

COMMERCIAL  
REAL ESTATE

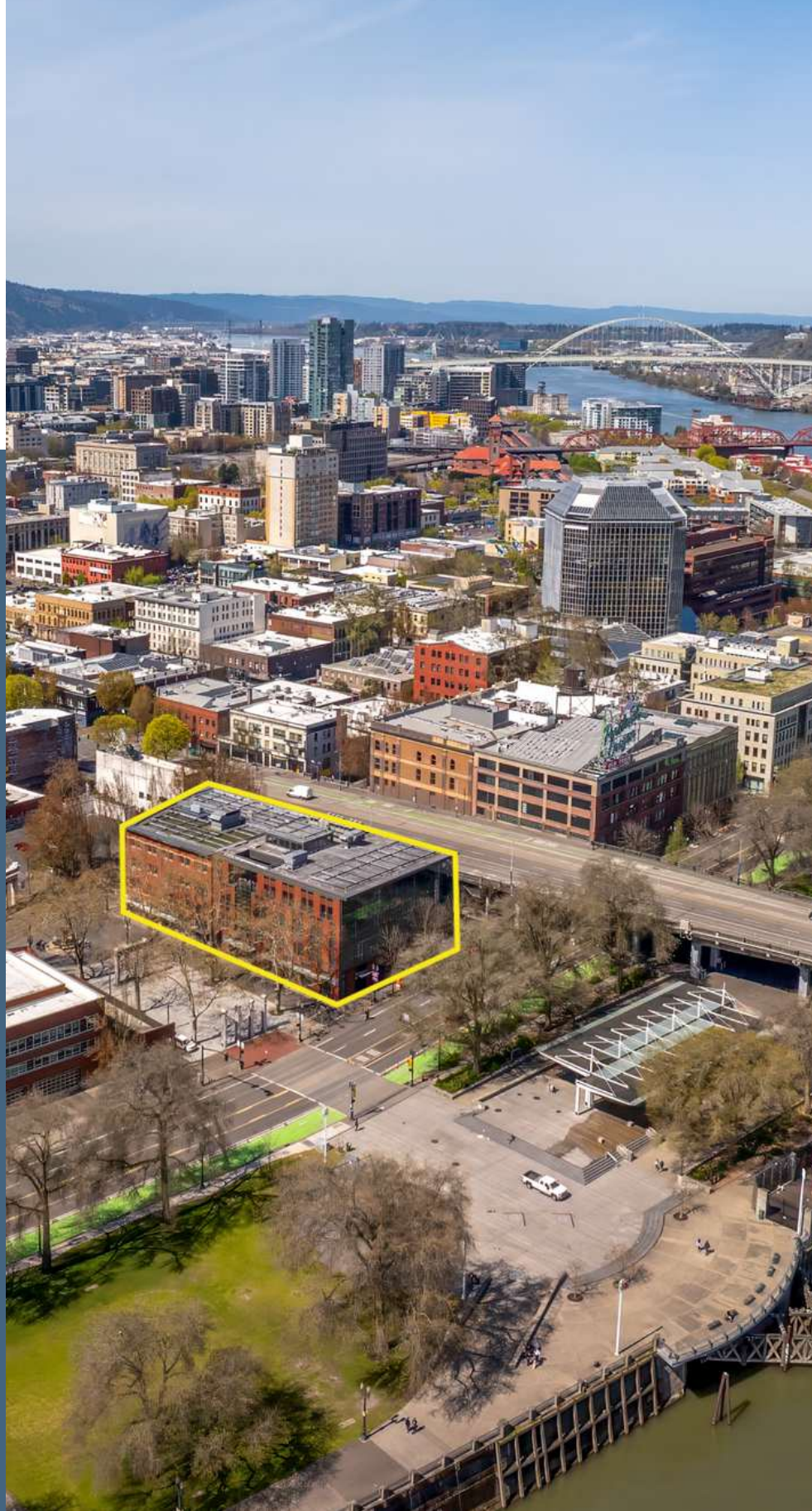
NW

FOR SALE

\$13,950,000

Portland, Oregon

45 SW ANKENY ST



**DENISE BROHOSKI**

Owner - Commercial Real Estate NW  
Principal Broker - OR & WA  
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Commercial Real Estate NW  
7320 SW Hunziker Rd, Ste 203  
Tigard, OR 97223  
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## EXECUTIVE SUMMARY

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45 SW ANKENY ST, PORTLAND, OR 97204



### OFFERING SUMMARY

Sale Price:	\$13,950,000
Building Size:	83,032 SF
Lot Size:	27,878 SF
Price / SF:	\$168.01
Year Built:	2010
Number of Buildings:	1
Number of Floors:	5
Building Class:	A, LEED Platinum
Property Type:	Office
Zoning:	CX (Central Commercial)
APN:	R632269

### WHERE HISTORY MEETS HIGH PERFORMANCE

The Mercy Corps Building is a landmark property that seamlessly blends historic preservation with modern sustainability. Originally constructed in 1892 as the Packer-Scott Building, this 83,000-square-foot asset underwent a transformative renovation and expansion in 2009. The project restored the original 43,000 square foot structure and added a contemporary 40,000 square foot wing, resulting in a unified, high-performance facility.

Achieving LEED Platinum certification from the U.S. Green Building Council, the building incorporates advanced sustainable features, including a green roof, solar array, operable windows, and a central atrium that functions as a natural ventilation stack. The design emphasizes open, collaborative workspaces with abundant natural light and panoramic views of the Willamette River and Mt. Hood. Ground-level amenities include community meeting rooms and retail space.

This offering presents a rare opportunity to acquire a distinguished, sustainably designed building that embodies architectural excellence and community integration.

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## WHERE BUSINESS MEETS POSSIBILITY

Situated at 45 SW Ankeny Street in Portland's historic Old Town district, the Mercy Corps building stands as a beacon of sustainable urban redevelopment. This location places it within the Skidmore/Old Town Historic District, an area renowned for its cast-iron architecture and rich cultural heritage. The building's proximity to the Skidmore Fountain and the bustling Portland Saturday Market underscores its central role in the city's vibrant community life.

As a cornerstone of downtown Portland, the Mercy Corps building not only reflects the city's commitment to sustainability and historical preservation but also serves as a dynamic hub for innovation and community engagement.

Downtown Portland, Oregon is a vibrant urban core that offers more than just stunning views of the Willamette River and Mt. Hood; it's a center for forward-thinking companies, creative talent, and sustainable growth.

With a highly educated workforce, robust public transit, and a walkable cityscape filled with award-winning restaurants, green spaces, and arts venues, Portland is where top talent wants to live—and where businesses thrive. Take advantage of competitive commercial real estate, city incentives, and a supportive business community focused on collaboration and resilience.

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Solar Energy

Solar panel ready with roof frames and electrical solar interface already installed

Lighting

Interior & exterior LED light fixtures throughout, raised structure on roof provides natural light through center stairwell

HVAC

Four roof units and interior mini-splits. Roof cantilevers allow cool or warm air in and self-regulates to save electricity. Operable windows throughout provide fresh air circulation

Seismic

Original building and addition meets 2009 building standards

Security

Private entries with controlled access. Duress buttons throughout building connect to emergency services. Three staircases and elevator provide multiple egress points

Amenities

Kitchens on every level, two nursing rooms, resting room, bike storage, exercise room with showers & lockers, outdoor patio

LEED Platinum is the highest level of certification within the U.S. Green Building Council's LEED program, indicating a building has demonstrated the most significant efforts in sustainable design and construction practices. To achieve Platinum, a building must score 80 or more points based on various criteria like energy efficiency, water conservation, and indoor environmental quality.



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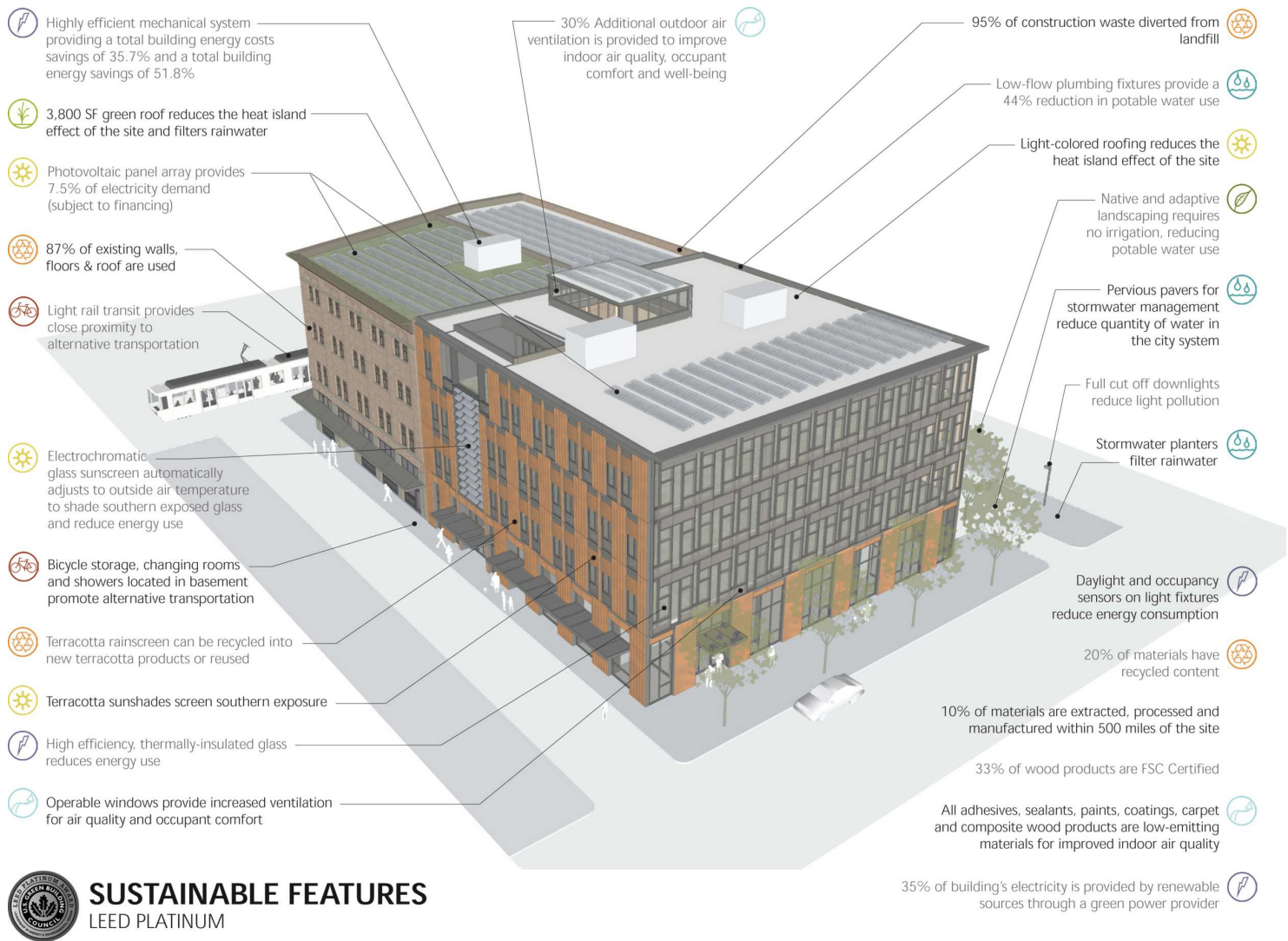


Image Credit: Hacker Architects

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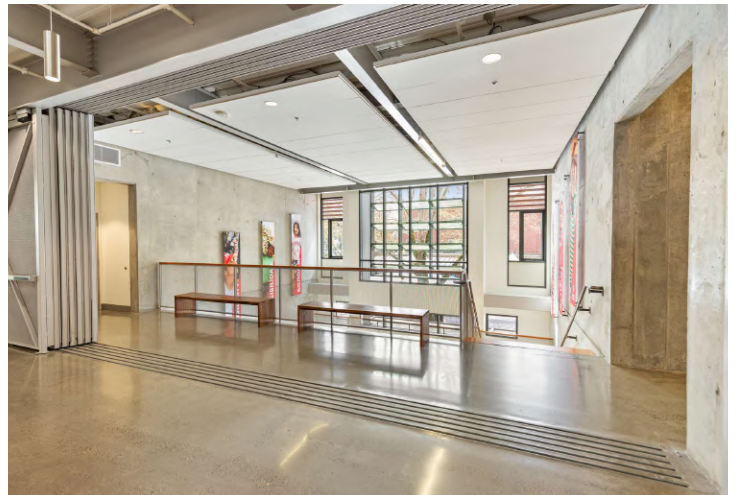
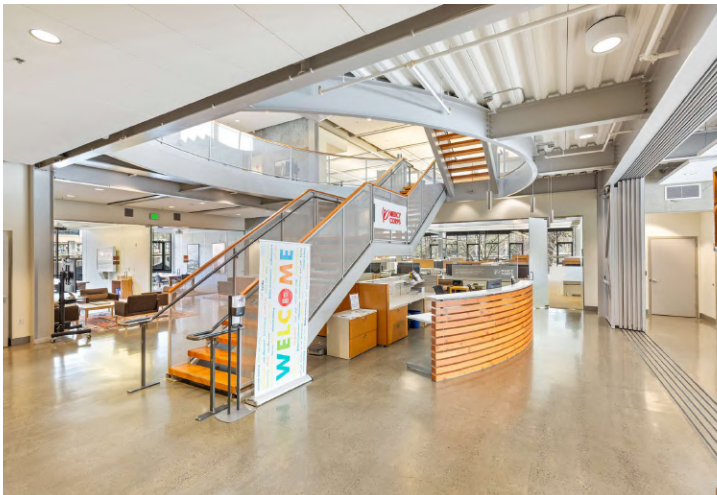
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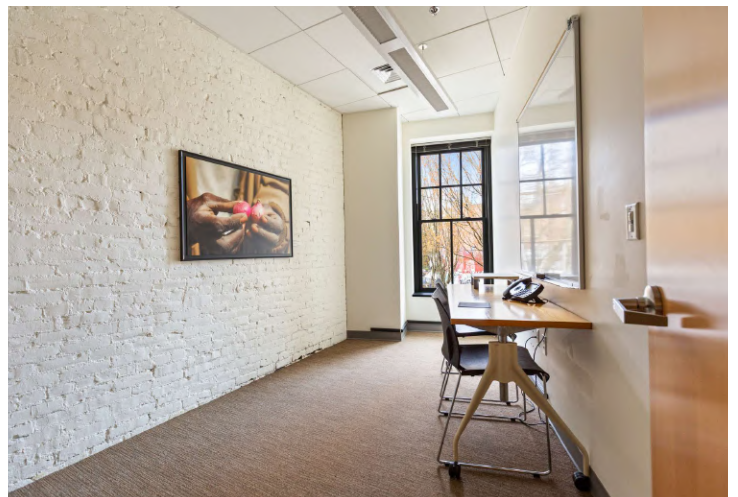
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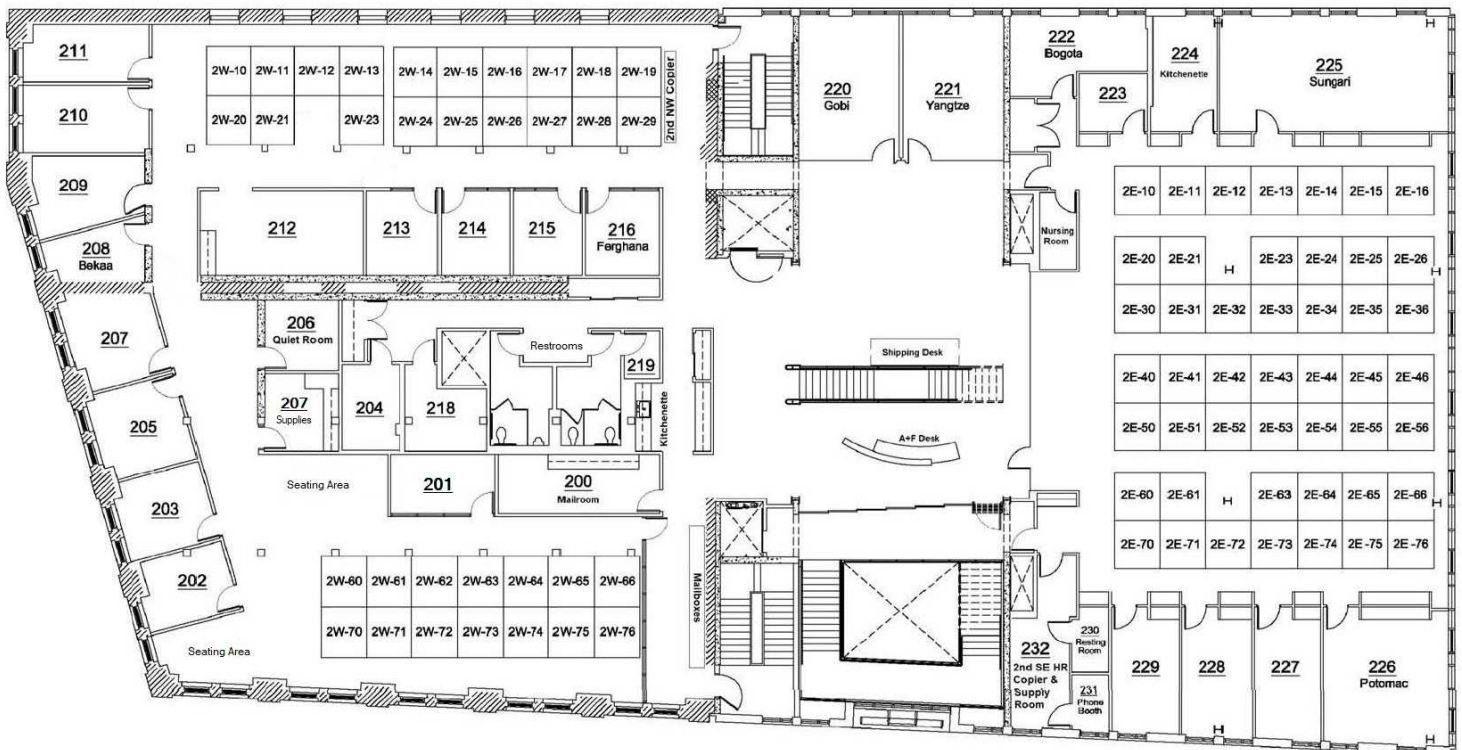
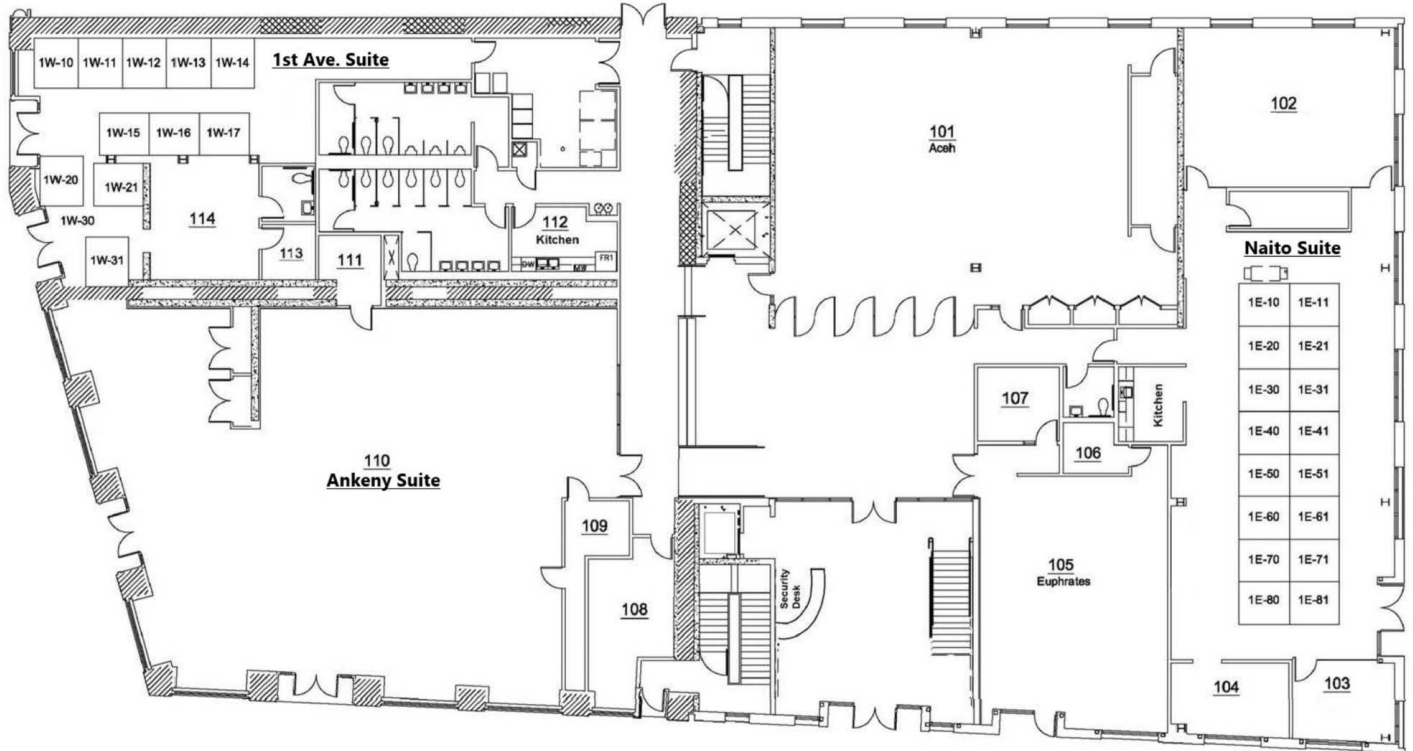


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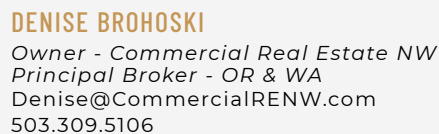
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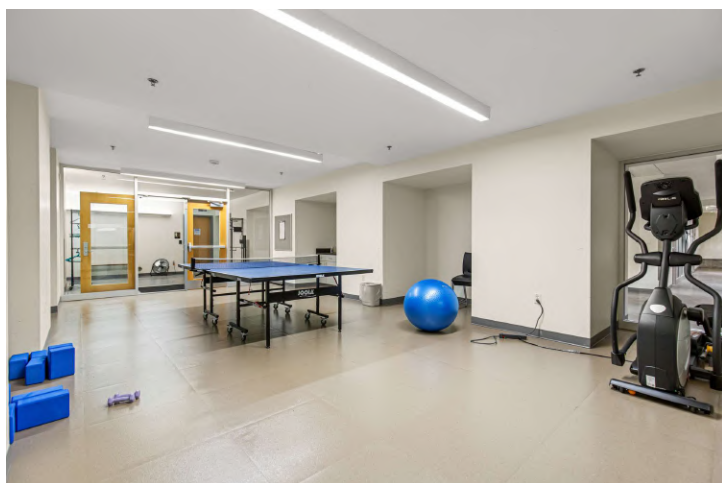
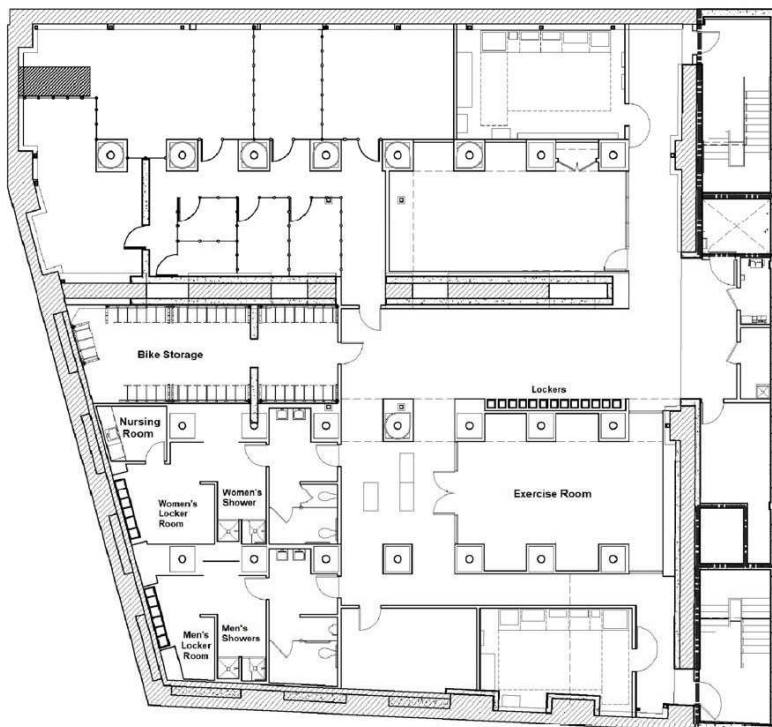




## FLOOR PLAN - LOWER LEVEL

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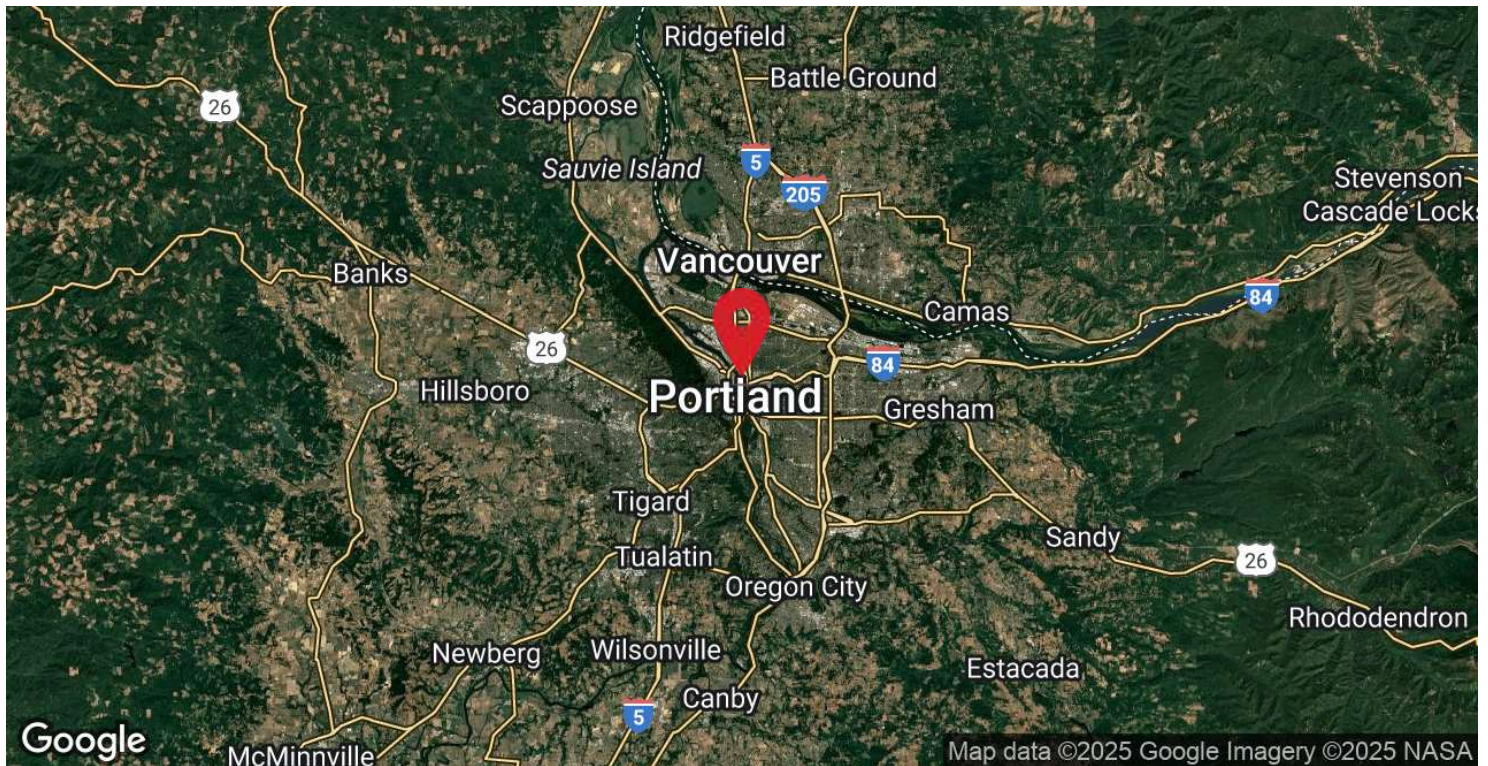
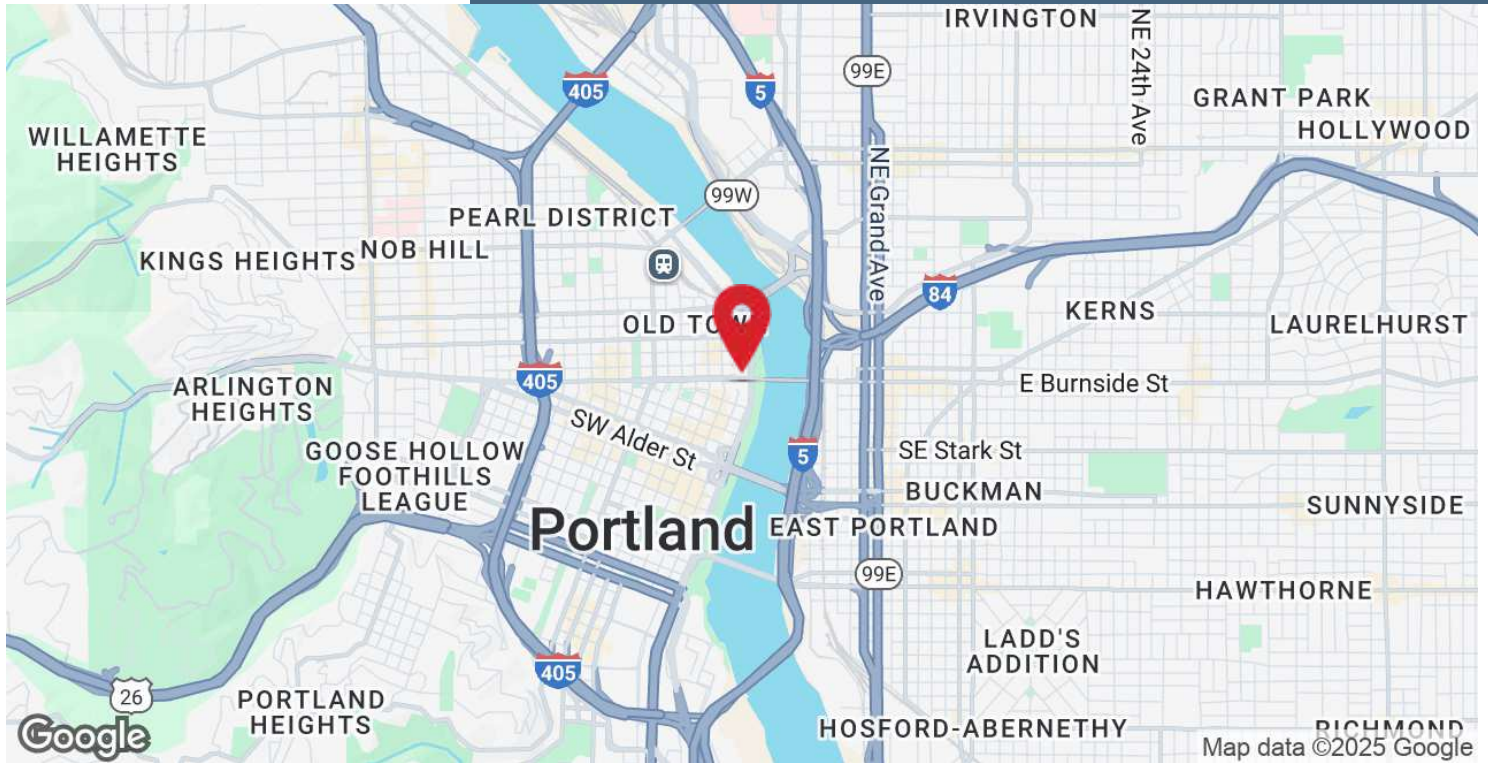
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