

For Sale

THE MERCHANT BANKER

*28,343 SF Redeveloped Multi-Tenant
Office & Retail Building
Prime SW Portland Location*

404-418 SW WASHINGTON ST
PORTLAND, OR

Rendering of work completed.

KIDDER.COM

km Kidder
Mathews

THE OPPORTUNITY

Kidder Mathews is pleased to present the opportunity to acquire the Merchant Banker Building (the "Property"), a prominently located asset at the corner of SW 4th Avenue and SW Washington Street in the heart of Downtown Portland's Central Business District.

The Merchant Banker Building is a multi-tenant office property featuring significant capital improvements, including comprehensive seismic upgrades and modernized building systems. Each floor offers flexible layouts, providing an incoming owner the ability to customize or complete spaces to meet tenant or owner-user requirements.

This 28,343 SF offering presents an exceptional opportunity for new ownership to capture immediate value and participate in the revitalization of Portland's urban core, where demand continues to grow for authentic, creative office environments paired with activated ground-floor retail.



WELL POSITIONED CREATIVE OFFICE OWNER/USER ASSET IN *SW PDX*

PROPERTY INFORMATION

ADDRESS	404-418 SW Washington St, Portland
TYPE	Mixed Use - Office + Retail
TOTAL BUILDING AREA	28,343 inclusive of 6,200 SF basement
LAND AREA	0.11 Acres (5,000 SF)
STORIES	5
VACANCY	100%
ZONING	CX - Central Commerical

\$1.95M

SALE PRICE

\$69/SF

PRICE PER SF

28,343 SF

BUILDING AREA



MAJOR CAPITAL IMPROVEMENTS COMPLETED

Seismic Reinforcement

New Elevator

Roof, Windows

HVAC

Fire/Life Safety

Electrical Upgrades

SUITES

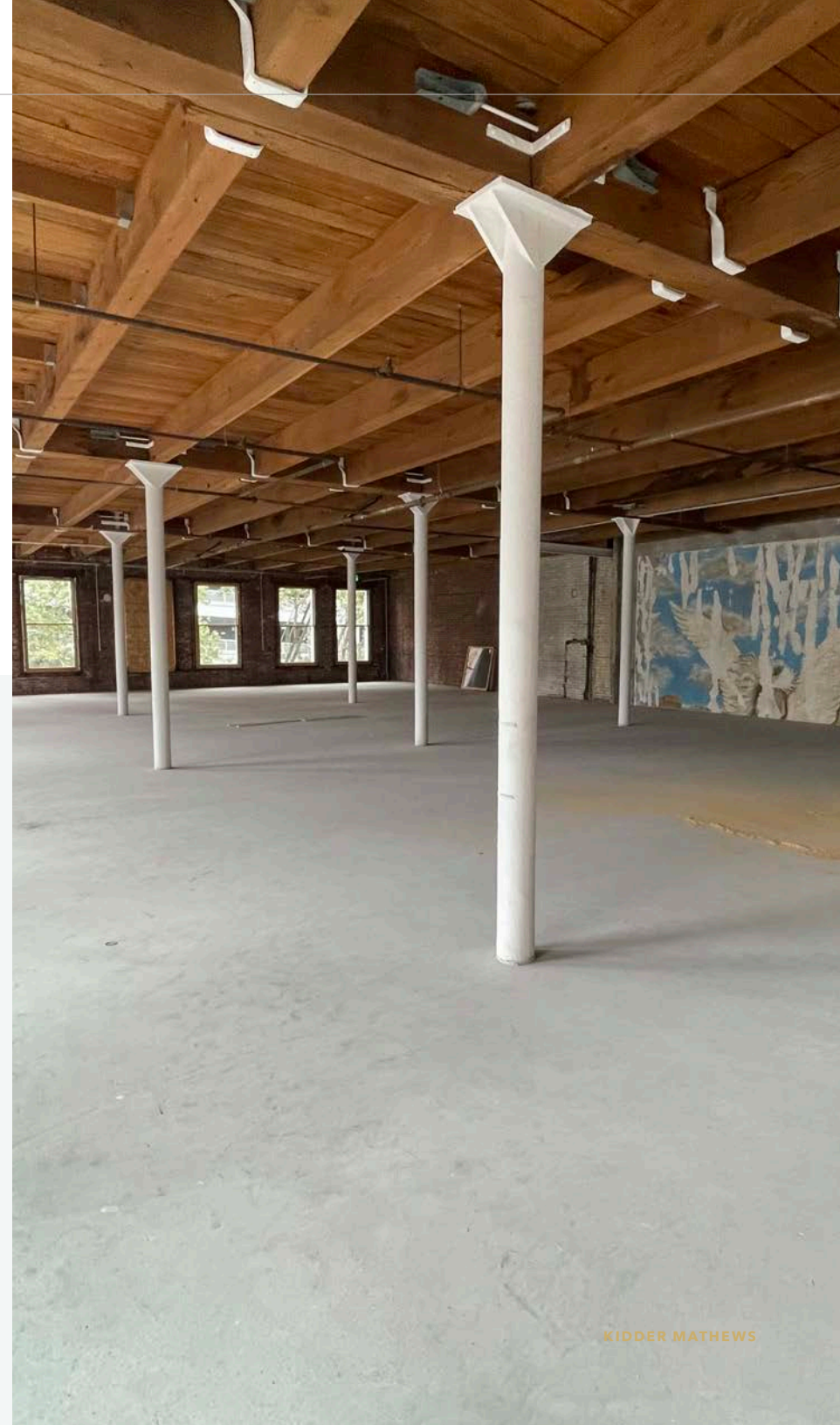
Suite	Square Footage
500	4,263 SF
400	4,470 SF
300	4,470 SF
200	4,470 SF
RETAIL: 100	4,470 SF
BASEMENT	6,200 SF
TOTAL SF	28,343 SF

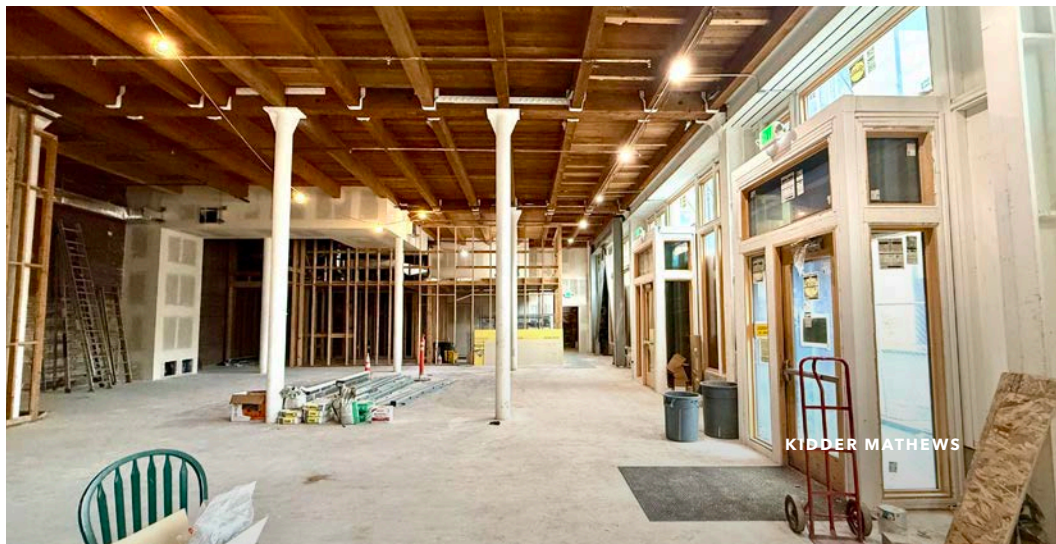
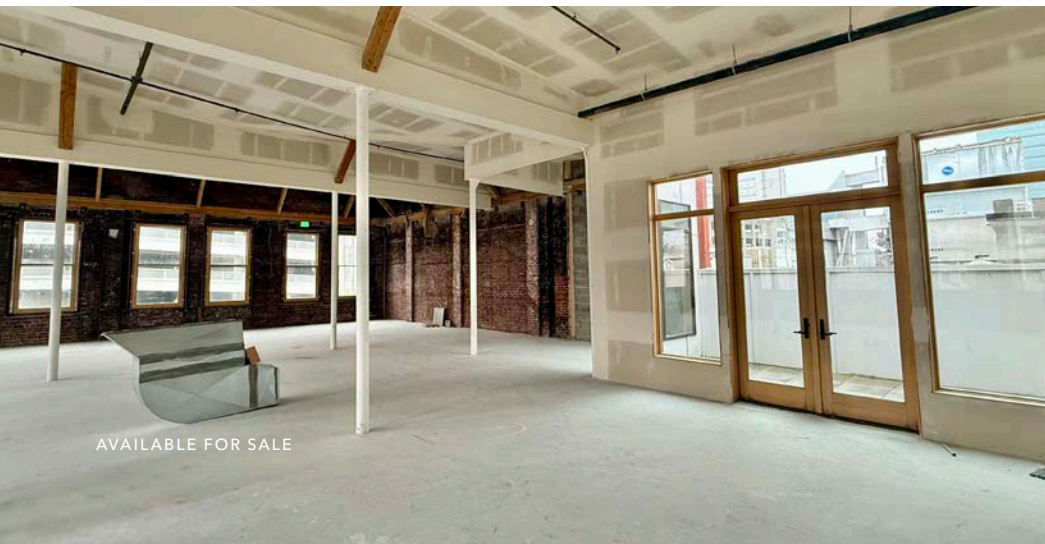
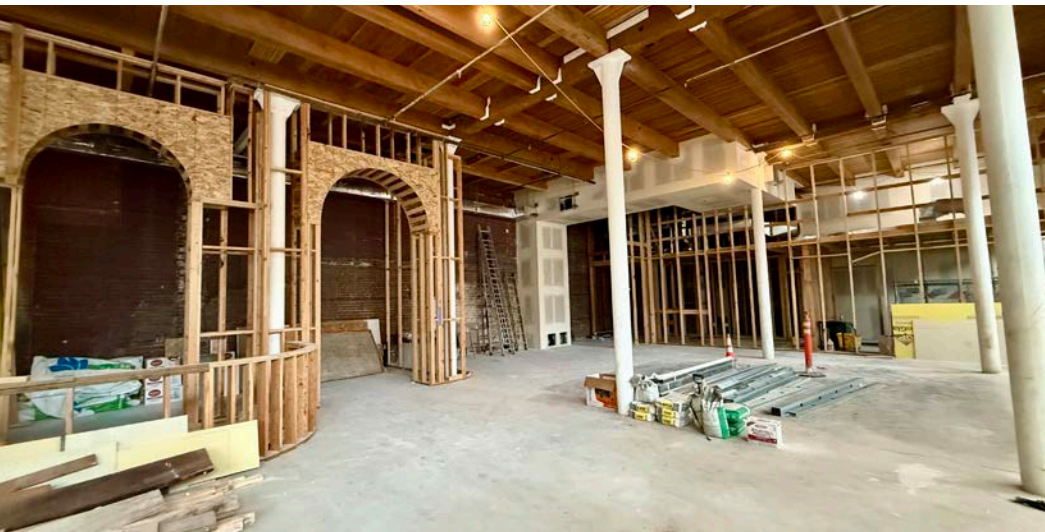
EXCEPTIONAL LOCATION

Located at the corner of SW 4th Avenue and SW Washington Street, the Property offers an irreplaceable location in the heart of Downtown Portland's Central Business District. Surrounded by landmark destinations such as Stumptown Coffee, Huber's Café, Pine Street Market, and the Midtown Beer Garden, the area provides a dynamic amenity base that continues to attract creative office users and forward-thinking retailers alike.

TRANSIT ORIENTED

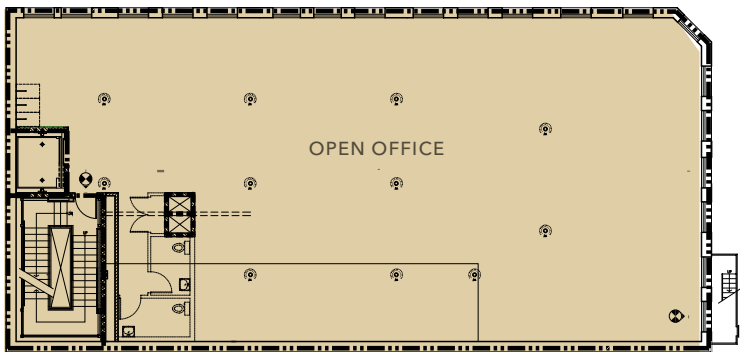
Centrally positioned at SW 4th and Washington, the Property offers excellent multimodal connectivity. It is located within one block of MAX Light Rail and Portland Streetcar stops, provides direct access to major bus lines, and sits just minutes from Interstate 405 and Interstate 5. Tenants also benefit from close proximity to the Tom McCall Waterfront Park, offering convenient access for biking, running, and recreation along the river.



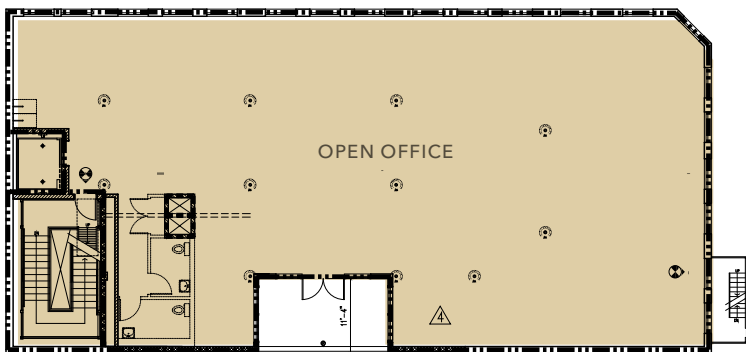


FLOOR PLANS

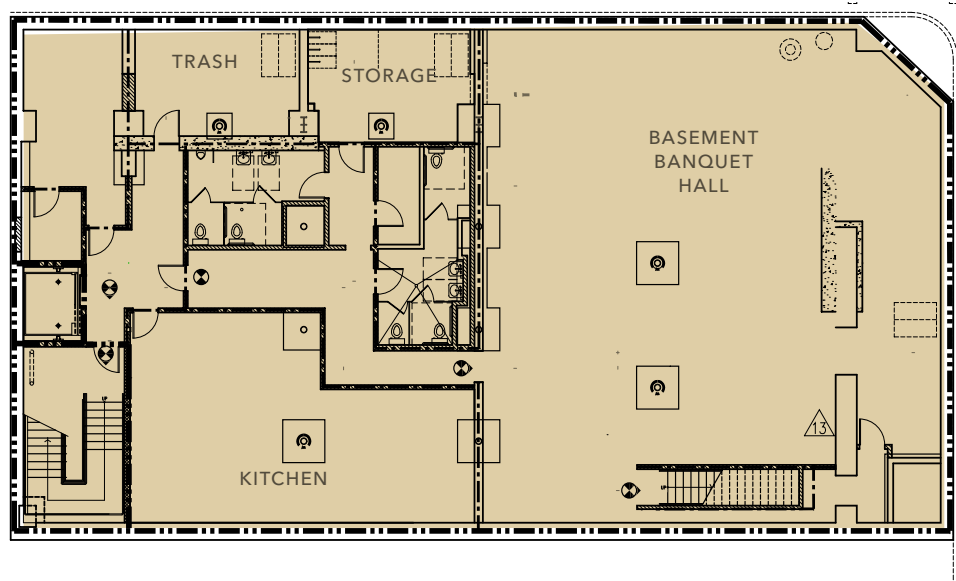
2ND,3RD,4TH FLOORS



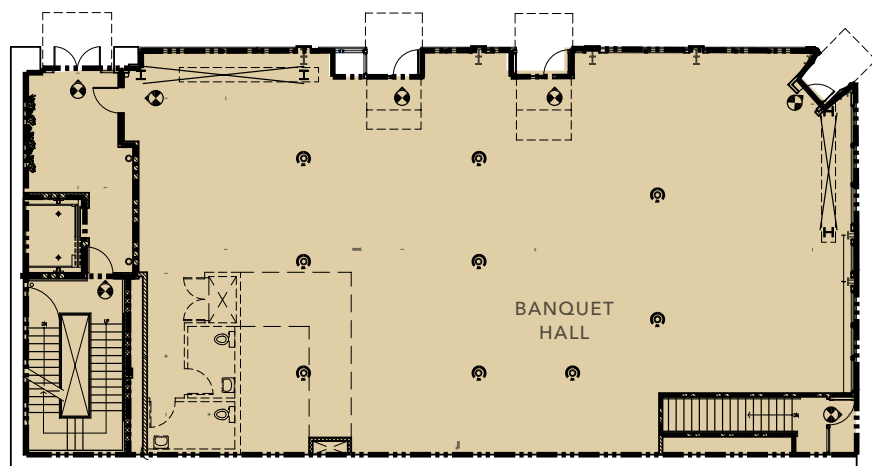
5TH FLOOR

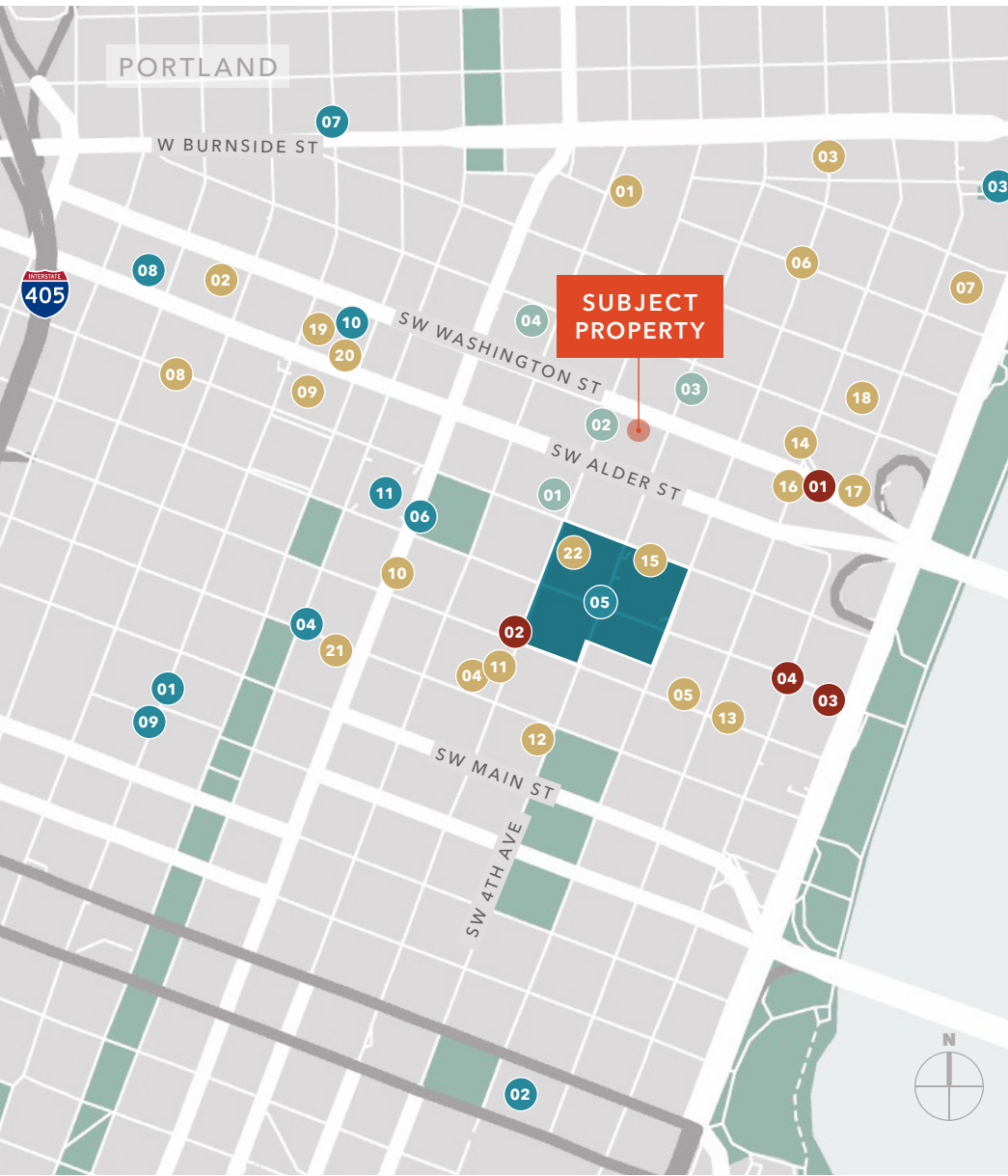


BASEMENT



1ST FLOOR





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Portland City Grill
- 02 Cheryl's on 12th
- 03 Voodoo Doughnut
- 04 Fogo De Chao
- 05 Luc Lac Vietnamese Kitchen
- 06 Kingsland Kitchen
- 07 Lechon
- 08 Urban Creperie
- 09 Hamono Sushi
- 10 Ruth Chris Steak House
- 11 Veggie Grill
- 12 The Melting Pot
- 13 Q Restaurant
- 14 Huber's Cafe
- 15 Buffalo Wild Wings
- 16 Killer Burger
- 17 Mama Mia Trattoria
- 18 Portland Burger
- 19 Bellpine
- 20 Flock
- 21 The Tavern at Heathman
- 22 Din Tai Fung

RETAIL/LIFESTYLE

- 01 Portland Art Museum
- 02 Keller Auditorium
- 03 Portland Saturday Market
- 04 Center for the Performing Arts
- 05 Pioneer Place
- 06 Pioneer Square
- 07 Powell's City of Books
- 08 McMenamins Crystal Ballroom
- 09 Safeway
- 10 Ritz Carlton Hotel
- 11 Nordstrom

HOTELS

- 01 The Nines
- 02 The Royal Sonesta
- 03 Hi-Lo Hotel
- 05 Hotel Lucia


PARKING GARAGES


- 01 Air Garage
- 02 SmartPark 4th & Yamhill
- 03 City Center Parking
- 04 U Park


THE MERCHANT BANK BUILDING


PORTLAND


LEGEND

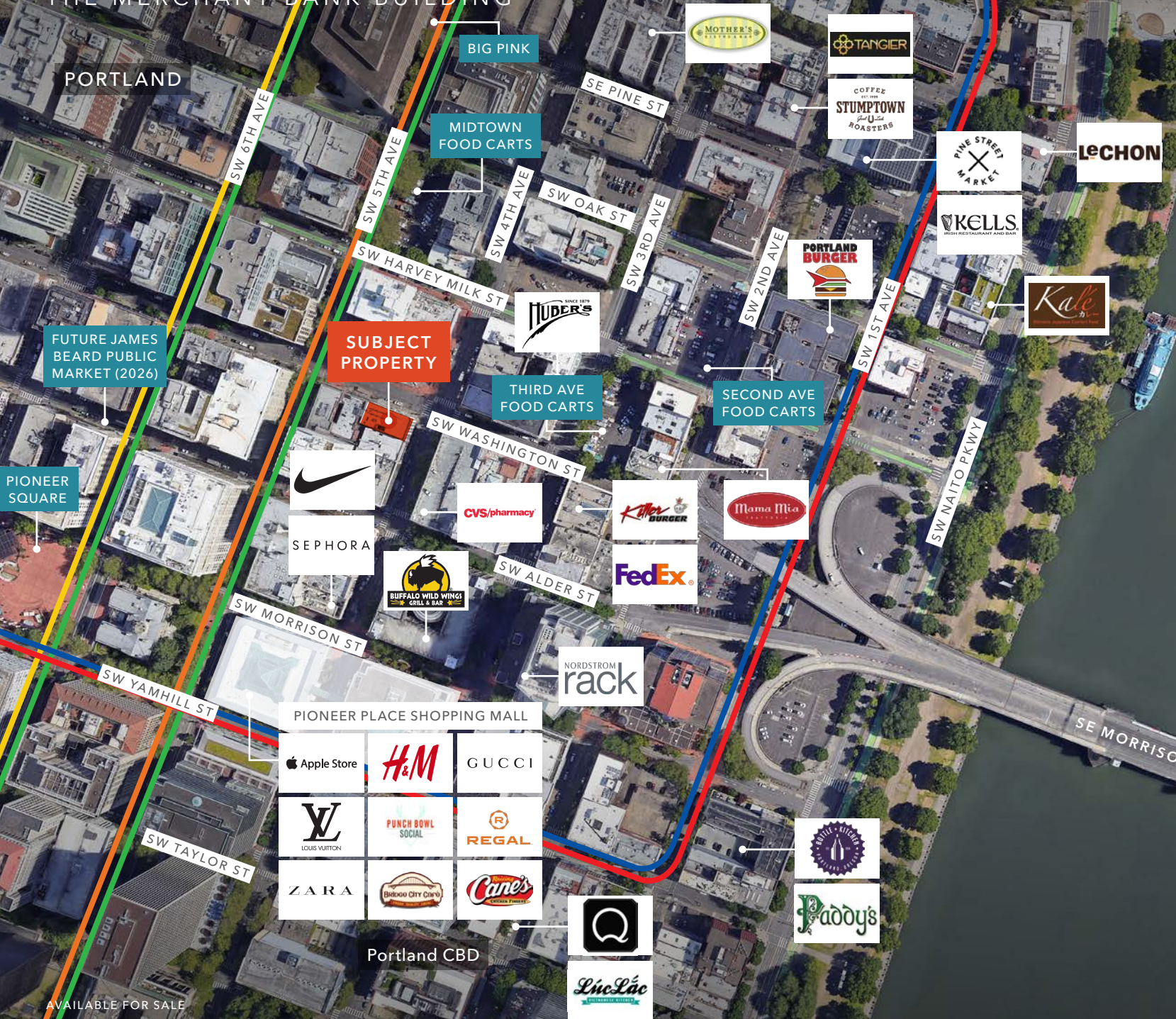
 MAX Red Line

 MAX Blue Line

 MAX Green Line

 MAX Orange Line

 MAX Yellow Line



Willamette River

SE MORRISON BRIDGE



KIDDER MATHEWS

AVAILABLE FOR SALE

THE MERCHANT BANK BUILDING

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