

FOR SALE | AMAZING OWNER/USER OPPORTUNITY

Madison Place Office Condos | Suite 200—5,960 RSF

1140 SW 11th Avenue
Portland, OR 97205



For information, please contact:

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Building Features

5-story office condo developed in 2006

New construction – Zone 2(B) seismic rating

Adjacent to Portland Streetcar

Secure, covered parking available within one block, at Museum Place

Bike storage located on the 1st floor, with showers and lockers

Elevator served

Large double-paned operable windows with Low-E Glass

Exterior composite metal panel system with water break

Inverted membrane roof with 20-year warranty

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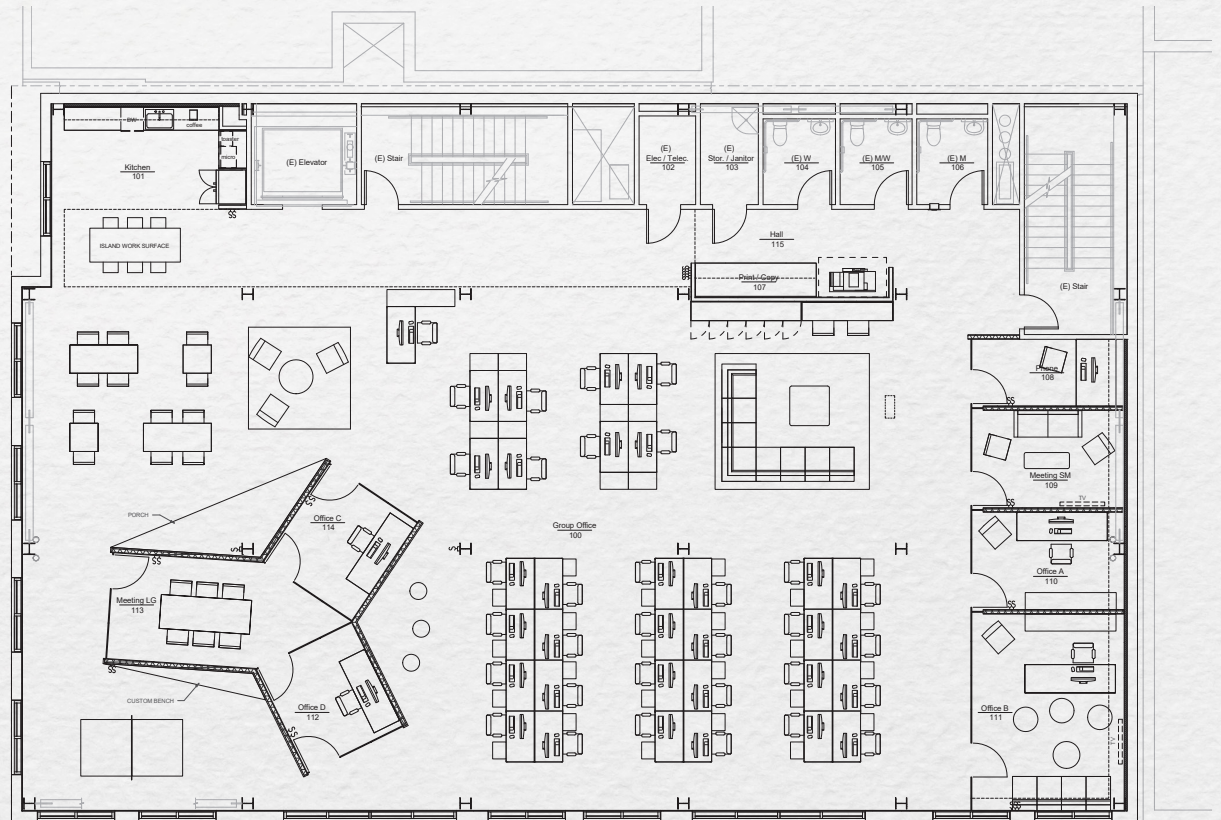
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Suite 200

5,960 RSF

Call for Pricing

- 5 private offices/breakout rooms
- 2 large conference rooms
- 3 ADA Restrooms
- Kitchenette with high-end finishes, including light aqua blue tile backsplash & floor
- Built-in floor-to-ceiling 'statement' bookshelves
- High ceilings with abundant natural light



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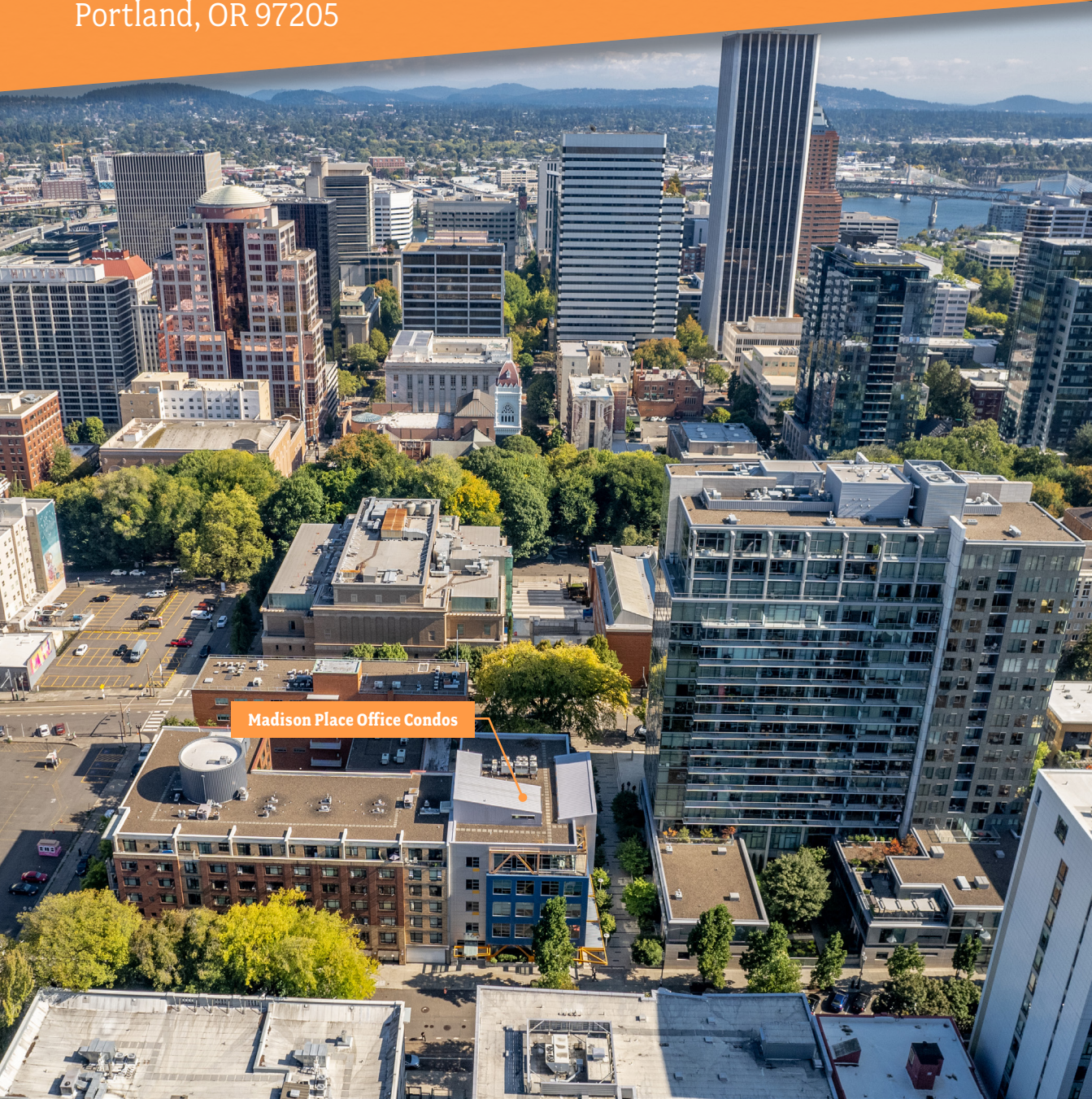
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Location

An amazing owner/user opportunity to office in the heart of Portland's West End Cultural District – the epicenter for access to the Portland Art Museum, Arlene Schnitzer Concert Hall, Historical Society, Portland State University, Multnomah County Library and the Park Blocks, which hosts the city's largest Farmer's Market. Nestled at the foot of Goose Hollow and West Hills neighborhoods, with abundant restaurants, coffee houses and nightlife.

Transportation

Offers an easily accessible location for employees and clients coming from all over the Metropolitan area via mass transit, bridges and surrounding freeways via i-405. Also, adjacent to the Portland Streetcar, which runs up SW 11th Avenue.



100
WALK SCORE



94
TRANSIT SCORE



91
BIKE SCORE

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Park Blocks Farmer's Market



Portland Streetcar



Portland Art Museum



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