

Portland Airport Hotel

4200 NE 82nd Ave, Portland, OR 97220



The Offering

CBRE Hotels is pleased to present the opportunity to acquire a 119-key, repositioned hospitality asset located at 4200 NE 82nd Ave, in Portland's evolving Eastside corridor near Portland International Airport. This opportunity offers a rare combination of scale, flexibility, and recent capital investment, making it an ideal candidate for rebranding or residential conversion.

The property has undergone a comprehensive restoration, including major structural upgrades, interior and exterior enhancements, and numerous operational improvements. Its unique garden-style layout and expansive footprint provide a unique canvas for adaptive reuse, including a potential multifamily conversion or redevelopment. Currently closed until renovations are finalized, the asset offers full access for tours—including back-of-house areas—allowing investors to evaluate the site with minimal operational constraints. With Portland's hospitality market showing signs of recovery and the property's proximity to Portland International Airport and major transit routes, this offering represents a compelling value-add opportunity.

Open House Tour Schedule

Property tours will be available during the following days and times. Representatives from CBRE will be on property during the times specified.

- **Tuesday, November 18th, between the hours of 1:00 – 5:00pm Pacific Time**
- **Wednesday, November 19th, between the hours of 9:00am – 12:00pm Pacific Time**



Investment Highlights

- **119 Keys Totaling 43,212 SF**
- **Turnkey Restoration Completed:** Recent capital improvements enhance the property's physical condition and reduce upfront renovation costs.
- **Strategic Location:** Near PDX Airport, major arterials, and a growing mix of residential and commercial developments.
- **Clean Operational Slate:** New ownership will have full control over branding, operations, and capital planning.
- **Large 2+ Acre Site:** Rare scale in an urban infill location, offering ample room for redevelopment or densification.
- **Residential Conversion Potential:** Layout and zoning support alternative uses, including multifamily or affordable housing concepts.
- **Garden-Style Layout:** Low-rise, spread-out design supports flexible reconfiguration for hospitality or residential use.
- **Full Access for Tours:** On-site personnel available to provide access to rooms and back-of-house areas for informal walkthroughs.



EXECUTIVE SUMMARY

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