

HISTORIC
VANCE
LAND COMPANY
• WAREHOUSE •
EST. 1913



FOR SALE

\$3,987,600 (\$179.44/SF)

3207 SW First Avenue

Portland, OR

CAPACITY
COMMERCIAL GROUP

JEFF VALDES

503.542.2898

Property Features



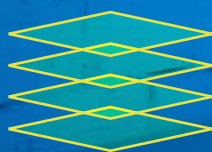
NET RENTABLE AREA
± 22,222 SF



BUILT: 1913
RENOVATED: 2018



28%
LEASED



4
FLOORS

RARE USER OPPORTUNITY

Lair Hill Neighborhood (Below OHSU Tram)

- » **LOCATION, LOCATION, LOCATION!** Centrally located close to OHSU, Downtown, South Waterfront, and Ross Island Bridge to the Eastside
- » Massive windows allowing for abundant natural light
- » Completely remodeled in 2018
- » Two floors available for an SBA opportunity
- » Existing tenants have short-term and below market leases
- » Great ingress/egress to Downtown and unique freeway access in all directions
- » 1,000 SF ground level, outdoor terrace (easily expandable) included at no charge
- » Zoned CM₂ (Commercial Mixed Use)

Building Improvements

TERRACE

1,000 SF exterior terrace adjacent to ground level

RESTROOMS

Two new ADA compliant restrooms on main floor

ELEVATOR

Repaired and updated, including new computerized sump pump system

ROOF

New roof completed November 2017

EXTERIOR

Facades added, new roll up doors, updated entry, garbage enclosures, and fencing

EXTERIOR PAINT

Exterior painting completed August 2017

INTERIOR PAINT

New wall texture and painting throughout

HVAC

Updated HVAC and ducting revisions throughout

INTERIOR LIGHTS

Lighting added, replaced, and updated as needed throughout

WINDOW REPAIR

Windows repaired and replaced as needed

SPRINKLERS

Updated sprinkler system and fire alarm system throughout building

ELECTRICAL

Updated electrical including added amperage throughout

ENTRY INTERCOM SYSTEM

New security entry system complete with intercom

HANDRAIL SYSTEM

Newly constructed code rated stairwells with fabricated handrail system

GRADE LOADING

Two new glass roll up doors



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Building Exterior

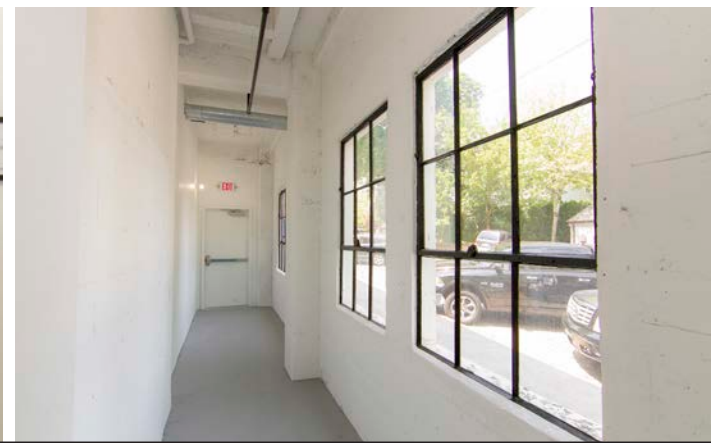
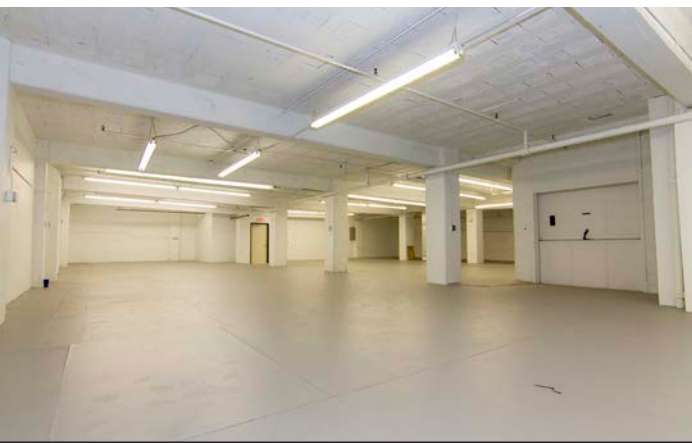


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Building Interior



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Location



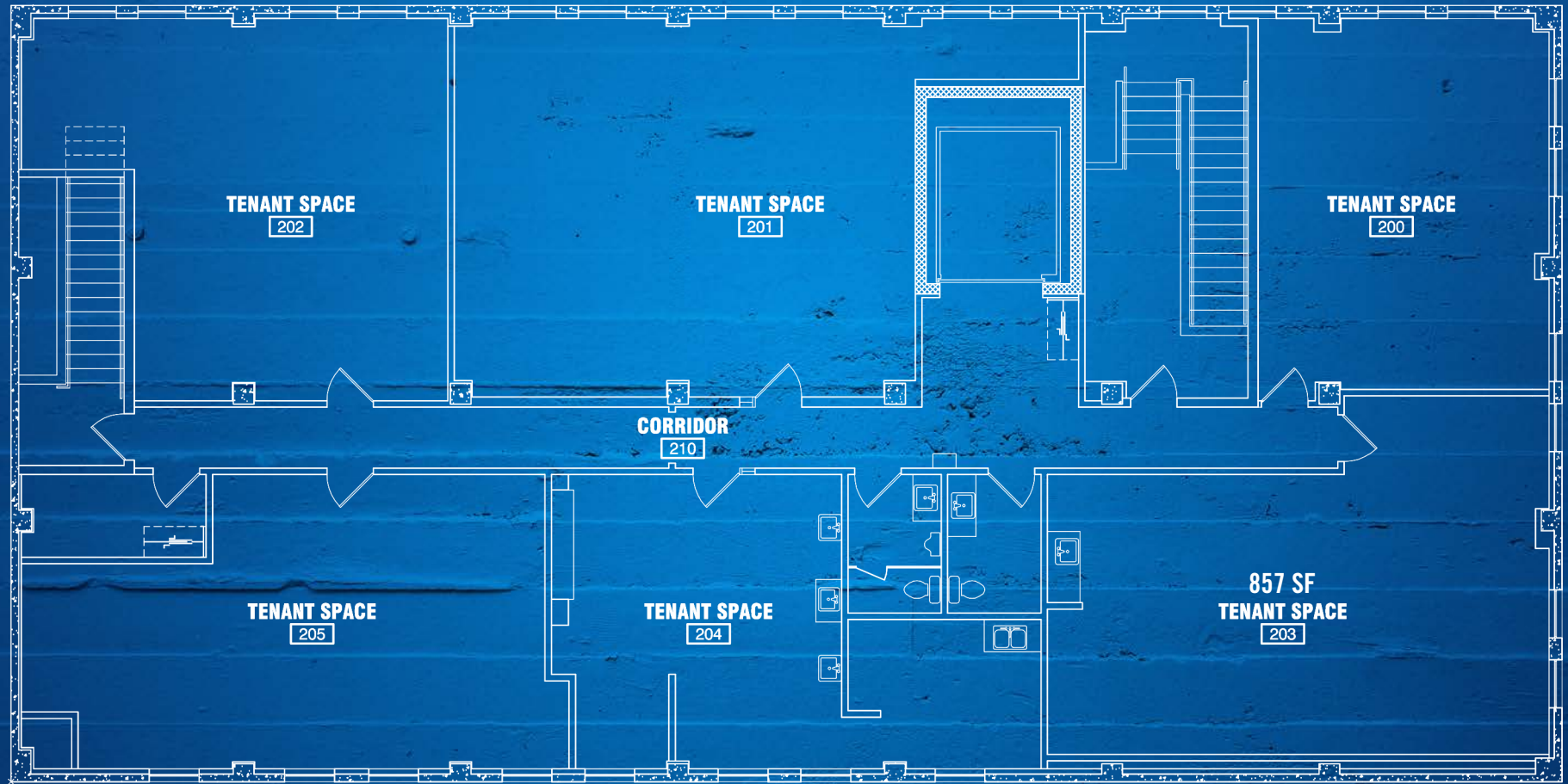
- 📍 PROPERTY LOCATION
- 1 DOWNTOWN PORTLAND
- 2 PORTLAND MARINA
- 3 LARGE SCALE MIXED-USE DEVELOPMENT
- 4 TRAM TO OHSU
- 5 PROPOSED PUBLIC HARBOR
- 6 HIGH-END MIXED-USE COMMUNITY
- 7 OHSU CAMPUS



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Second Floor Plan

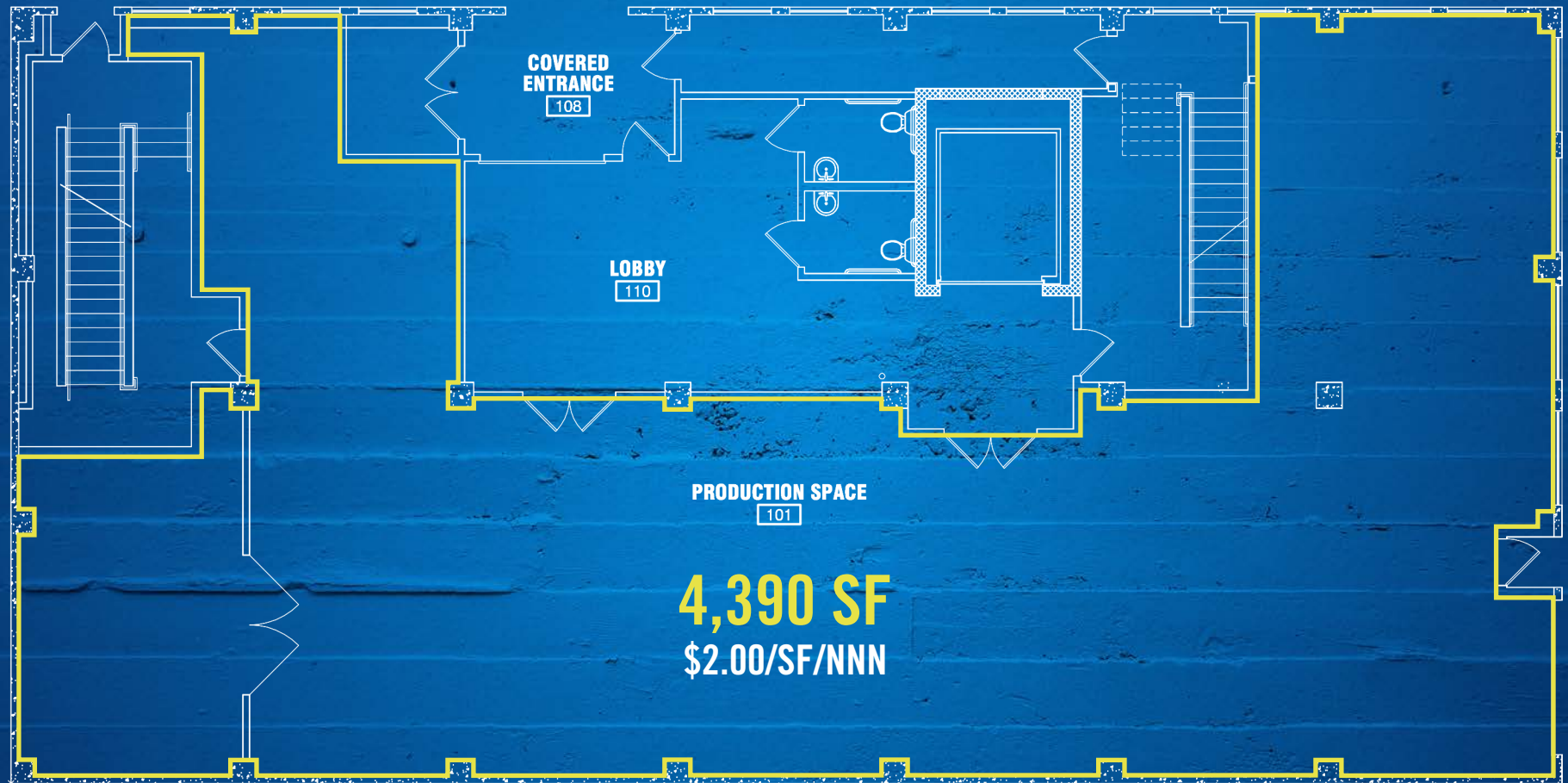


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Main Floor Plan

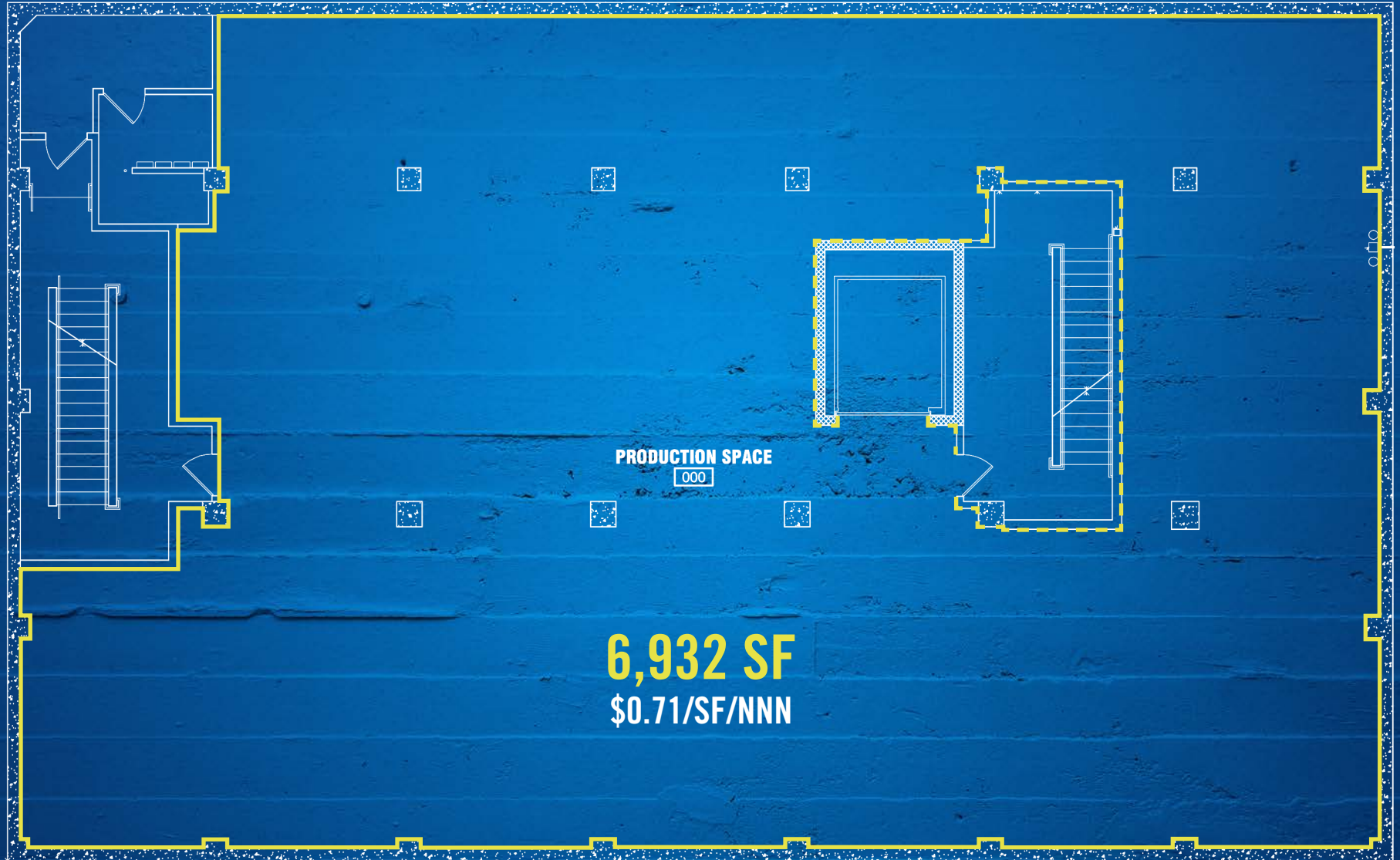


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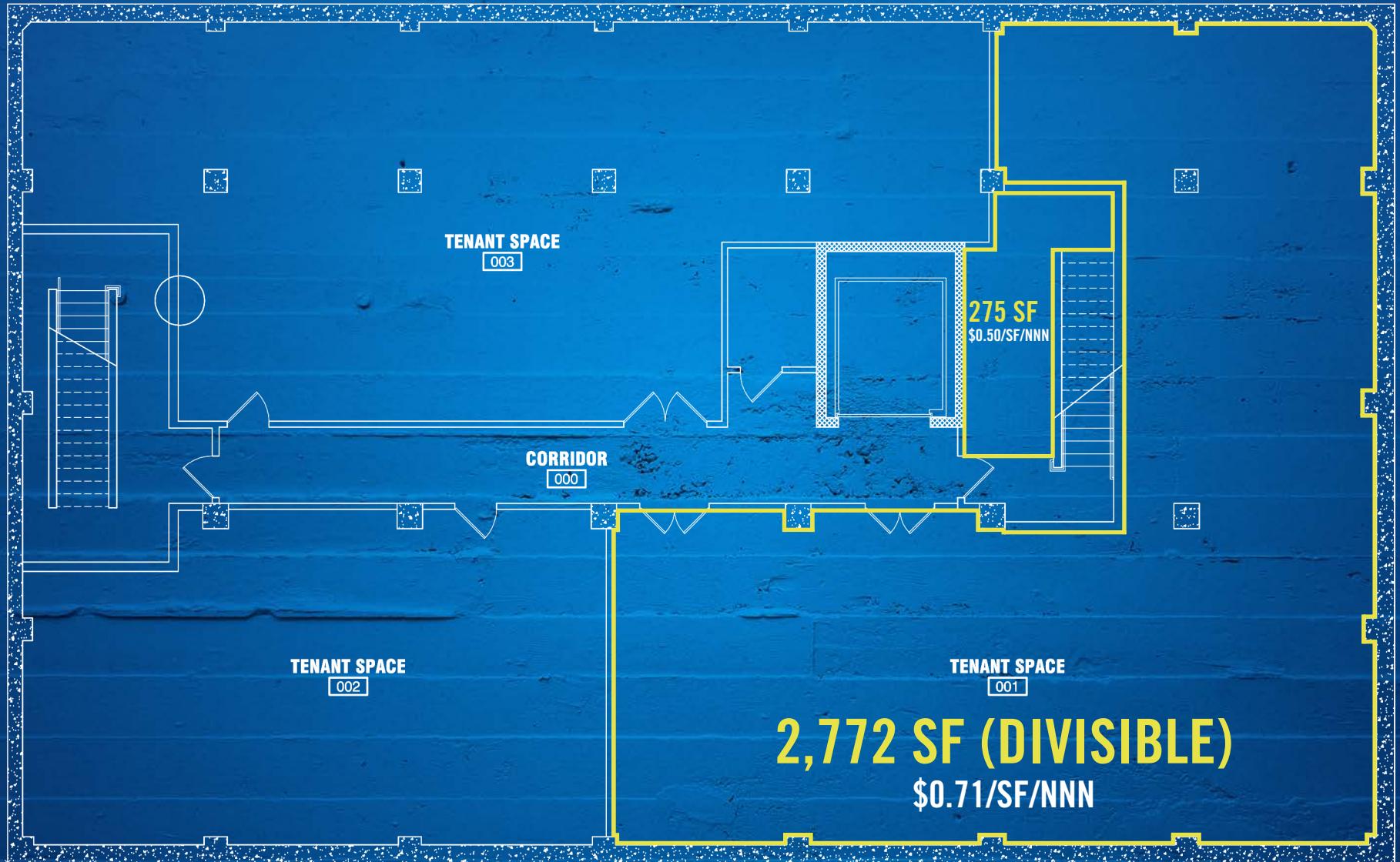
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Sublevel 1 Plan



Sublevel 2 Plan



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Tenant Information



Morgan McCollum, is a transplant Oregonian by way of Pittsburgh, PA and self-proclaimed Design Gypsy. You can find her scouring the country in search of high end, custom, and one-of-a-kind furniture with soul. Morgan's studio is a vehicle to showcase the things that loves and in hope that her passion for decor and design can inspire and help you to make your space beautiful.



Devine Color is dedicated to empowering designers and homeowners with luminous, artist-created interior paint colors that enhance any decor style. Creative director Gretchen Schaffler used her background in art therapy and graphic design to found the company out of her home in 1998, developing a curated palette of trend-proof colors that feel fresh and timeless however they are used. Each radiant hue, created by hand and custom mixed on canvas to achieve the perfect depth and balance, also has a unique light-reflective quality thanks to the company's exclusive formula. Devine Color is available through select retailers across the U.S., as well as online. As part of the Valspar Corporation, Devine Color benefits from the global footprint as well as research and development capabilities of one of the world's leading coating manufacturers.



Franklin Guitars are the work of master luthier Nick Kukich, who has more than four decades of guitar building experience behind him. Prior to building a custom guitar, Nick will discuss wood selection, appointments and options with clients, as well as help create set-up preferences. He hand carves each neck individually, taking into account for hand size, playing style, and preference. Each guitar remains a unique piece of art and a personal expression, built by a renowned craftsman.



Portland Razor Co. handcrafts modern straight razors and shaving supplies in Portland, OR using high quality materials and traditional manufacturing techniques. Their products are made by skilled craftsmen, who combine life long talents of working with metal and wood with classic American manufacturing. The production of a high quality straight razor extends the pursuit of sustainable practices to a zero waste solution. In addition to production space, the company also houses the Portland Shave Shop, its retail venue and host to individual appointments and master barber classes.



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