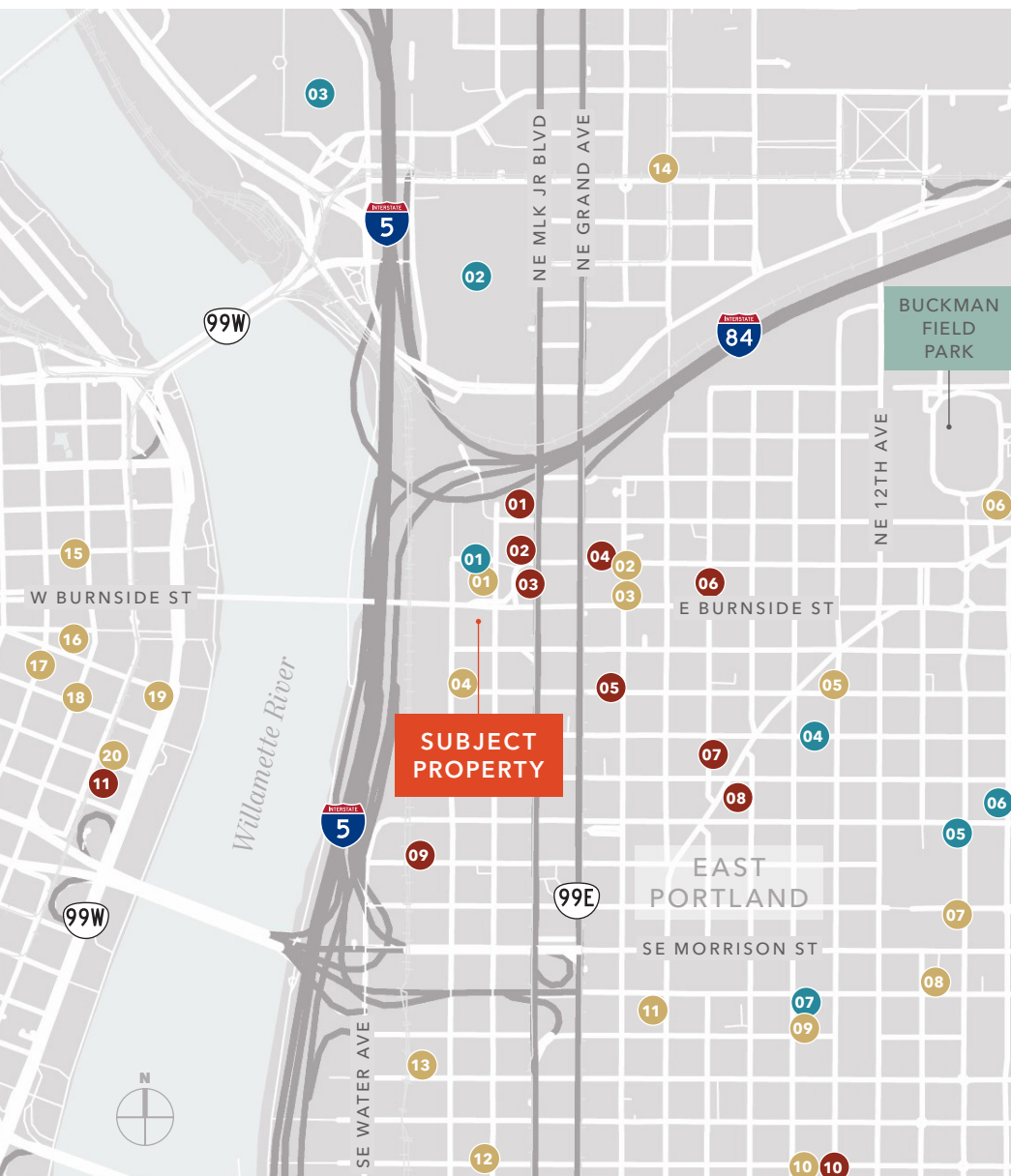
SECOND FLOOR PLAN



7,424 RSF

SECOND FLOOR AREA





EAT + DRINK

- 01 Yokohama Skyline Eatery
- 02 Rontoms
- 03 Nong's Khao Man Gai
- 04 Wayfinder Beer
- 05 Jackie's
- 06 Voodoo Doughnut
- 07 Flattop & Salamander
- 08 Astera
- 09 Kachka
- 10 Nicholas Restaurant
- 11 Afuri Izakaya
- 12 Wonder Cat Pizza
- 13 Shalom Y'all
- 14 Bistro Elysium
- 15 Dixie Tavern
- 16 Voodoo Doughnut
- 17 Mother's Bistro & Bar
- 18 Pine Street Market
- 19 Lechon
- 20 Raven's Manor

COFFEE & TEA

- 01 Roseline Cafe & Roastery
- 02 L'Atelier Yaffe
- 03 Crema Coffee + Bakery
- 04 Project Matcha

COFFEE & TEA CONT.

- 05 Equisite Creatures Coffee
- 06 Grendel's Coffee House
- 07 Portland Coffee Roasters
- 08 Push Pull
- 09 Smith Teamaker
- 10 Honey Latte Cafe
- 11 PDX Coffee Club

ATTRACTIONS

- 01 Knot Springs Spa
- 02 Convention Center Plaza
- 03 Moda
- 04 Soho House Portland
- 05 Revolution Hall
- 06 Experiment PDX
- 07 Hopscotch Portland

R.J. TEMPLETON BUILDING



SUBJECT
PROPERTY

98
BIKE SCORE

84
TRANSIT SCORE

81
WALK SCORE

Willamette River



Exclusively listed by

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