



For Sale

720 NE Flanders Street Portland, OR 97232

Call for Pricing

Seller contract terms available

Seller open to leases with option to purchase

RBA approx. 13,000 SF

Unique close-in Eastside office building located at the bridgehead of the new Blumenauer Bridge



24 hour secure access



Directly at head of new pedestrian/ bicycle bridge



Off-street parking (16 spaces, 8 covered)



Elevator-served 3 floor design

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Located on the south side of the brand new Blumenauer Bridge



The property is located adjacent to the new plaza on the south side of the Blumenauer Bridge.

The bridge connects the Central Eastside to Lloyd District and beyond.

SE 7th will become a new bike corridor for the City of Portland.

New Bicycle and Pedestrian Bridge Over I-84

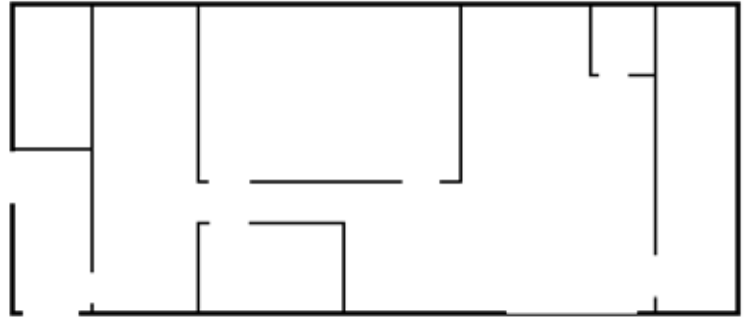
The new Blumenauer Bridge is located along the NE 7th Avenue alignment and will serve as a connection between the Lloyd and Central Eastside neighborhoods. It will also connect to Portland's future Green Loop, a six-mile linear park connecting pedestrians and bicyclist through the heart of Portland. The bridge is a 475-foot long and 24-feet wide with a 10-foot-wide path for pedestrians and 24-feet for two-way bike traffic. The project also includes two public plazas and landings on the north and south side.



Floor Plans

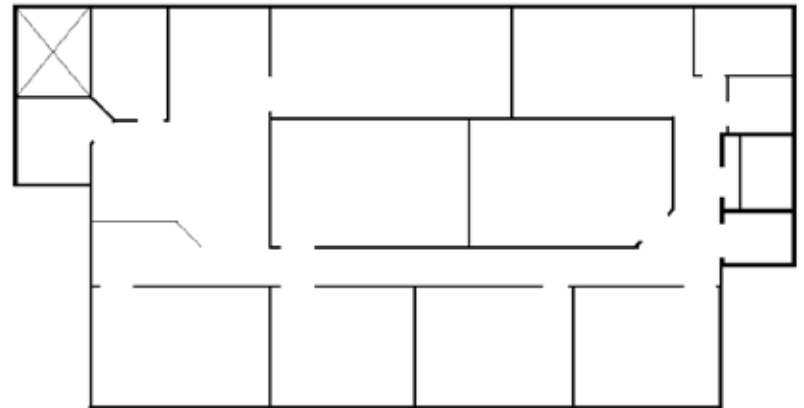
Ground Floor

3,200 SF



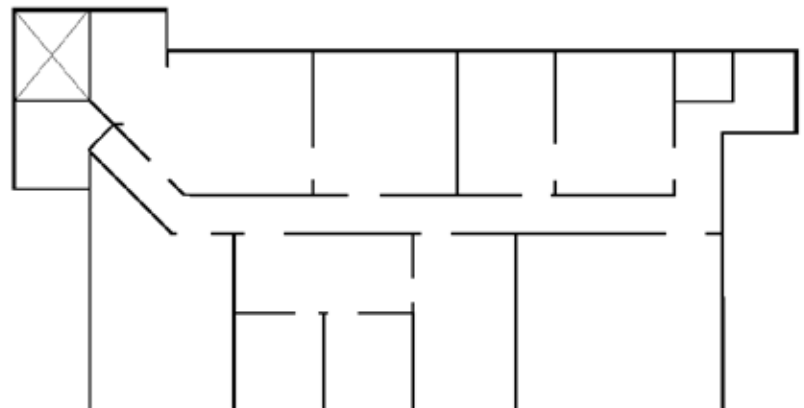
2nd Floor

5,144 SF



3rd Floor

4,644 SF



Interior Highlights

- Stunning views of downtown Portland
- Each floor is elevator served
- Ground floor offers workshop and office space with a roll up door
- Second floor space is ideal for an owner users occupancy and offers a mix of break room, conference room, and private offices, as well as open work spaces
- Third floor is divided into small private offices and would be ideal to lease out to generate additional rental income

Exterior Highlights

- 16 off road parking spaces - 8 of which are covered
- Unique façade from the original stable that was originally located on the site
- 10KW back up generator
- Large cell phone tower located on the roof with existing electrical infrastructure which offers the potential to generate additional revenue
- Additional building exterior power
- Private, secure entry to the building

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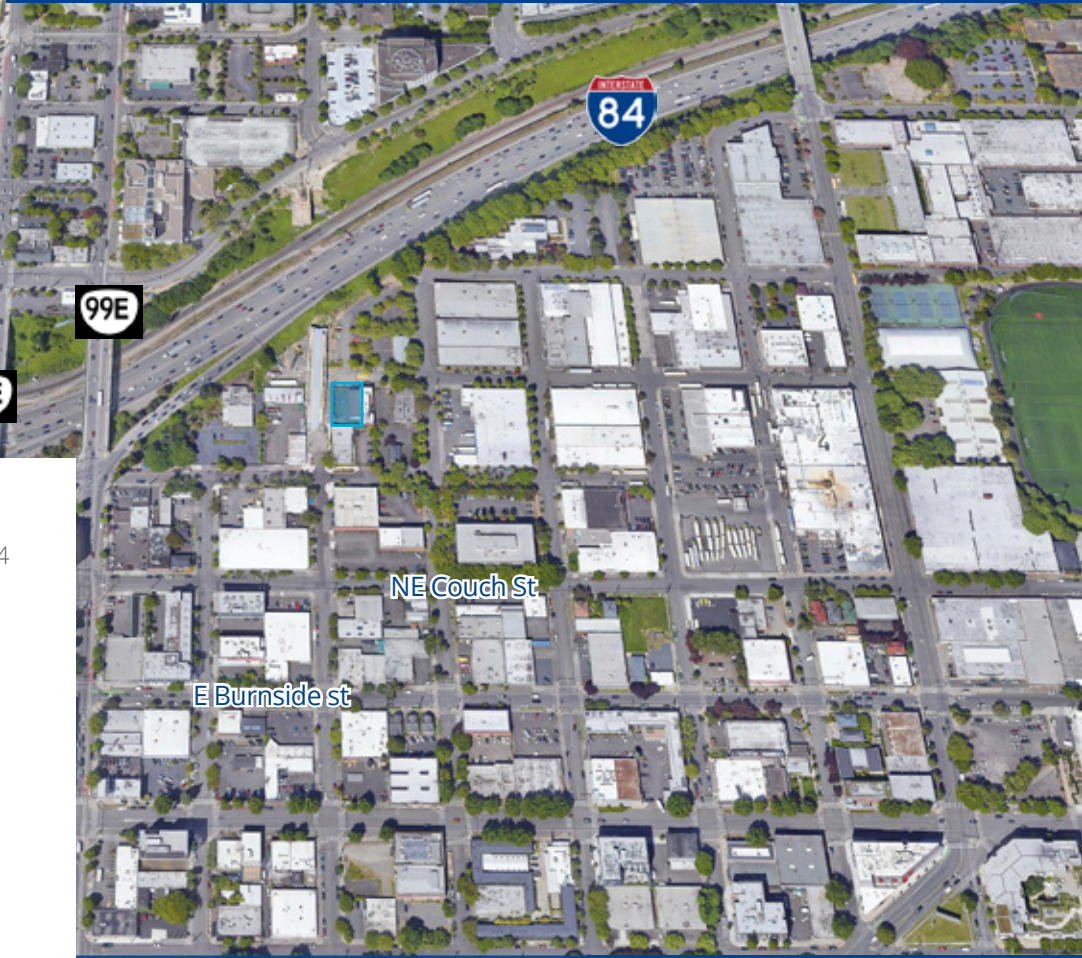
Interior Building Photos



Exterior Building Photos



Location & Access

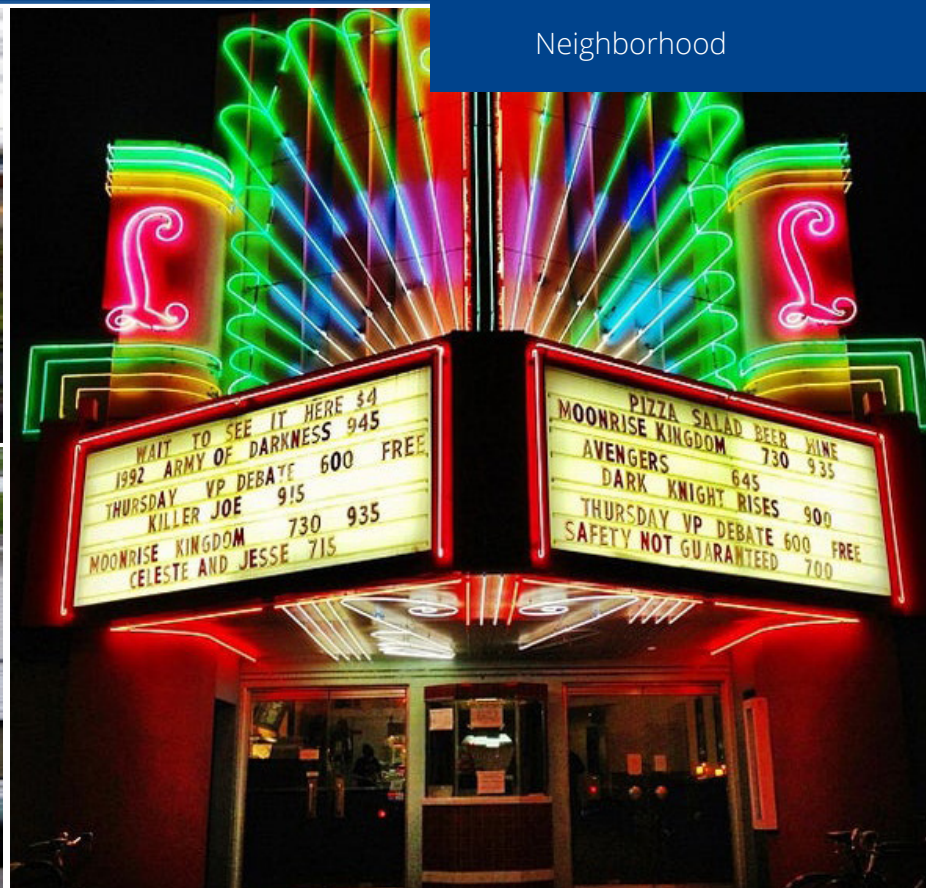


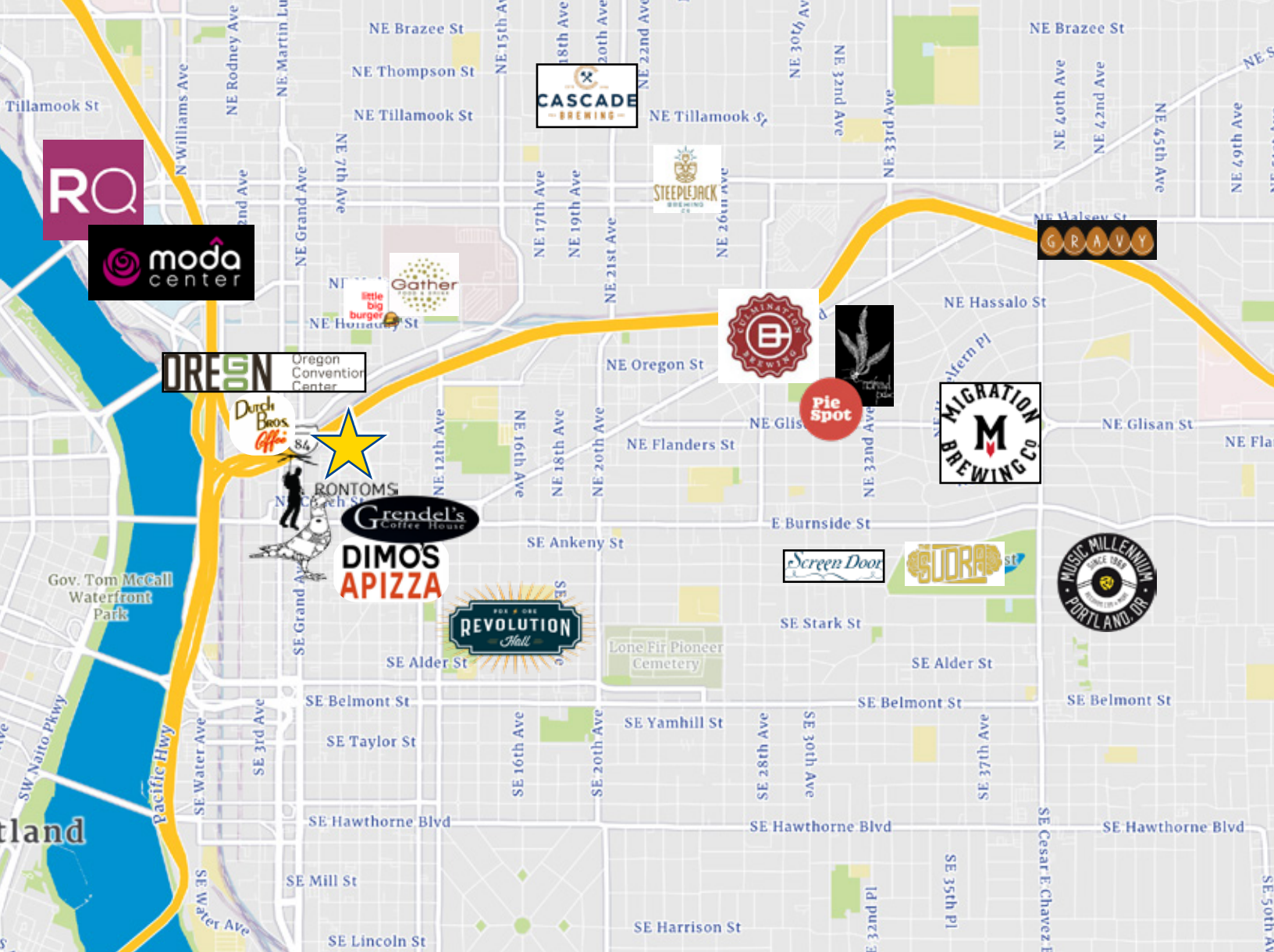
Area Highlights

- Building offers quick on and off access to I-84 and I-5 freeways
- Minutes away from downtown Portland
- Walking distance to the central eastside/ Burnside Street bars, restaurants, eateries
- Easy access to the Lloyd District, Convention Center and Rose Garden
- Located directly on the south Blumenauer Bridge Plaza and the NE/SE 7th Avenue bike corridor



Neighborhood





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