



75 NW Couch Street, a 39,850 SF building, listed on the National Registry of Historic Places. Centrally located in Portland's Old Town/Chinatown neighborhood. Walkable to some of Portland's illustrious attractions including parks, markets, lodging and cuisine.



Building SF
39,850 SF



Land Size
.22 Acres

Property Details

Property Address:	75 NW Couch St., Portland OR 97209
Use:	Office, Medical
Building Size:	39,580 SF
Land Size:	.22 Acres
Year Built:	1911
Floors:	5 Story Building
Zoning Class:	CX - Central Commercial
Parcel Number:	R180200080 R180200064
Parking:	R644202



Prime Location

Located in the Central Business District of Portland Oregon this landmark building is situated near multiple hotels, award winning restaurants and some of the best regional shopping available.

Adjacent to the Tri Met Light Rail, blocks away from the streetcar system and blocks from access to area freeways, this building transportation connectivity is excellent.



Building Finishes

This LEED Silver Certified property is state of the art for energy efficiency. In 2011, \$15,000,000 was spent in acquiring and the complete renovating of the building. Renovations included a full seismic retrofit, the addition of a fifth floor penthouse, complete ADA upgrades, full Fire Line Safety (full sprinkler).

Complete build out with high end finishes, open duct work with upgraded HVAC, all new plumbing and electrical. Exposed old growth lumber throughout.



Below Replacement Cost

This building is being offered at well below replacement cost. The leveraged cost to own this property using SBA financing guidelines for qualified buyers is less than the average net lease rate in this market.

SITE OVERVIEW

FIFTH FLOOR PENTHOUSE

3,540 SF

FORTH FLOOR

9,060 SF

THIRD FLOOR

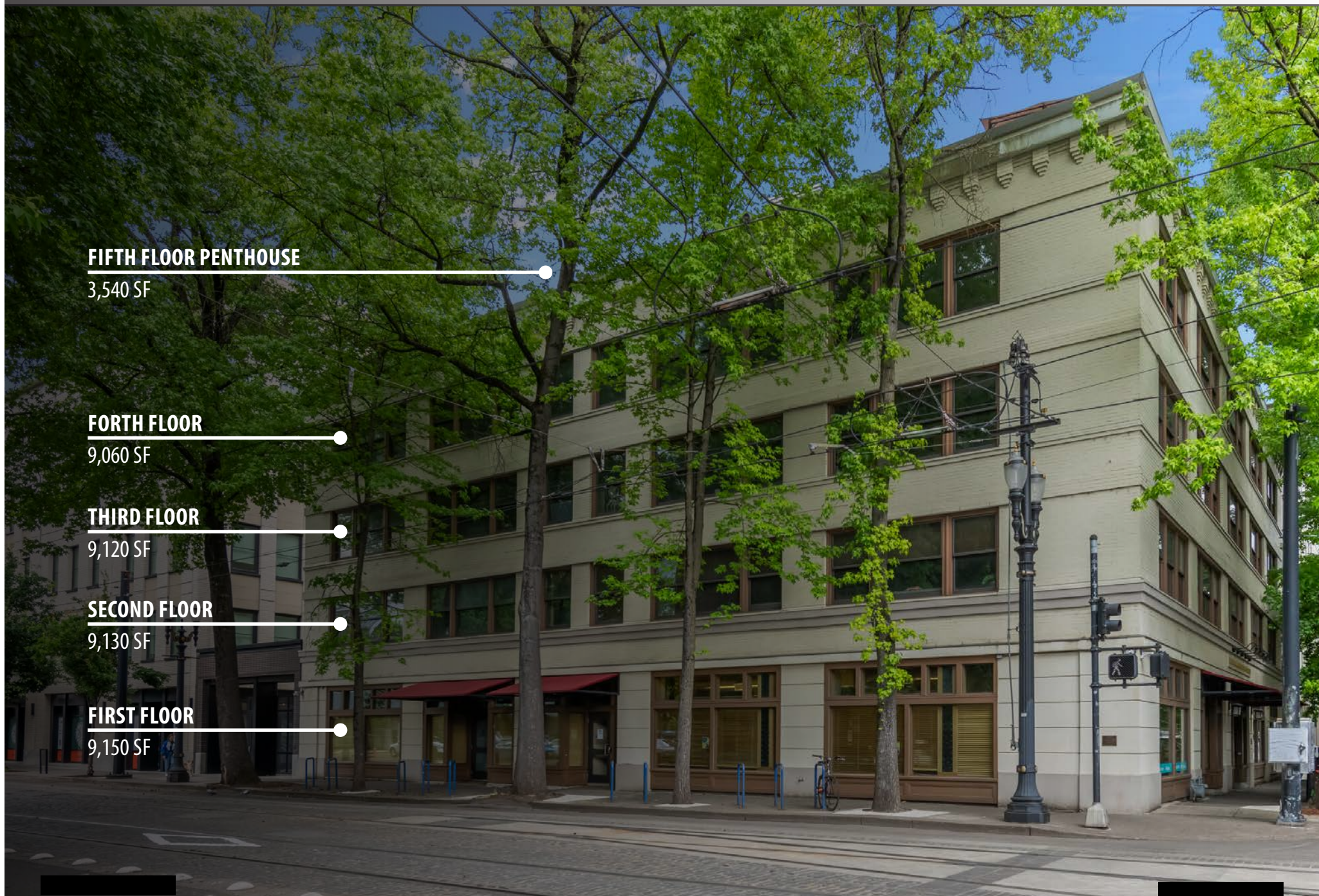
9,120 SF

SECOND FLOOR

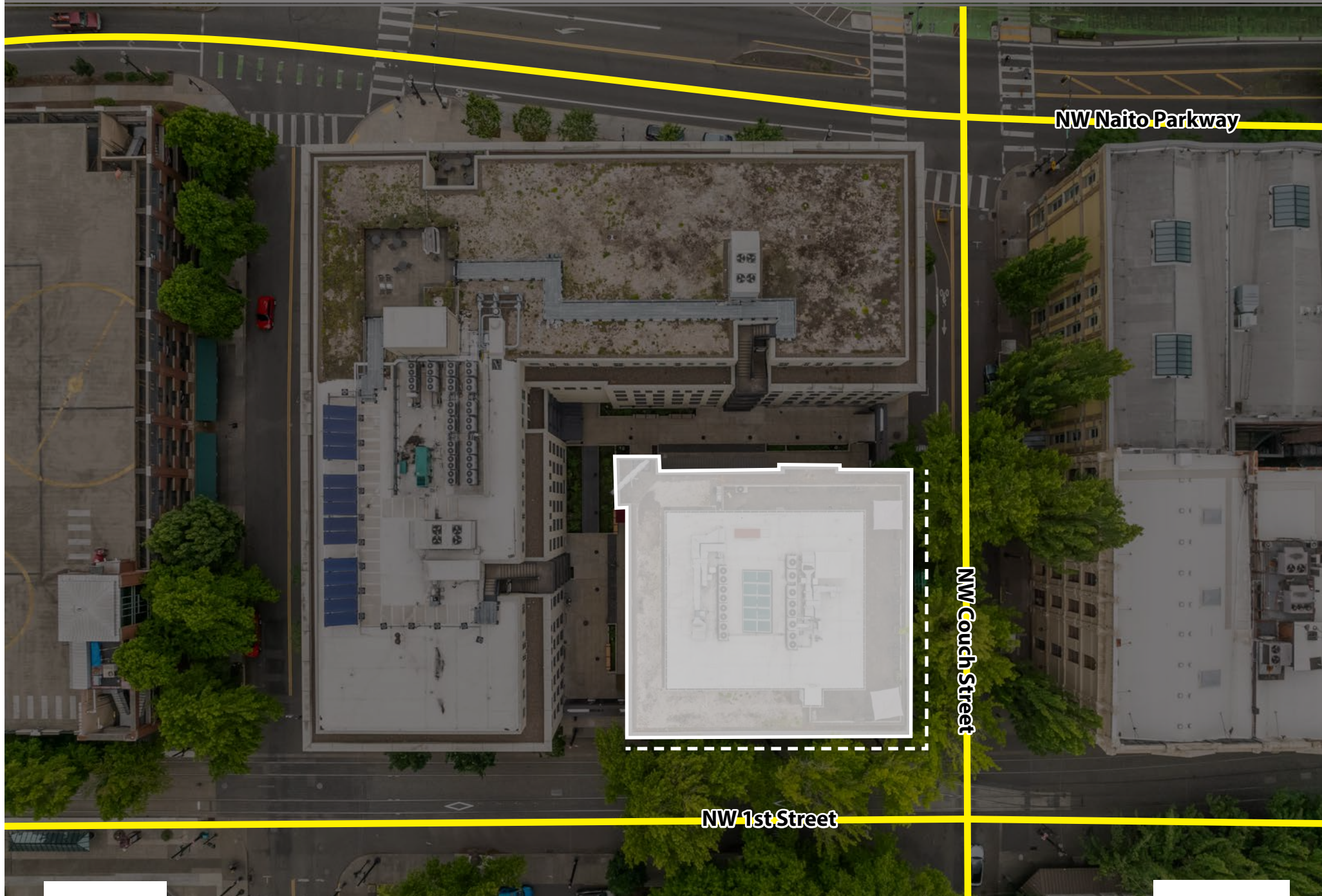
9,130 SF

FIRST FLOOR

9,150 SF



BIRDSEYVIEW



NW Naïto Parkway

NW Couch Street

NW 1st Street

AREAMAP



BUILDINGIMAGES



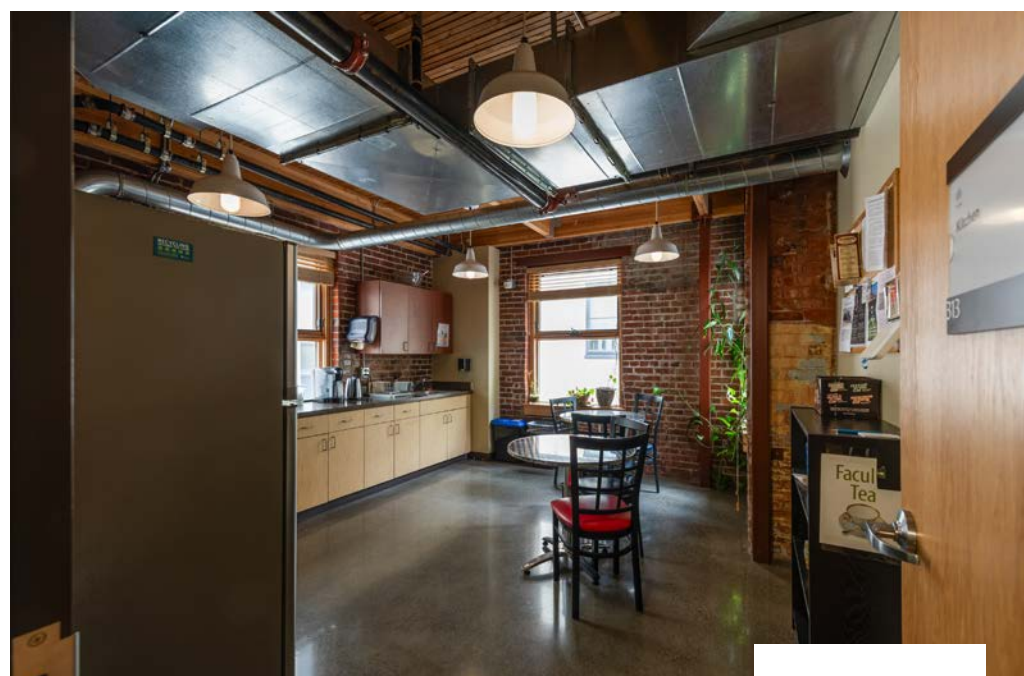
BUILDINGIMAGES



BUILDINGIMAGES



BUILDINGIMAGES



LOCATION MAP

