

FOR SALE

2ND & TAYLOR

Showroom/Studio/Warehouse



217 SE TAYLOR ST, PORTLAND, OR 97214

km Kidder
Mathews

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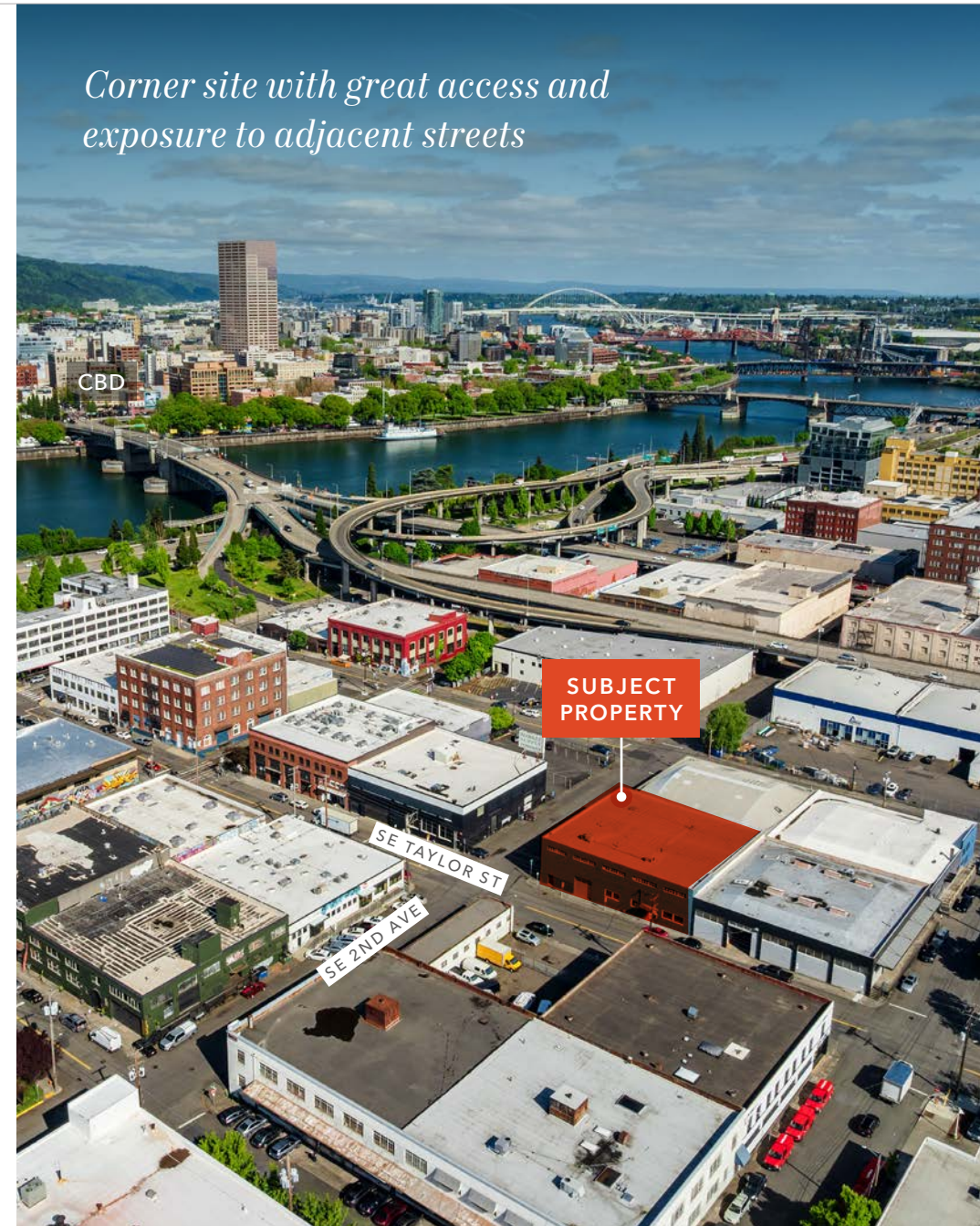
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EXECUTIVE SUMMARY

Classic heavy timber frame warehouse in premier Close-in Eastside neighborhood

The building is attractive for a broad range of showroom, studio, light manufacturing and warehouse uses. Located just across the Willamette River from the Portland CBD in the center of the dynamic Hawthorne/Morrison Blocks, home to a heavy concentration of furniture, home improvement, and construction related business, restaurants, and event venues.

YEAR BUILT/ RENOVATED	Mid-1940's / Mid-1990's and 2008	
BUILDING AREA	1st Floor	10,000 SF
	2nd Floor	10,000 SF
	Total	20,000 SF
ELEVATOR SERVED	Freight elevator	
TRUCK DOORS	3 dock-high glass and 1 recessed dock-high	
CONSTRUCTION	Heavy timber (Fir) frame with poured-in-place concrete exterior walls	
SITE AREA	10,000 SF	
ZONING	General Industrial 1 (IG1)	
RECENT USES	Furniture sales, artist studios, dance studio, and storage	
PARKING	Extensive curbside parking	
LOCATION	Excellent general access just off Highway 99E (MKL Blvd) within 3 blocks of Morrison and Hawthorne Bridges; across the Willamette River from Portland CBD	
SALE PRICE	\$3,750,000 (\$187.50/SF)	



PROPERTY HIGHLIGHTS

DYNAMIC CLOSE-IN HAWTHORNE/MORRISON BLOCKS LOCATION

Within 3-blocks are several furniture and home improvement-oriented businesses, construction material/equipment suppliers, restaurants, event venues, fitness facilities, and general industry.

LIVE NATION CONCERT VENUE

3-blocks from the highly anticipated Live Nation concert venue scheduled to open in 2026 to contain 62,000 SF and a spectator capacity of 3,500.

HEAVY TIMBER FRAME

Beautiful heavy timber frame with approximate 12-foot open beam ceilings on the ground floor and 11-foot on the upper floor.

FLEXIBLE BUILDING DESIGN

The building is well suited to facilitate separate uses on the ground floor and the upper floor with separate exterior entrances. High open beam ceilings and glass truck doors provide enhanced natural light for excellent showroom/display area on the ground floor with supporting warehouse, office or separate use on the upper level.

EXCELLENT ACCESS

Located adjacent to the Portland CBD, the property is central and easily accessible from all regions of the Portland metro area, making it an excellent destination and supplier business location.



PROPERTY INFORMATION

PROPERTY OVERVIEW

ASSESSOR PARCEL # 1S1E03AD 00400

CONSTRUCTION Heavy timber frame with poured-in-place concrete exterior walls, concrete ground floor, exposed tongue and groove fir decking upper floor, and a moderate sloped roof with a built-up roof system.

ENTRANCE/ STAIRWELLS Two separate entrances along SE Taylor, with one leading to the ground floor space and one to a staircase accessing upstairs. There is a second interior staircase along the east wall of the building.

ELEVATOR SERVED Freight elevator with extensive capacity

TRUCK DOORS Three dock-high, glass in metal frame, overhead roll-up truck doors are located along the west wall fronting SE 2nd Street; one overhead roll up truck door on the south wall opening from SE Stark Street to a recessed truck well with dock-high loading.

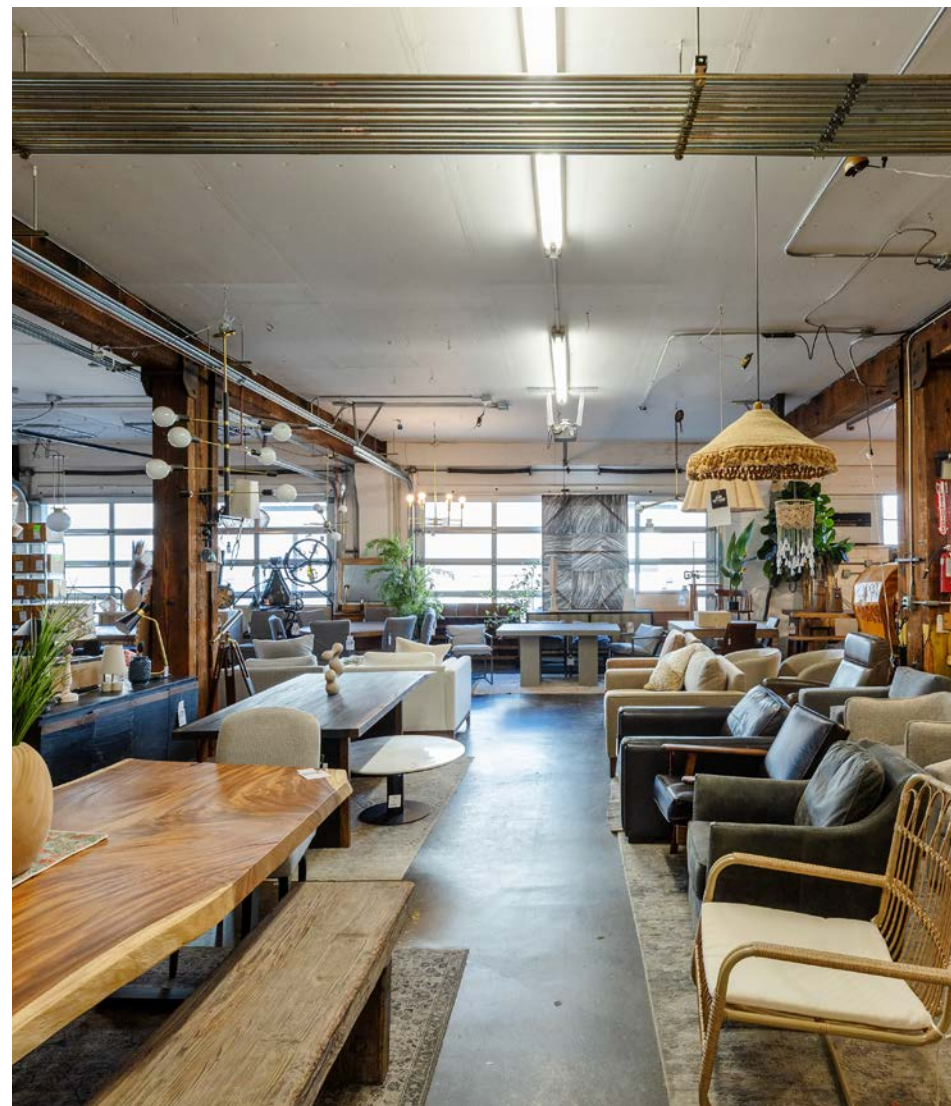
CEILING HEIGHT Ground floor: 12 feet / Upper floor: 11 feet

COLUMN SPACING 20 feet by 20 feet

INTERIOR FINISH The ground floor is mostly open, featuring exposed fir columns, beams, and ceiling, and is currently used for furniture display. Four partially opened offices connect to the showroom on the south side. The upper floor is similarly open with wood floors, beams, and ceiling, and includes six office or studio spaces—most with high windows for natural light.

RESTROOMS Ground Floor: Two restrooms serving common area. Upper Floor: One common restroom and one within an office that includes a shower.

HVAC One older roof-mounted combination HVAC unit serves the 2nd floor office/studio spaces. There is a ceiling mounted, gas-fired space heater on each floor.



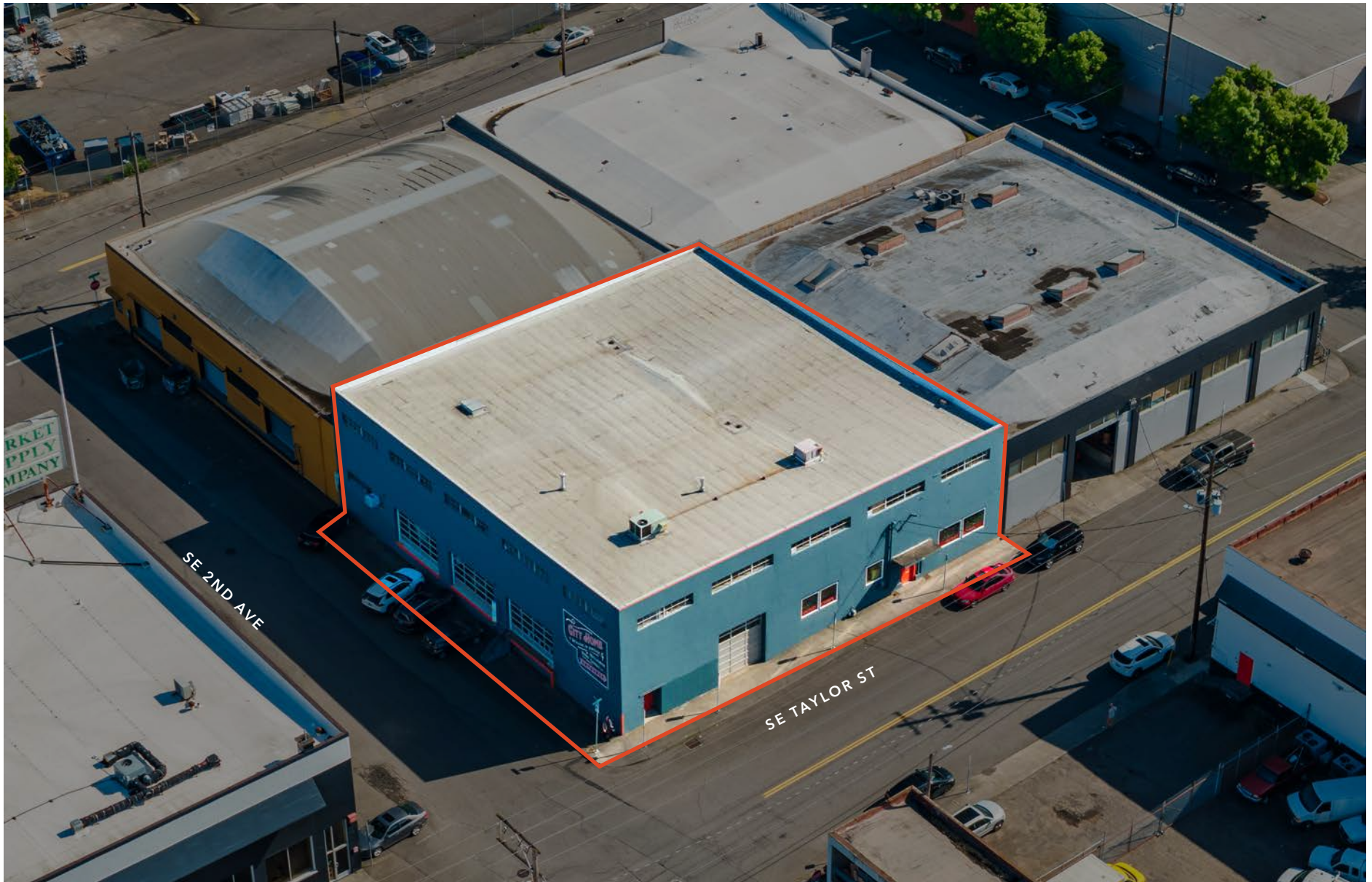
PROPERTY INFORMATION

LAND INFORMATION

SITE AREA	10,000 SF
ZONING	IG1 (General Industrial 1). Outright permitted uses in this zone include manufacturing, warehouse, wholesale sales, industrial services, self-storage, and vehicle servicing and repair among others. Retail sales and service or office uses are allowed up to 5,000 SF. However, 10,000 SF on the ground floor of the building has been used for retail sales for approximately 10 years. This larger retail use of the property may be "grandfathered" in as an established pre-existing use. There are no building height or maximum floor area ratios (FAR) in the IG1 zone.
ACCESS	Excellent direct and general access. Direct access is available from the two adjacent streets (SE 2nd and SE Taylor). The site is within 3 blocks of Highway 99E north/south couplet (SE MLK Blvd/SE Grand). Hawthorne and Morrison Bridge access leading directly across the Willamette River to Portland CBD is also located within a few blocks. Interstate 5 and Interstate 84 access are within one mile of the property.
EXPOSURE	Good exposure corner location. SE Taylor Street is well traveled as one of the primary routes connecting Highway 99E traffic with this close-in Eastside area and leads to the Oregon Museum of Science and Industry (OMSI) and future Live Nation concert venue.

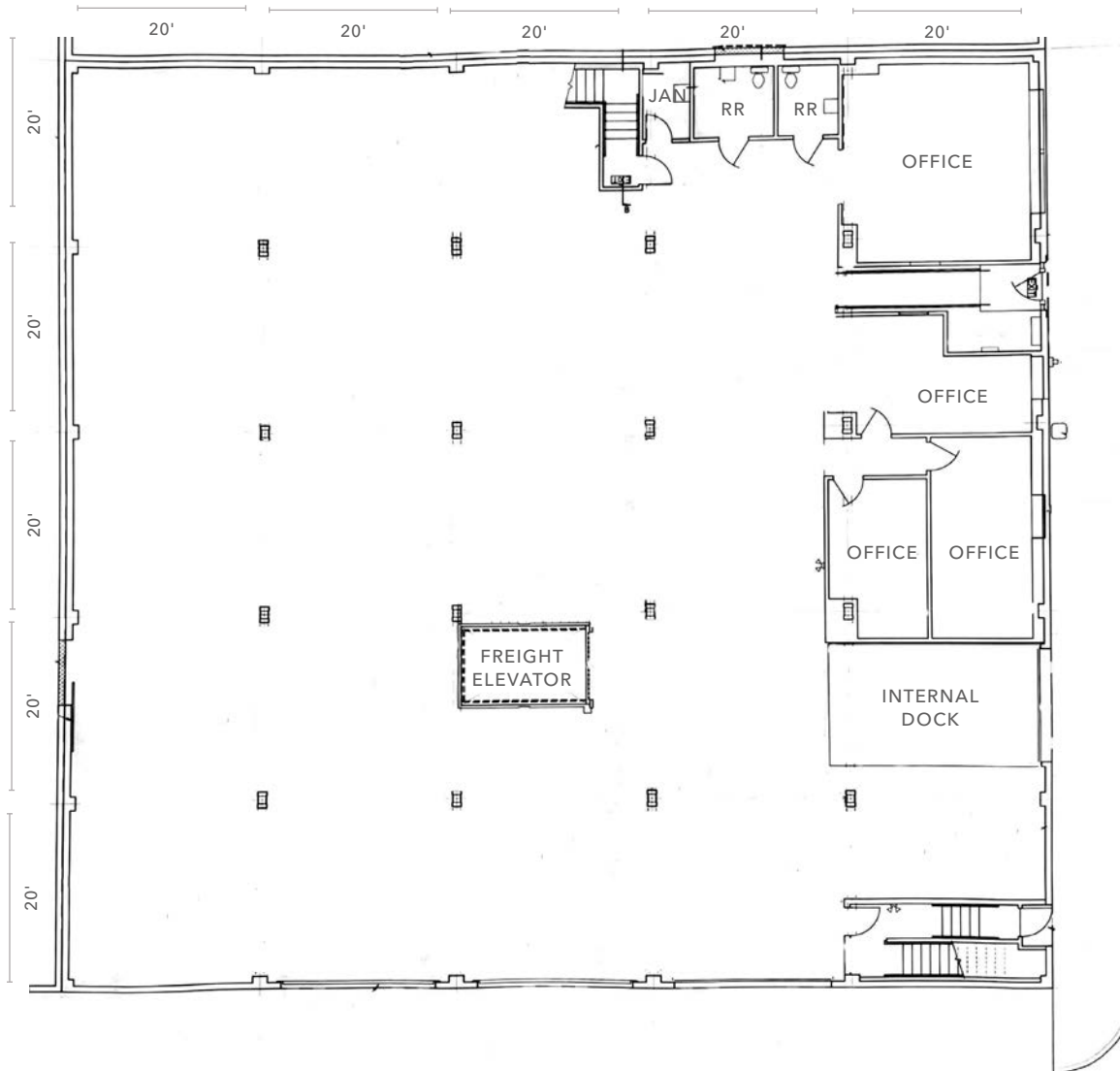


PROPERTY OVERVIEW

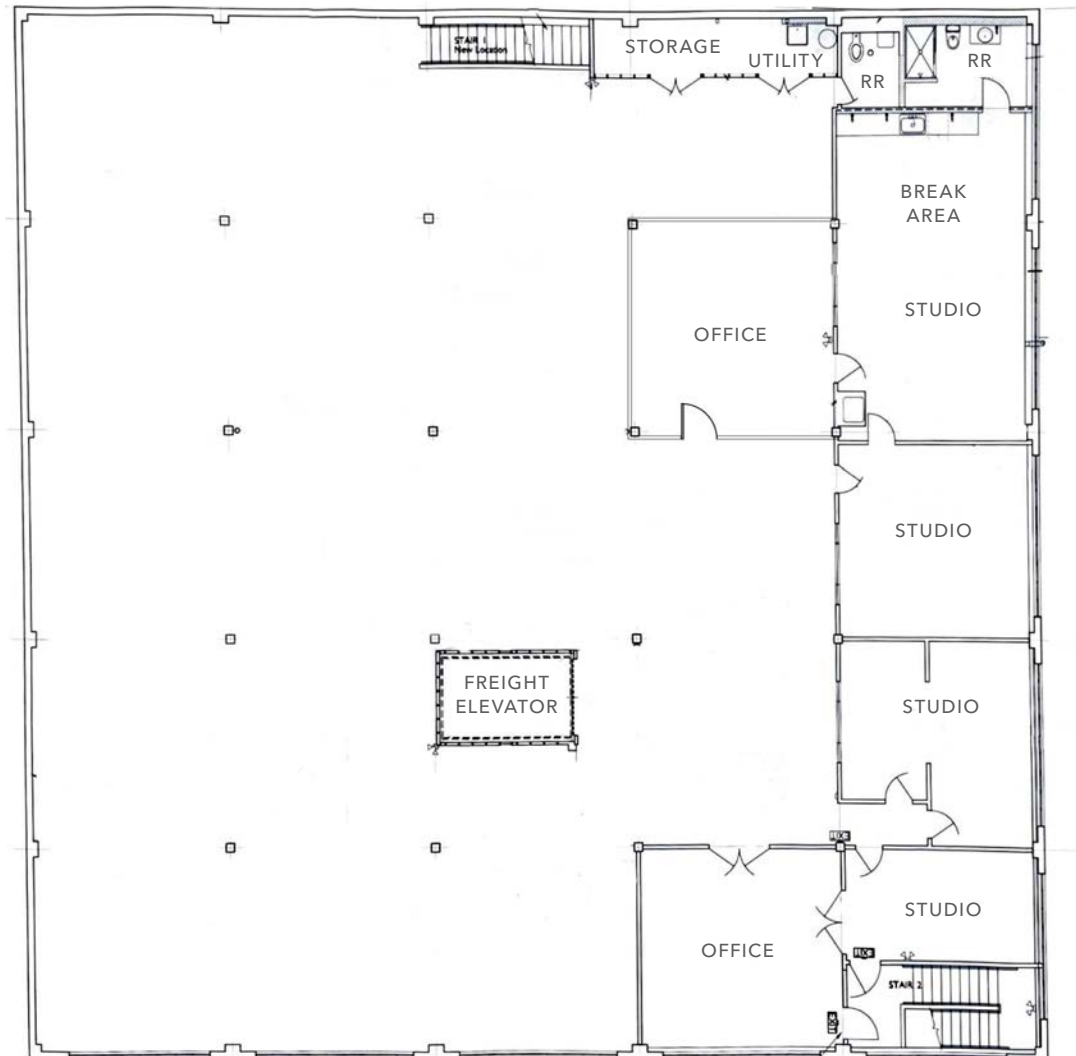


PROPERTY OVERVIEW

FIRST FLOOR



SECOND FLOOR



NEIGHBORHOOD DETAILS

CENTRAL EASTSIDE DISTRICT

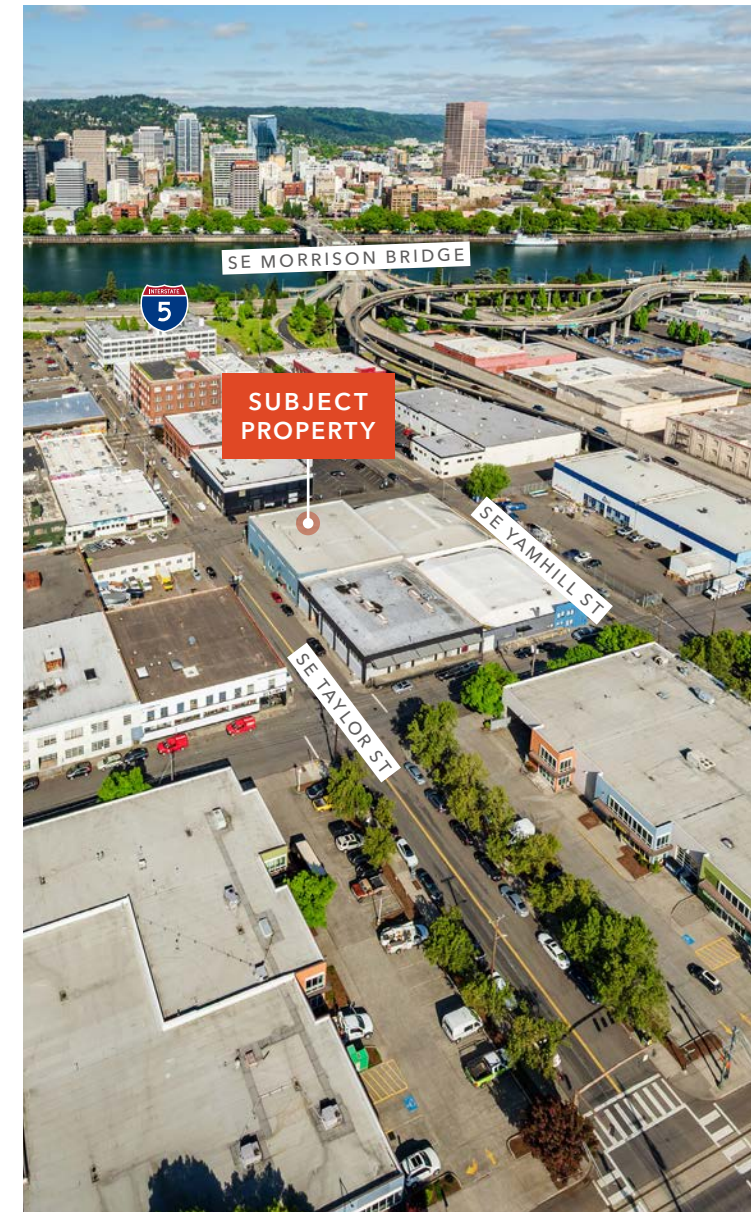
The property is located within the Central Eastside district, immediately across the Willamette River from the Portland CBD. Directly accessible via major transportation corridors, this area offers unmatched connectivity, visibility, and urban energy. While maintaining much of its historical industrial character, over the past few decades this neighborhood has transitioned to also include multi-family housing, creative office, makers and artists space, destination retail, restaurants, bars, and event venues.

Central Eastside houses more than 1,100 businesses and 17,000 jobs. Its central location facilitates biking and even walking to the Portland CBD and adjacent residential neighborhoods such as Buckman, Brooklyn and Ladd's Addition. Bus and rail service are convenient, concentrated along MLK Boulevard (4th) and Grand Avenue (5th) running north/south through the district. This includes the Portland Streetcar, which connects to MAX Light Rail just north and on the south end of the district. Vehicle transportation is also very favorable, with Highway 99E (MLK Blvd.) bisecting the neighborhood and Interstate 5 and Interstate 84 access both within one mile. The Portland CBD is easily accessible across the Burnside, Morrison, and Hawthorne bridges.

MORRISON/HAWTHORNE BLOCKS

Within the Central Eastside, the Property is located near the center of the Morrison/Hawthorne Blocks extending east from the Willamette River to SE Grand Ave (6th) between the Morrison and Hawthorne Bridges. Within three blocks of the Property are several restaurants, bars, furniture stores, home improvement-related businesses, and construction supply companies. Food and beverage venues include WonderLove Food Cart Pod and Venue, Clark Lewis, Shalom Y'all, and Statera Cellars, among others. Some home and construction related businesses include City Home, City Liquidators, Rejuvenation, Rodda Paint, Platt Electric, Pratt & Larson Tile, loveTeak, and Acme Construction Supply. Prominent creative office developments in this area include Eastbank Commerce Center and Tree Farm.

A major new project coming to the neighborhood is the Live Nation concert venue three blocks SW of the Property at SE Water Ave and SE Salmon St. Permits have been submitted for this 3-story, 62,000 SF structure with a spectator capacity of 3,500. Live Nation is the one of the world's leading live entertainment companies and this new venue will draw thousands of people to the neighborhood on an ongoing basis. This combined with the nearby Oregon Museum of Science and Industry (OSMSI) will make this one of the more visited areas in central Portland.



LOCATION OVERVIEW



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2024)	29,092	225,238	458,301
PROJECTED POPULATION (2029)	29,012	222,176	448,898
CENSUS POPULATION (2020)	22,950	215,477	457,981
TOTAL HOUSEHOLDS	14,830	116,271	217,181



Household Income

	1 Mile	3 Miles	5 Miles
EST. AVG. HH INCOME (2024)	\$106,375	\$141,903	\$142,277
PROJ. AVG. HH INCOME (2029)	\$110,374	\$148,019	\$148,654
EST. MEDIAN HH INCOME (2024)	\$78,759	\$103,719	\$106,440
PROJ. MEDIAN HH INCOME (2029)	\$79,940	\$105,942	\$108,936

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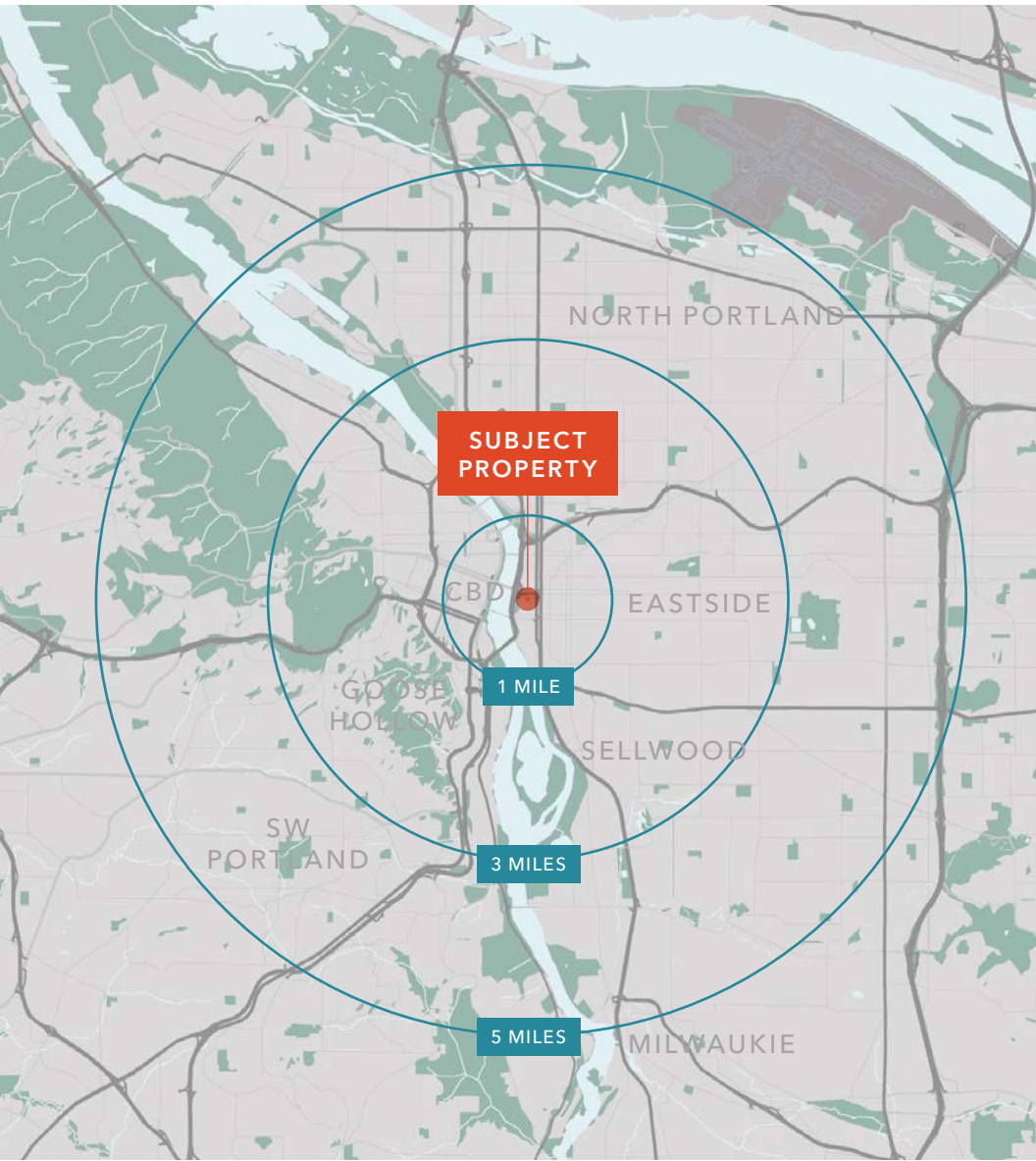
WALK SCORE

82

TRANSIT SCORE

99

BIKE SCORE





217 SE TAYLOR ST

*For more information on
this property, please contact*

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