

FOR SALE

OFFICE / CM2

**835 SE 17th Ave
Portland, OR 27214**

Approx ~5,408 SF

- First time to market offering with generational ownership pride
- 1968 mid-century modern design
- Ideal for owner-users or investors
- Fleet-friendly with strong HQ potential

Close in SE Belmont neighborhood near shops, restaurants, bars, & more.

CC JJ HEWITT
Commercial Broker
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PORTLAND, OR

CLOUD CITY REALTY

\$1,500,000

BELMONT



Building ~ 5,408 sf (~3,416 main floor / ~1,992 downstairs)

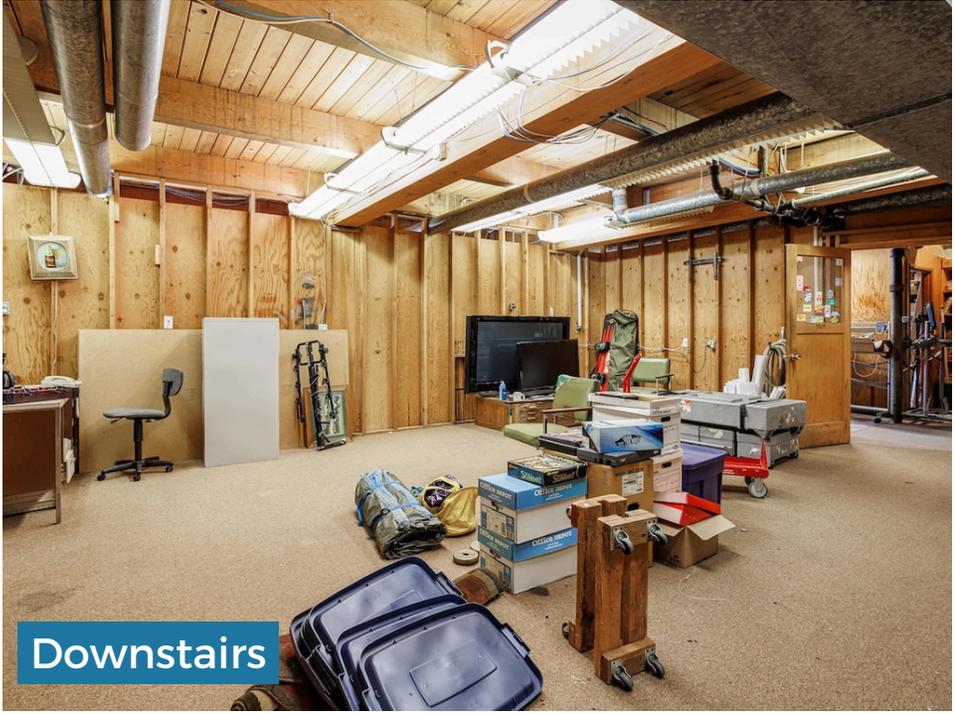
Lot / Land ~ 8,333 sf (0.19 acres)

Features

- Full kitchen + additional kitchenette
- Conference room
- Numerous private offices
- Large south-facing windows
- Multiple bathrooms (2 are ADA compliant)
- Vault and power generator
- Garage/shop/warehouse with overhead door
- Big fenced parking lot
- ADA ramp at front entrance



BUILDING HIGHLIGHTS

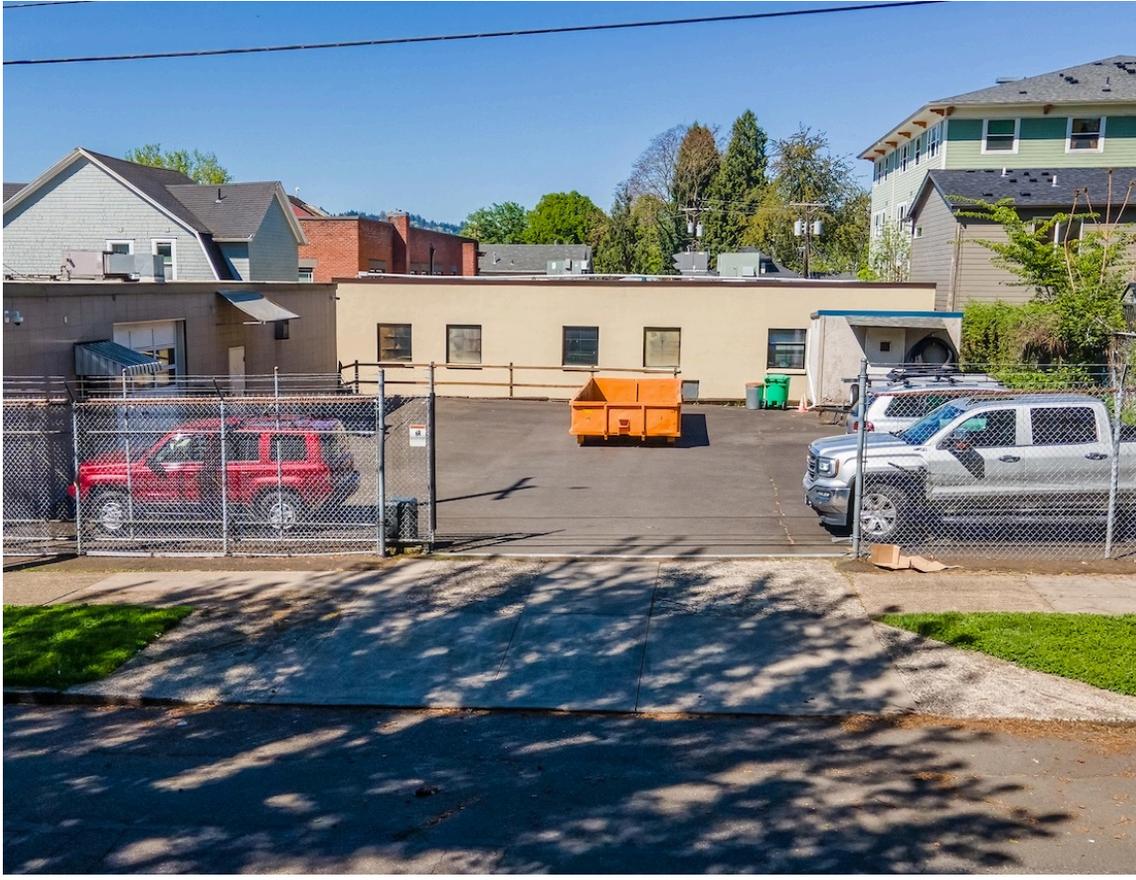


Downstairs

Cloud City Realty
6838 NE Sandy Blvd
Portland, OR 97213
www.cloudcityrealty.com
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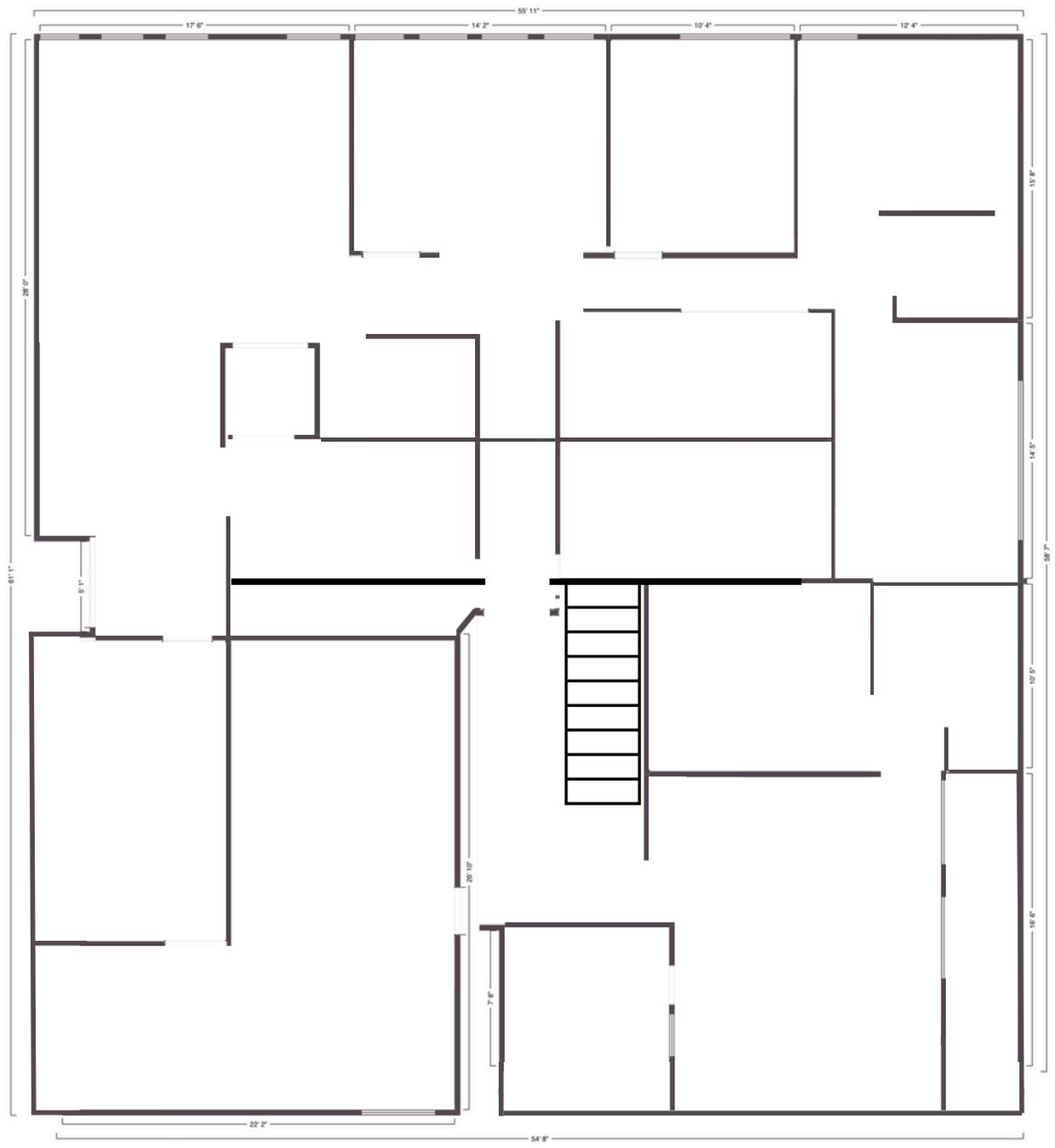


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Floor Plan

17th Ave

Belmont St.





Neighborhood Highlights

