

FOR SALE, \$4,995,000, (\$175 psf)



307

Close-in SE Office Building For Sale Owner/User with Income or Investment Property

307 SE Hawthorne Boulevard, Portland, OR 97214
(aka 1430 SE 3rd Avenue)

307 SE Hawthorne Boulevard

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Portland, OR

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EXCLUSIVELY MARKETED BY

Bob Niehaus

503-358-7770 | bob@niehausproperties.com

Tom Tetherow

503-819-9904 | tom@niehausproperties.com

Nelson King

503-679-3036 | nelson@niehausproperties.com





**307 SE Hawthorne Blvd
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For Sale Offering Summary

Address	307 SE Hawthorne Boulevard (aka 1430 SE 3rd Avenue)
City, State, Zip	Portland, OR 97214
Submarket	SE Close-In
Sale Price	\$4,995,000
Building Price PSF	\$175 PSF
Building SF	28,500 SF Office Building
Land SF	9,583 SF
Land Acres	0.22 AC
Year Built	1923
Year Renovated	2000 & 2021
Tax Lot	R150071
Zoning	EX-Central Employment
Opportunity Zone	Yes

Investment Highlights

- Office and storage space, currently 62% leased and occupied
- 10,777 SF available, 8,737 SF Creative Office, and 2,040 SF storage
- The building has recently gone through seismic upgrades
- Abundant light and creative office space
- Multiple remodeled restrooms
- Secured access entry into the building
- Street parking and public lots within walking distance
- Excellent access to downtown, restaurants, Eastbank Esplanade path, and public transportation



South Waterfront Park

Willamette River

Hawthorne Bridge

**Downtown
Portland CDB**

Morrison Bridge



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Tilikum Crossing Bridge

South Waterfront

OMSI
OREGON MUSEUM OF SCIENCE AND INDUSTRY

OREGON
HEALTH
& SCIENCE
UNIVERSITY
OHSU

Portland State
UNIVERSITY

Portland CBD

Central Eastside

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Property Details

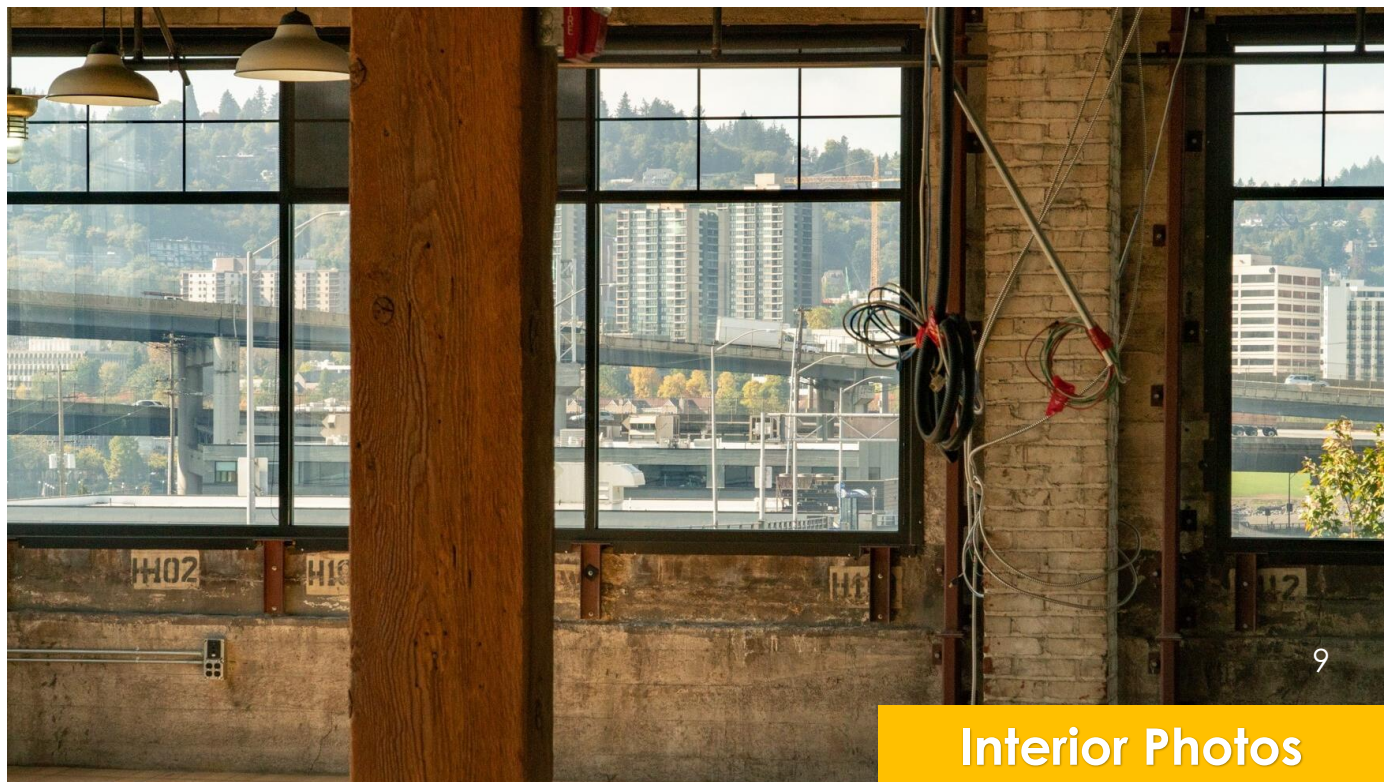
Tenancy	Multi
Building SF	28,500 SF
Land SF	9,583 SF
Land Acres	0.22 Acres
Year Built/Renovated	1923 2000 & 2021
Number of Parcels	One
Zoning Type	EX-Central Employment
Opportunity Zone	Yes
Number of Stories	Three
Number of Buildings	One
Parking Space	Publics Lots within walking distance
Construction	Reinforced Concrete
Building Height	30'
Elevator	Yes
Slab to Slab	10'
Space Features	Scenic Views Open Floor plan with Tons of Character Close-in SE Location







- Completely open space in warm shell condition
- Abundant natural light with full south facing window line and west (downtown) facing window

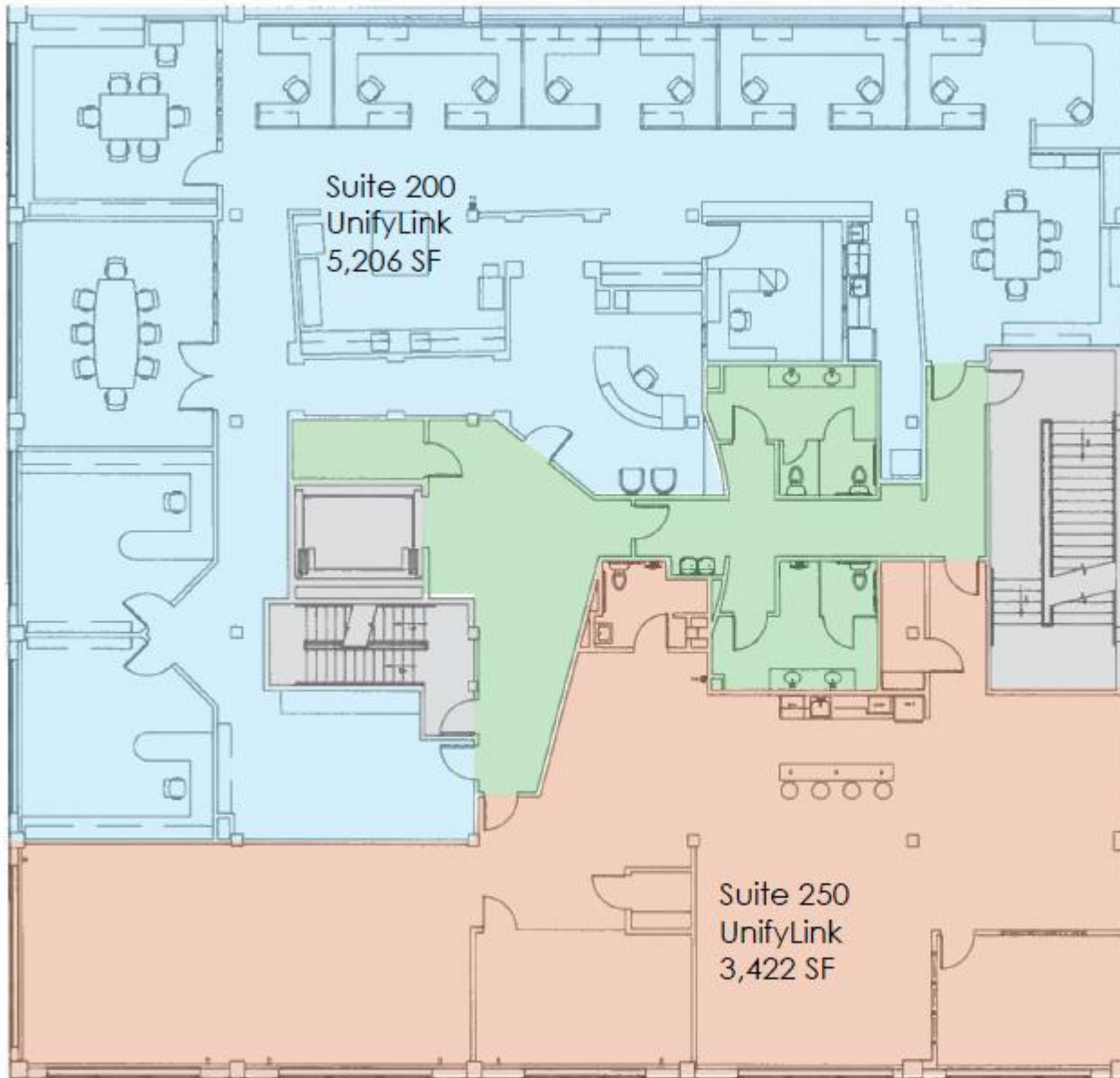




First Level 9,500 SF

- Common Area
- Non-Rentable SF

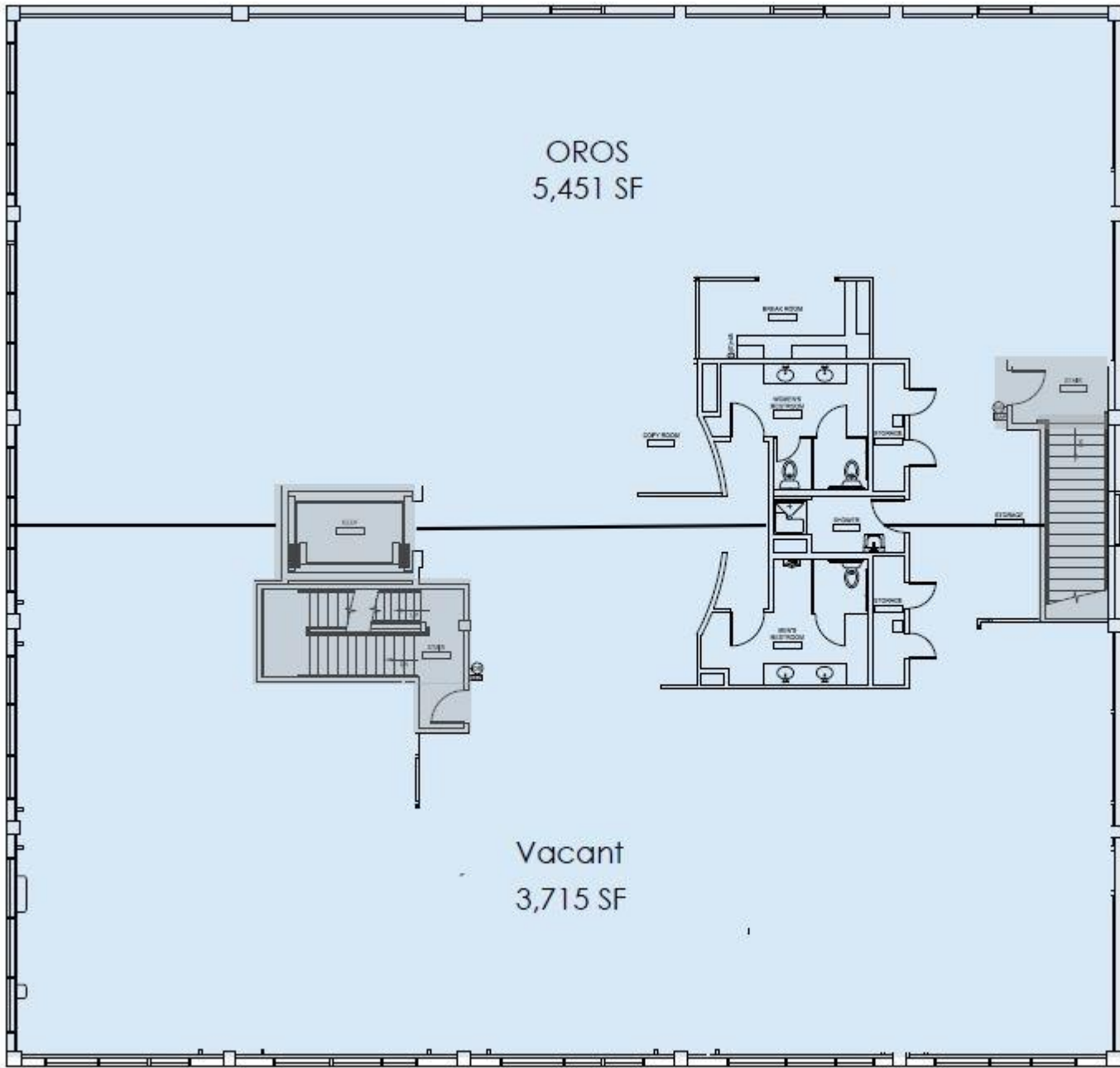
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Second Level 9,500 SF

- Common Area
- Non-Rentable SF

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Third Level
9,500 SF

Non-Rentable SF

Floor Plans

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Aerial Map

Location Summary

- The Central Eastside Industrial District is a 681-acre district encompassing property south of I-84 to Powell and the river to SE 12th. An emerging international hotspot for significant innovation, sustainable industries, and entrepreneurship, it is also one of the most unique districts in the country, offering manufacturing jobs in the city core while encouraging a diversity of other users. Preserved historic buildings co-exist among new multi-story developments. Extensive public transit systems make the area accessible to employees and visitors, and the Vera Katz Eastbank Esplanade is a favorite Portland recreation spot for cyclists and pedestrians to appreciate the river.



Portland is considered one of the nation's most livable cities.

- The Portland metropolitan area is 6,684 square miles in size and is the 25th most populous metropolitan area in the nation. Portland's economy ranks 20th largest among U.S. cities based on Gross Domestic Product.
- Located on the banks of the Willamette River only 90 minutes from snow-capped peaks and the Pacific Ocean, one might not realize Portland's bustling downtown and waterfront are the heart of a metropolitan region with more than 2 million people. Twelve bridges span a wide elbow of the Willamette River, connecting the east and west sides of town. Throughout the metro area are thriving neighborhoods filled with restaurants, record shops, bars, funky clothing stores, antique malls and art galleries. Portland is known for its progressive bike-friendly attitude, lively music and restaurant scenes, food carts, farmers' markets, and endless recreation possibilities. Beyond the metro area residents enjoy the Pacific Northwest's natural beauty via slopes, sails, surf and trails.
- Portland is a walkable and bikeable city. Within walking distance of most parts of downtown is the campus of Portland State University, the world-class Portland Art Museum, Waterfront Park, Pioneer Courthouse Square, the Oregon Historical Society, a performing arts complex and a concert hall. For the sports-minded, Portland is home of the MLS Timbers, NBA Trail Blazers and WHL Winterhawks. Outdoor enthusiasts love Forest Park, the largest city park in the nation, with 5,000 acres of hiking and biking trails, a zoo, public gardens and beautiful old-growth woods. The downtown core is connected by one of the world's leading public transportation systems, a combination of buses, streetcars and light-rail trains, putting the entire metro area only a couple stops away.



- Since 2009, Oregon has consistently been among the top ranked “inbound” states in the nation, and most of the state's population growth has gone to Portland. People are attracted to the lifestyle that Portland offers and the Metro Area's numerous job opportunities. Portland was recently ranked the best food city in the America and boasts the most craft breweries in the nation. Though there are many topical attractions in the area, job growth has been Portland's strongest calling card.
- The Metro Area has seen sustained job growth over 3.0% for the last 3 years and was recently ranked the most economically diverse large metro on the West Coast by Moody's Analytics. Not only are Tech/Creative jobs growing-buoyed by comparatively low rents and employment cost, but in terms of share of total economic output, Portland's advanced manufacturing is ranked 2nd in the nation. Because of the diverse level of job creation and population growth, a dramatic amount of demand for office, industrial, and multifamily product has been growing during the upswing in the current real estate cycle.

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OFFER TERMS

Owner/User with Income or Investment Property For Sale

307 SE Hawthorne Boulevard
(aka 1430 SE 3rd Avenue)

- Listed at \$4,995,000 (\$175 PSF)
 - 28,500 SF Office Building with 3 floors and elevator
 - Currently 62% leased and occupied
-

QUESTIONS & TOUR REQUESTS:

Please direct all inquiries, questions, or tour requests to Niehaus Properties

Bob Niehaus, President and Principal Broker
503-358-7770 | bob@niehausproperties.com

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