



THE CULLY BUILDING

326-338 SE Martin Luther King Blvd | Portland, OR 97214

Asking Price: \$2,390,000 | Stabilized Cap Rate: 8.00%

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INVESTMENT HIGHLIGHTS

- ◇ Owner-user/value-add opportunity with significant upside upon lease-up of available spaces.
- ◇ Outstanding amenities including off-street parking, a high ceiling/creative office buildout, and an onsite shower.
- ◇ Situated in Portland's central eastside neighborhood with access to I-5 and I-84 within a quarter mile.
- ◇ Accessible from West Portland via the Burnside Bridge which will be replaced in the coming years with construction expected to start in 2025.
- ◇ Located blocks from the historic and recently renovated bespoke Hotel Grand Stark.
- ◇ Rents below market for similar spaces in the immediate trade area.
- ◇ Built in 1884 with a partial seismic retrofit and renovation completed after purchase in 2002.
- ◇ Listed on the U.S. National Register of Historic Places, The Cully Building offers a pride-of-ownership asset in this aesthetic building.



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