

FOR SALE

2600 SE 170TH AVENUE
PORTLAND, OR 97236

FLEXIBLE USE FOR OFFICE,
MEDICAL OR COMMUNITY CENTER



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Offering Highlights

This unique offering includes \pm 5,796 SF of versatile space, featuring exposed timber and a mix of open gathering areas, office spaces, and a large kitchen and lounge. The property also includes roughly 30 dedicated on-site parking stalls - an exceptional amenity in the area - which could be repurposed as outdoor programming or tenant-use space.

Located in East Portland's Enterprise Zone and benefiting from flexible CM1 zoning, the property is well-positioned for a wide range of potential uses, including medical, office, educational, or community-oriented functions. Its central location, generous parking, and adaptable layout make it a rare opportunity for owner-users, nonprofits, or investors seeking a property with built-in utility and future potential.



Property Summary

Address: 2600 SE 170th Avenue, Portland, OR 97236

Property Type: Office / Medical / Community Center

Building Size: \pm 5,796 SF

Stories: Single

Year Built / Renovated: 1962 / 2010

Land Size: \pm 33,105 SF / \pm 0.76 AC

Zoning: CM-1 (Commercial Mixed-Use)

Enterprise Zone: East Portland Enterprise Zone

TIF District: East 205

Business District: Midway

Comp Plan: Mixed Use - Civic Corridor



2600 SE 170th Avenue



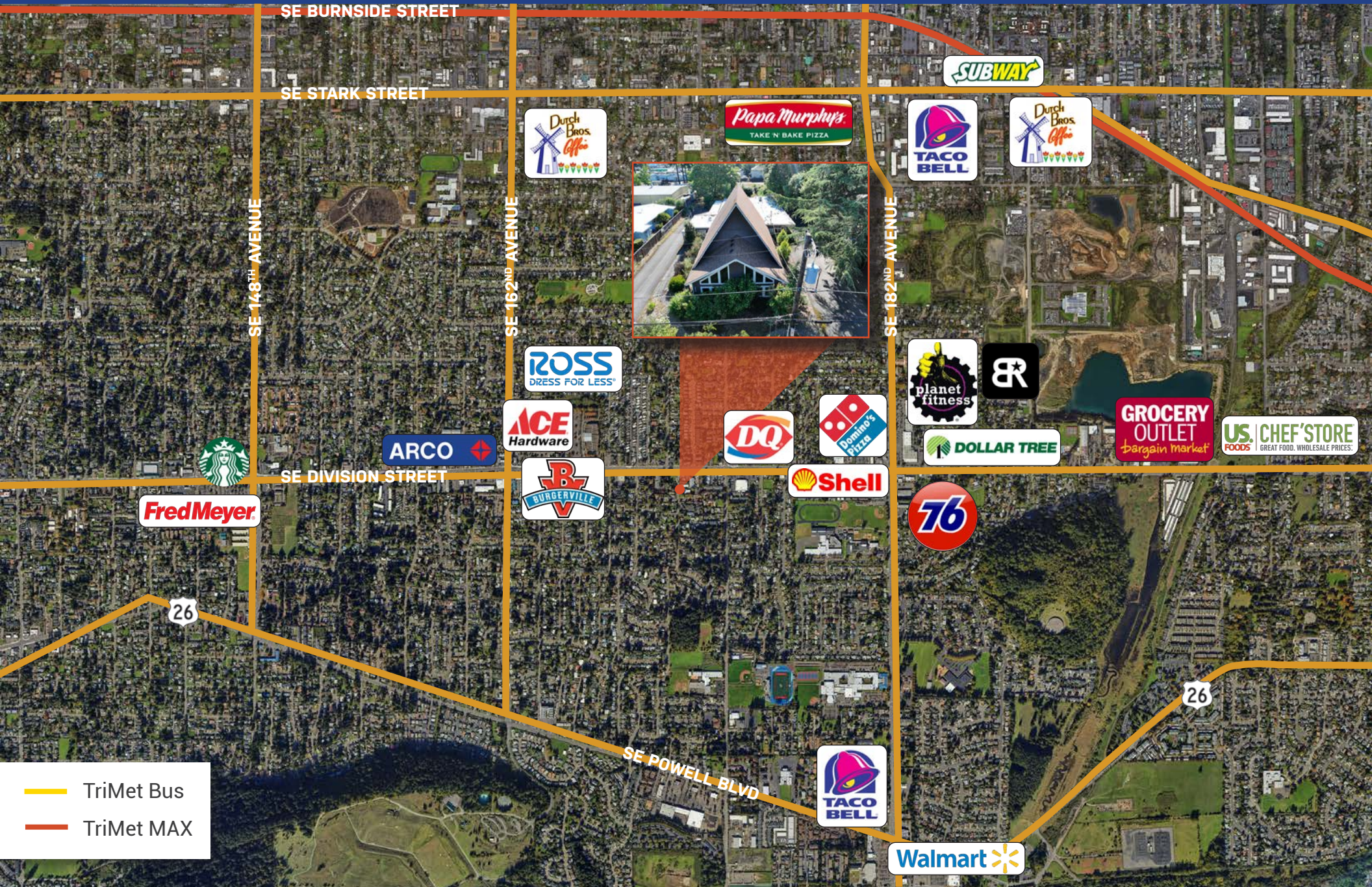


Prime Location

Situated in the heart of the Centennial neighborhood, this property offers a strategic Southeast Portland location with strong visibility and accessibility. Zoned CM1, the site supports a variety of neighborhood-serving uses - including retail, office, restaurant, and personal services - while encouraging walkable, community-oriented development.

The property also benefits from a lower-density overlay that limits heavy commercial activity, making it ideal for tenants seeking a quieter, more community-focused setting. This location offers strong connectivity to surrounding residential areas and key arterials, providing both stability and long-term upside for owner-users and investors alike.

Convenient Location



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