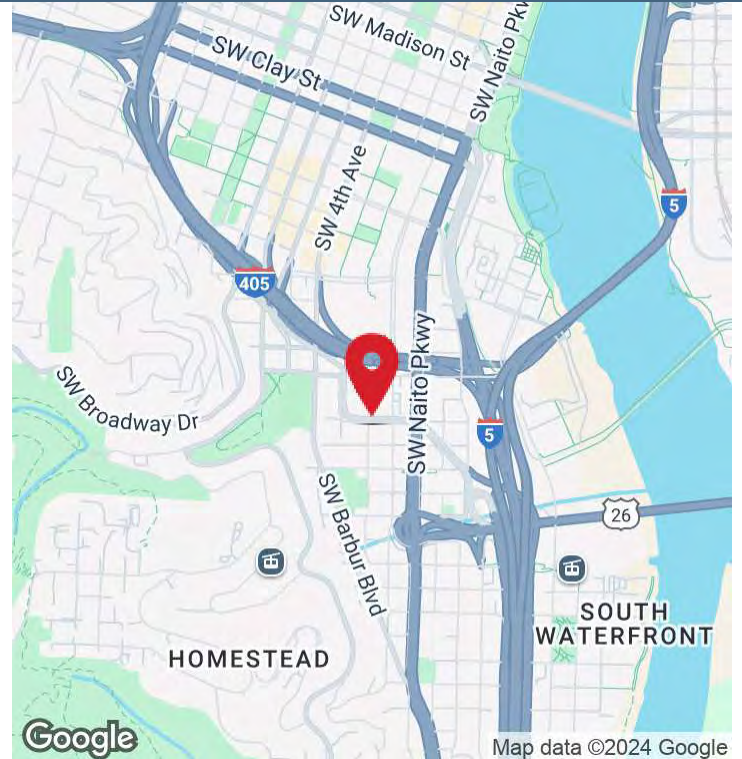




**CLOSE IN OFFICE BUILDING**

**FOR SALE | \$1,700,000 | INVESTOR OR OWNER-USER OPPORTUNITY**  
140 SW ARTHUR ST, PORTLAND, OR 97201



**PROPERTY DESCRIPTION**

Light filled three suite office building centrally located between Downtown Portland, the South Waterfront, and OHSU. The building has recent updates, is elevator served, and has 10 off-street parking stalls.

**PROPERTY HIGHLIGHTS**

- Off street parking
- Seller financing available
- Within blocks of the I-5 and 405 freeways
- Minutes from OHSU, Portland VA Medical Center, and Shriners Children's Hospital
- Three full floor suites; all currently leased, but opportunity for owner-user
- Capital Improvements: roof replaced 2014, HVAC units replaced in 2015, exterior of building painted in 2016

**OFFERING SUMMARY**

Sale Price:	\$1,700,000
Lease Rate:	\$24.00 SF/yr (MG)
Building Size:	6,531 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,470	78,044	180,149
Total Population	17,682	142,278	375,753
Average HH Income	\$65,321	\$71,219	\$76,807

**MICK GRIEP**

Associate Broker  
Mick@CommercialRENW.com  
503.502.9676

**DENISE BROHOSKI**

Owner - Commercial Real Estate NW  
Principal Broker - OR & WA  
Denise@CommercialRENW.com  
503.309.5106

Commercial Real Estate NW  
7320 SW Hunziker St. Ste. 203  
Tigard, OR 97223  
CommercialRENW.com



ADDITIONAL PHOTOS

FOR SALE | \$1,700,000 | INVESTOR OR OWNER-USER OPPORTUNITY  
140 SW ARTHUR ST, PORTLAND, OR 97201



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**SUITE 100 - 1,405 SF - LEASED**

FOR SALE | \$1,700,000 | INVESTOR OR OWNER-USER OPPORTUNITY  
140 SW ARTHUR ST, PORTLAND, OR 97201



Leased to Sunflower Spa

**MICK GRIEP**  
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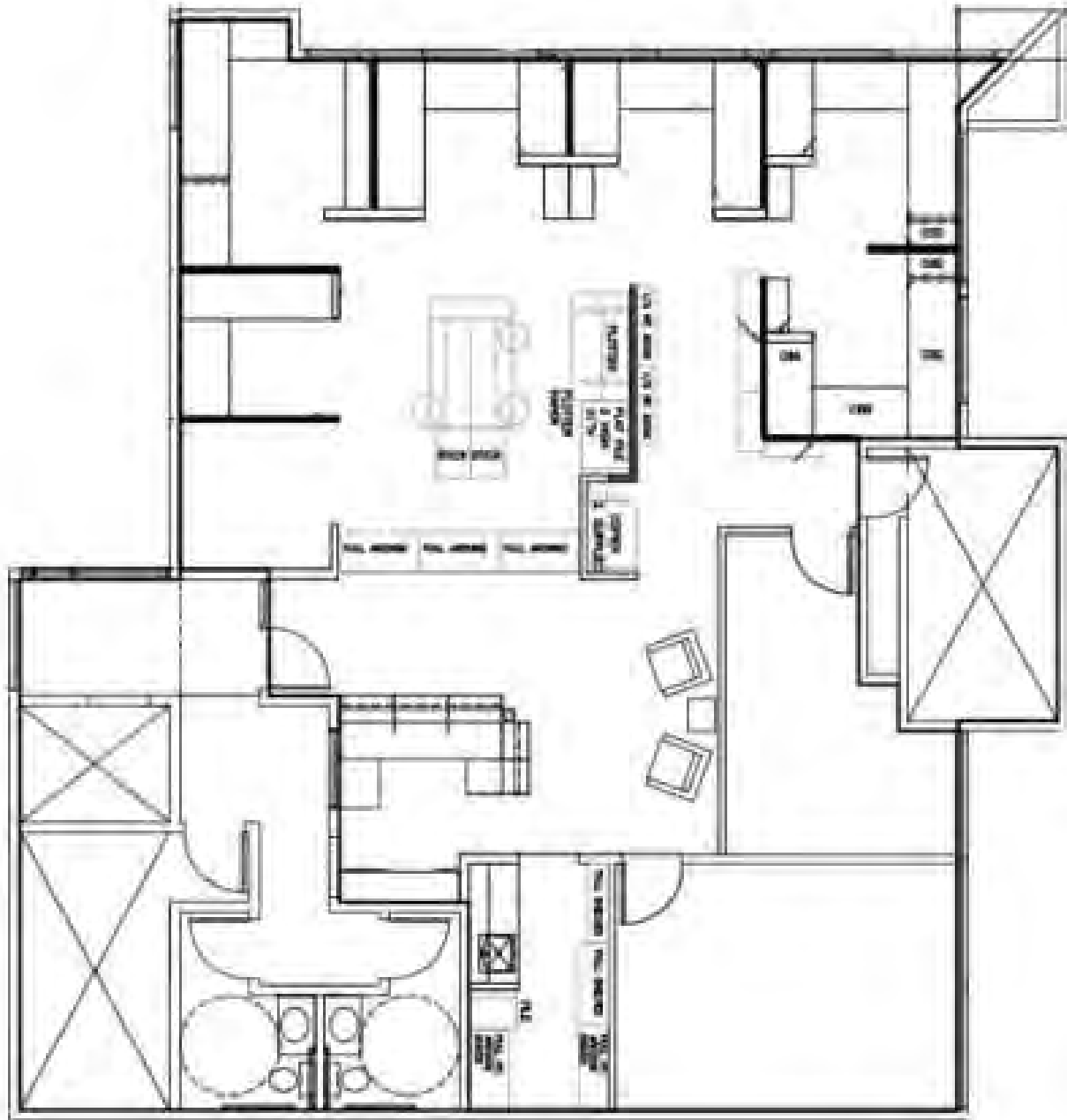
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SUITE 200 - 2,345 SF - AVAILABLE

FOR SALE | \$1,700,000 | INVESTOR OR OWNER-USER OPPORTUNITY  
140 SW ARTHUR ST, PORTLAND, OR 97201



Available for Owner/User or Leaseback from Owner

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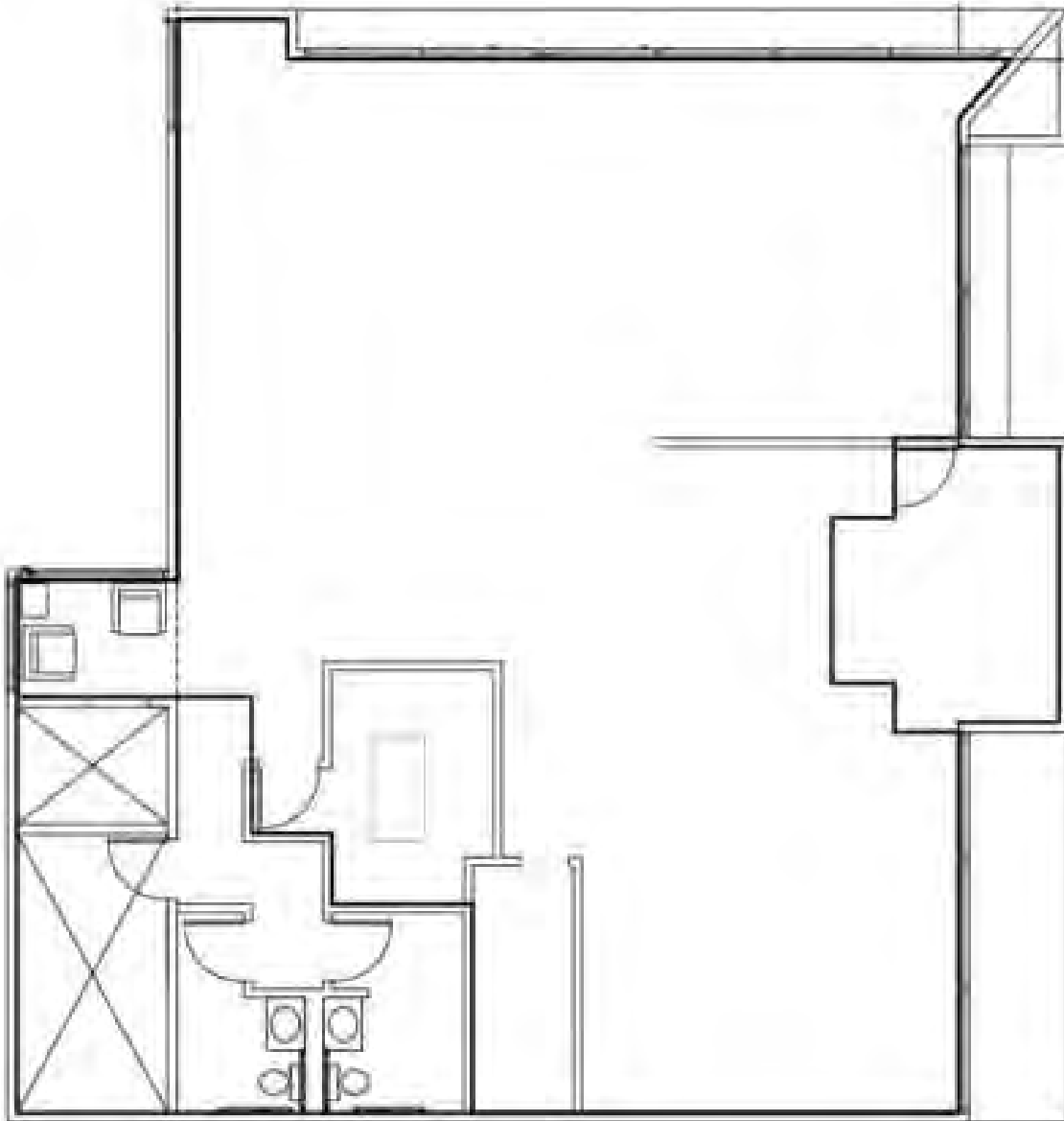
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SUITE 300 - 2,347 SF - LEASED

FOR SALE | \$1,700,000 | INVESTOR OR OWNER-USER OPPORTUNITY  
140 SW ARTHUR ST, PORTLAND, OR 97201



Leased to Inspec Facility Group

**MICK GRIEP**

Associate Broker  
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**DENISE BROHOSKI**

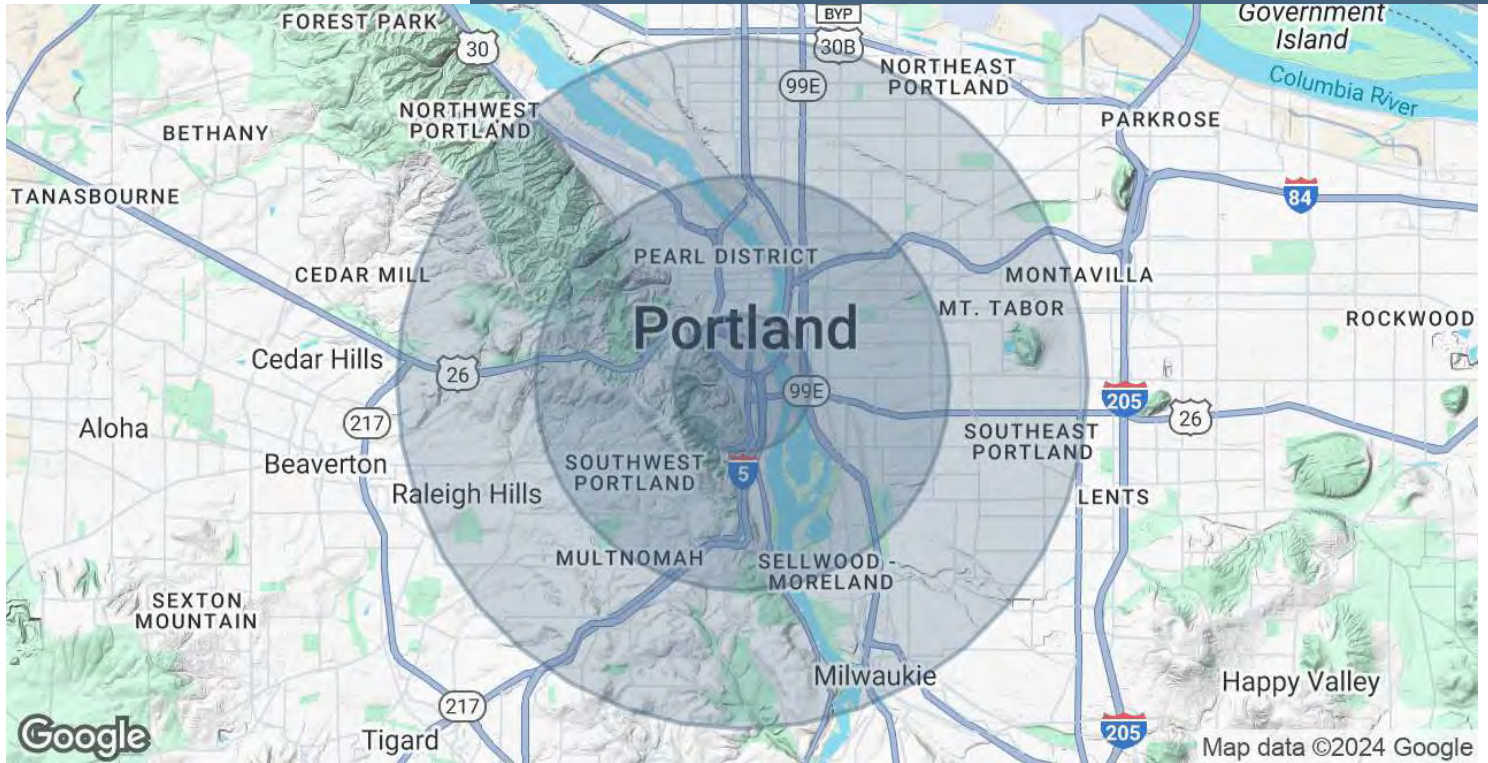
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DEMOGRAPHICS MAP & REPORT

FOR SALE | \$1,700,000 | INVESTOR OR OWNER-USER OPPORTUNITY  
140 SW ARTHUR ST, PORTLAND, OR 97201



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,682	142,278	375,753
Average Age	34.0	36.7	37.0
Average Age (Male)	35.1	37.3	37.0
Average Age (Female)	33.0	36.6	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,470	78,044	180,149
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$65,321	\$71,219	\$76,807
Average House Value	\$593,752	\$488,985	\$437,326

2020 American Community Survey (ACS)

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