

THE VICTOR BUILDING

*±13,000 SF luxury office
building located in the
highly-desirable NW
Portland neighborhood.*

1640 NW IRVING ST
PORTLAND, OR 97209

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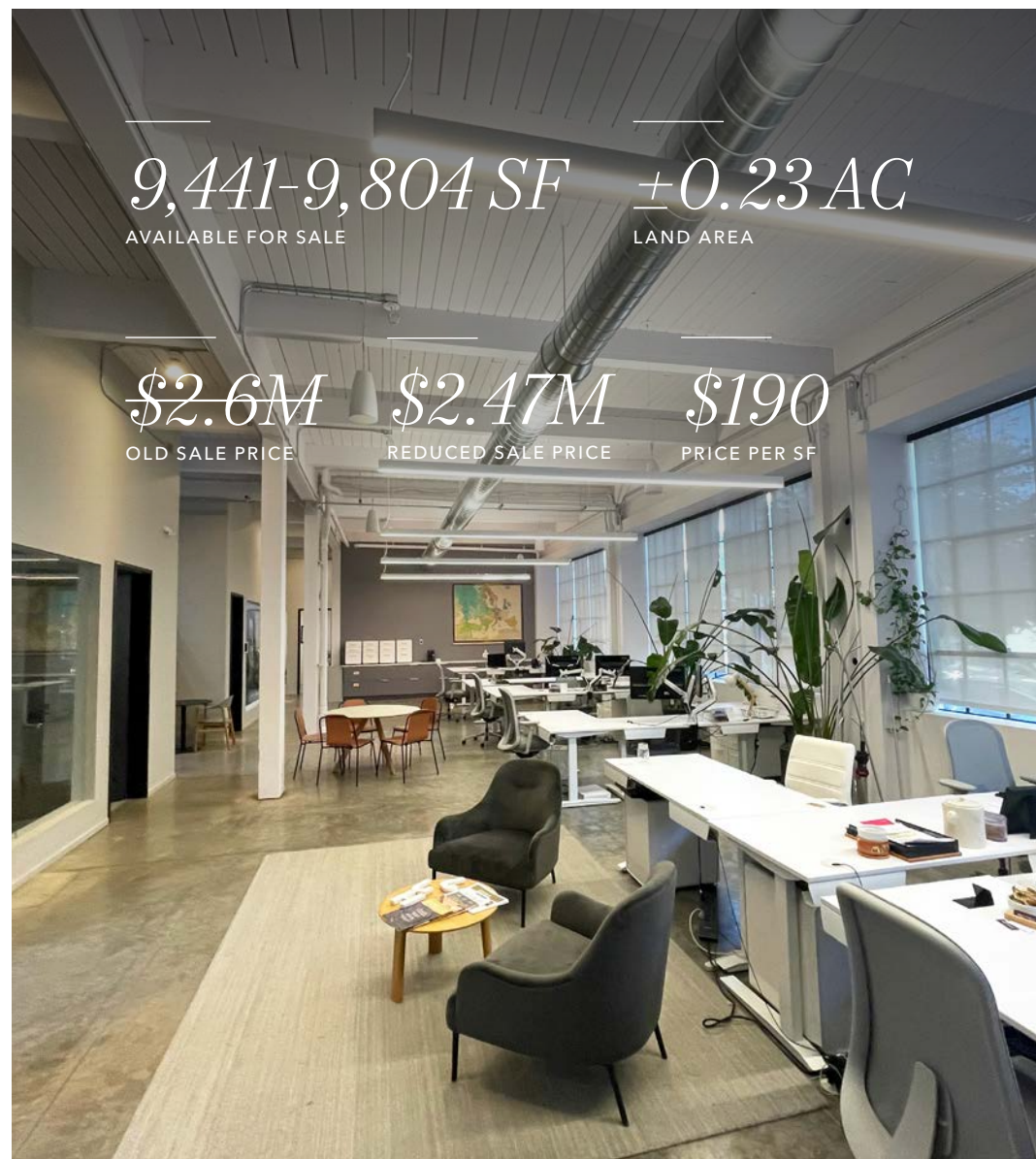


LUXURY OFFICE OPPORTUNITY TO OCCUPY

ADDRESS	1640 NW Irving St, Portland, OR 97209
BUILDING SIZE	±13,000 SF
OCCUPANCY	27%
TENANTS	2
ANNUAL INCOME	\$169,080
STORIES	2
YEAR BUILT	1929/2019
LAND AREA	±0.23 AC (±10,000 SF)
ZONING	EG1 - General Employment 1
OLD SALE PRICE	\$2,600,000
REDUCED SALE PRICE	\$2,470,000
PRICE PER SF	\$190

EG1 - GENERAL EMPLOYMENT 1 ZONING

Generally, the uses and character of this zone are oriented towards office and industry. Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.



9,441-9,804 SF ±0.23 AC
AVAILABLE FOR SALE LAND AREA

~~\$2.6M~~ \$2.47M \$190
OLD SALE PRICE REDUCED SALE PRICE PRICE PER SF

INVESTMENT HIGHLIGHTS



LOCATED IN
CLOSE PROXIMITY
TO PORTLAND
STREETCAR, MAJOR
BUS ROUTES, AND IN
A HIGHLY-WALKABLE
NEIGHBORHOOD



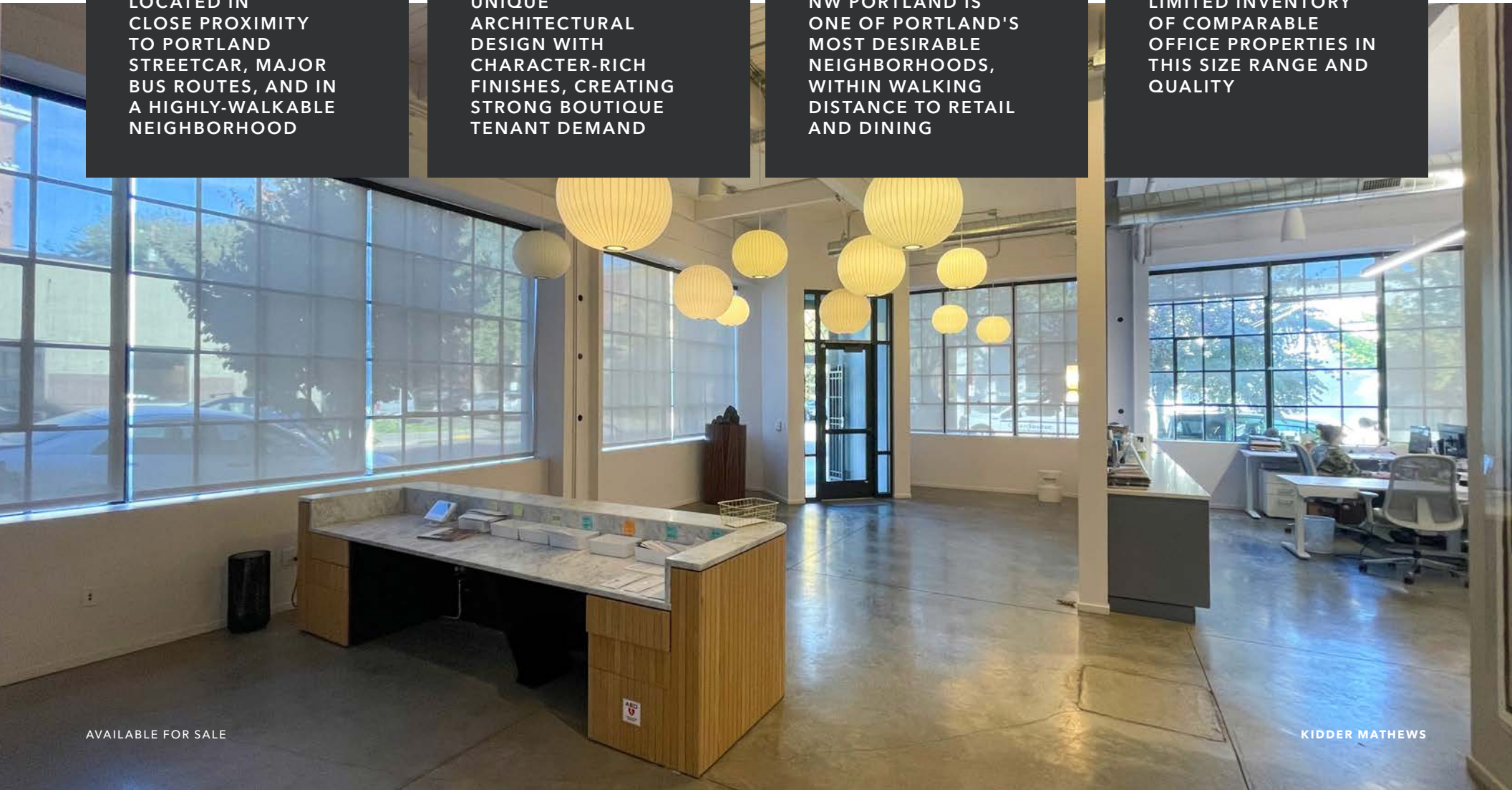
UNIQUE
ARCHITECTURAL
DESIGN WITH
CHARACTER-RICH
FINISHES, CREATING
STRONG BOUTIQUE
TENANT DEMAND



NW PORTLAND IS
ONE OF PORTLAND'S
MOST DESIRABLE
NEIGHBORHOODS,
WITHIN WALKING
DISTANCE TO RETAIL
AND DINING



LIMITED INVENTORY
OF COMPARABLE
OFFICE PROPERTIES IN
THIS SIZE RANGE AND
QUALITY



THE VICTOR BUILDING

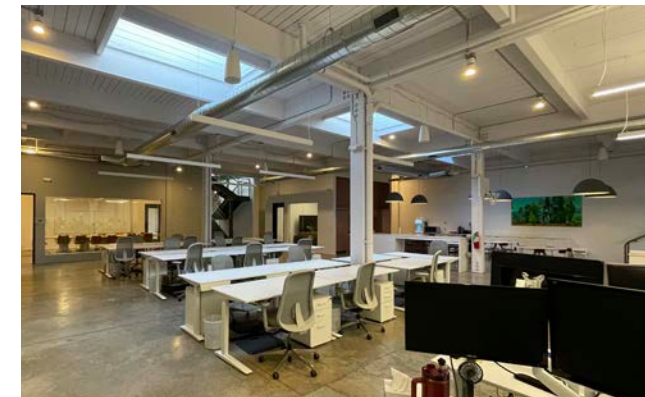
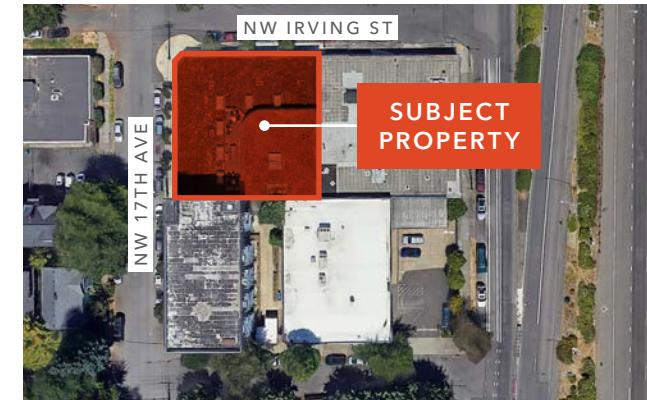
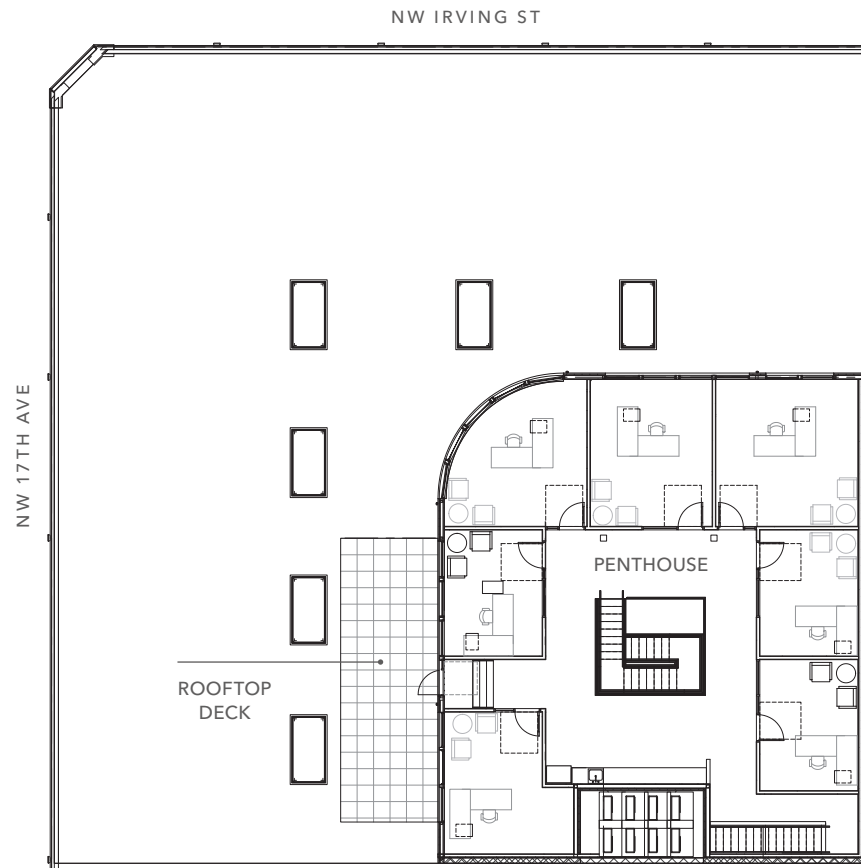


MAIN FLOOR PLAN



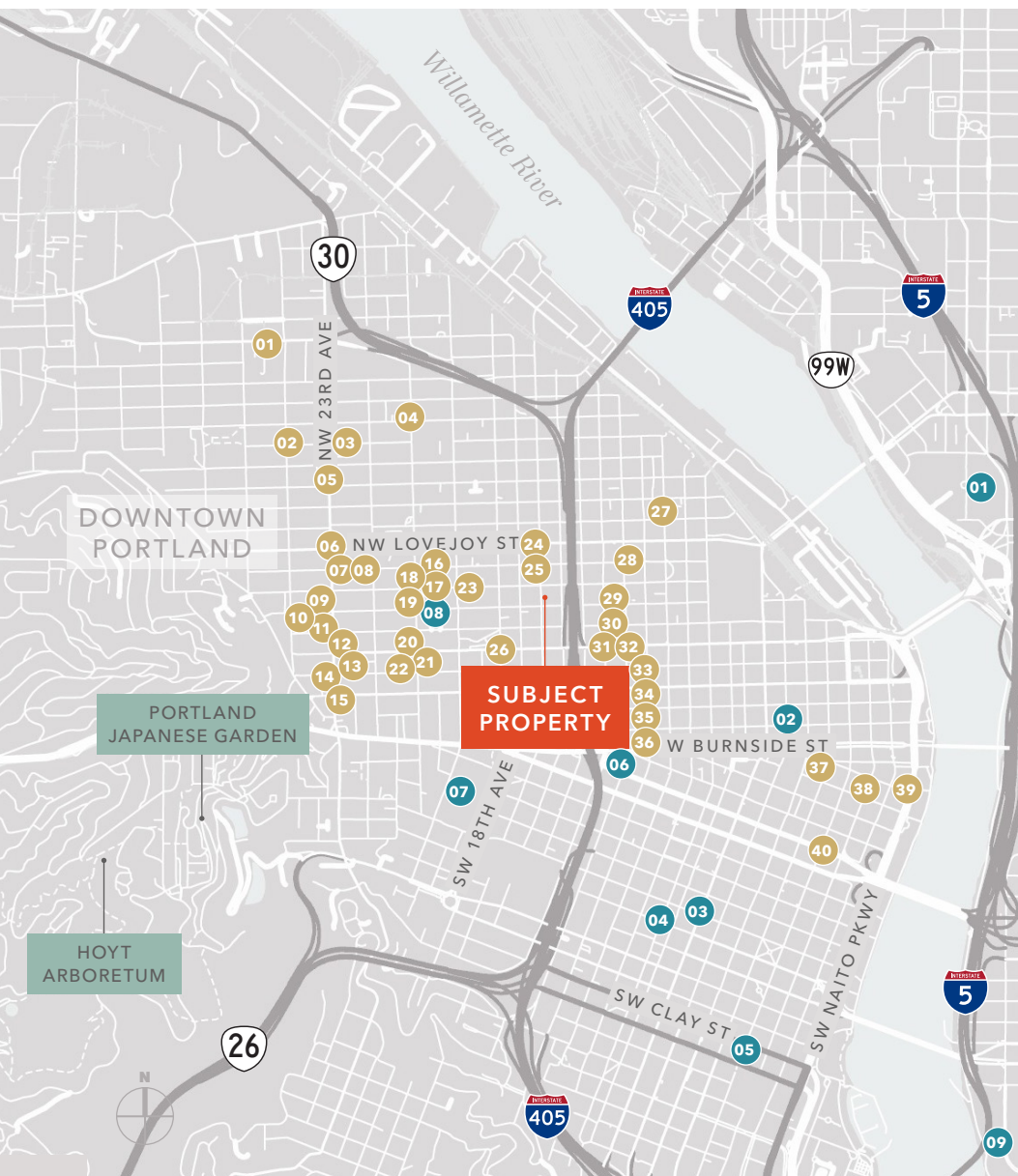
±9,636 SF
MAIN FLOOR AREA

SITE PLAN



±3,364 SF
PENTHOUSE FLOOR AREA

THE VICTOR BUILDING



EAT + DRINK

- 01 Urban Steel Kitchen & Bar
- 02 Stepping Stone Cafe
- 03 Matador NW Portland
- 04 Besaws
- 05 Top Burmese Burma Joy
- 06 Nob Hill Bar & Grill
- 07 Bamboo Sushi
- 08 Salt & Straw
- 09 Fireside
- 10 Papa Hyden
- 11 Jo Bar & Rotisserie
- 12 Henry Higgins Boiled Bagels
- 13 Escape from New York Pizza
- 14 Harlow
- 15 Thai Bloom
- 16 Swagat Indian Cuisine
- 17 Ranch PDX
- 18 Laughing Planet
- 19 Serrato Restaurant & Bar
- 20 Twenty First Ave Kitchen & Bar
- 21 Bhuna Indian Restaurant
- 22 Calle 21
- 23 Cafe Nell
- 24 Paymaster Lounge
- 25 The Triple Lindy
- 26 Hostel Cafe

EAT + DRINK CONT.

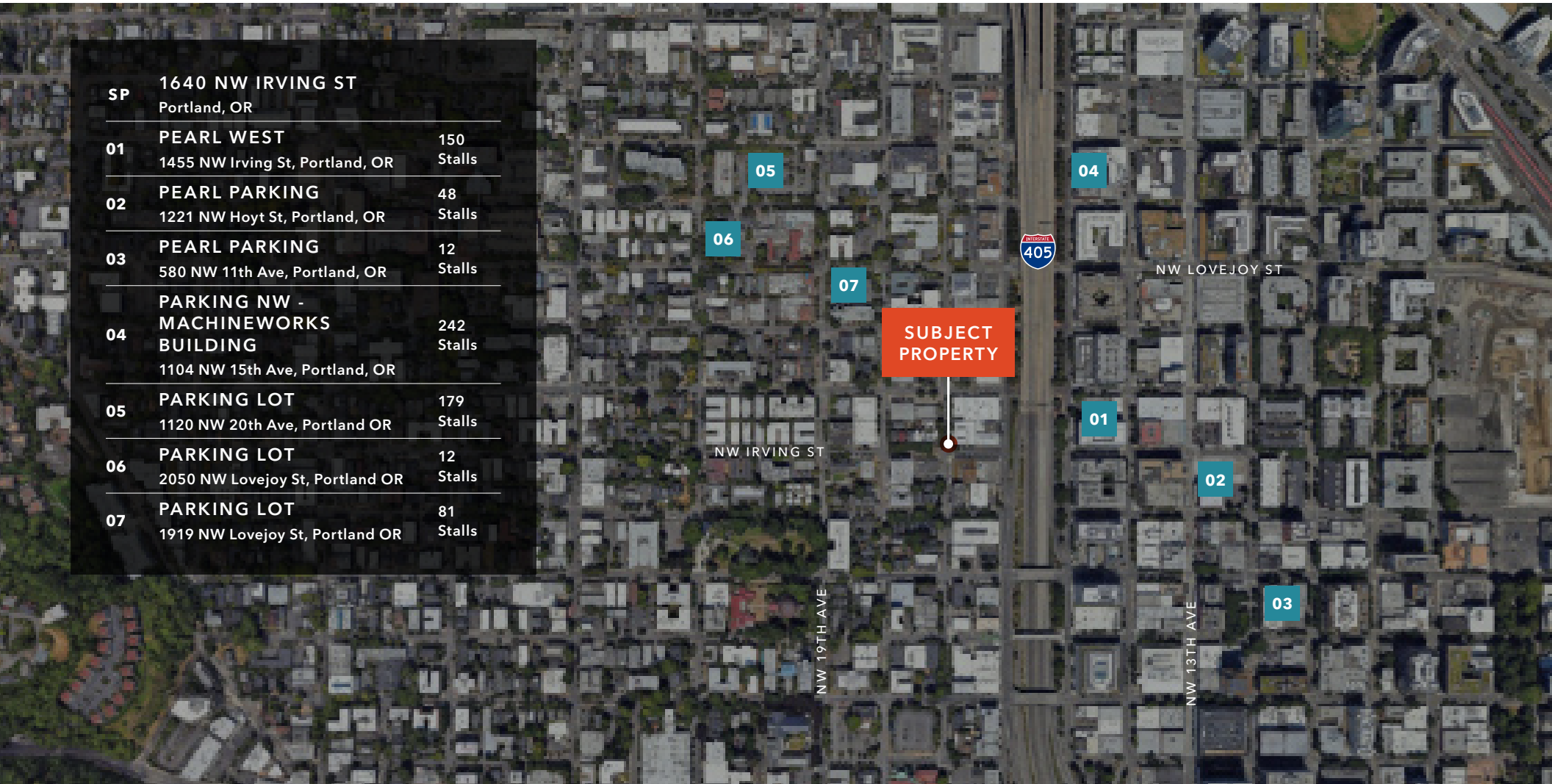
- 27 Via Delizia
- 28 JoJo
- 29 Irving Street Tapas
- 30 The Star Portland
- 31 Brix Tavern
- 32 Nom Nom Asian Tapas
- 33 Andina
- 34 10 Barrel Brewing
- 35 Piattino
- 36 McMenamins Hal's Cafe
- 37 Portland City Grill
- 38 Pine Street Market
- 39 Lechon
- 40 Killer Burger

ATTRACTIONS

- 01 Moda Center
- 02 Roseland Theater
- 03 Newmark Theater
- 04 Portland Art Museum
- 05 Keller Auditorium
- 06 McMenamins Crystal Ballroom
- 07 Providence Park
- 08 Cinema 21
- 09 OMSI

PARKING MAP

SP	1640 NW IRVING ST Portland, OR	
01	PEARL WEST 1455 NW Irving St, Portland, OR	150 Stalls
02	PEARL PARKING 1221 NW Hoyt St, Portland, OR	48 Stalls
03	PEARL PARKING 580 NW 11th Ave, Portland, OR	12 Stalls
04	PARKING NW - MACHINEWORKS BUILDING 1104 NW 15th Ave, Portland, OR	242 Stalls
05	PARKING LOT 1120 NW 20th Ave, Portland OR	179 Stalls
06	PARKING LOT 2050 NW Lovejoy St, Portland OR	12 Stalls
07	PARKING LOT 1919 NW Lovejoy St, Portland OR	81 Stalls



THE VICTOR BUILDING



PROVIDENCE PARK



Sammy's
FLOWERS



Fred
Meyer



RINGSIDE
STEAKHOUSE



ZUPAN'S
MARKETS



ELPHANTO'S

NW 21ST AVE

NW 23RD AVE

NW 22ND AVE



TRADER
JOE'S



VIKELLS



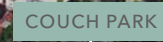
Ken's Artisan



Cinema 21



STERLING
COFFEE
ROASTERS



COUCH PARK

W BURNSIDE ST

NW PORTLAND



M. Menamin's

NW GLISAN ST

NW 18TH AVE

NW 19TH AVE



ACE
Hardware



KHAO SAN

NED FLANDERS CROSSING



10 BARREL
BREWING CO



C2K
ARCHITECTURE



SUBJECT
PROPERTY



downstream



Yvonne's

97
WALK SCORE

89
BIKE SCORE

84
TRANSIT SCORE

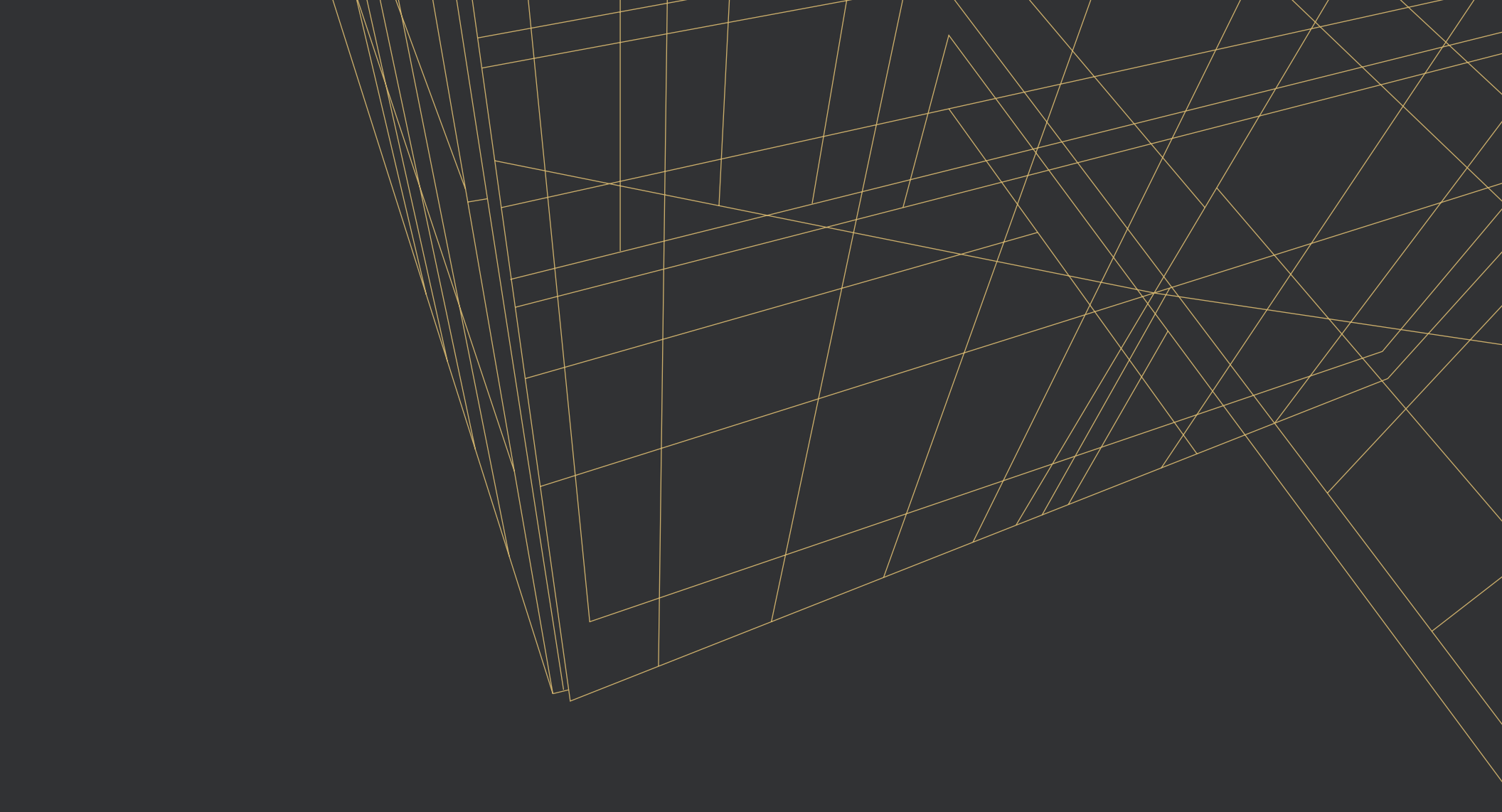
KIDDER MATHEWS



AVAILABLE FOR SALE



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Exclusively listed by

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