



TITLE & TRUST BUILDING

321 SW 4th Ave | Portland, OR 97204

Asking Price: \$1,500,000 | Stabilized Cap Rate: 10.30%

[CLICK TO VIEW OFFERING MEMORANDUM](#)



INVESTMENT HIGHLIGHTS

- ♦ Renovated creative office building in downtown Portland priced at \$78/PSF.
- ♦ Ownership has invested over \$2 million to modernize the building, including wiring, mechanical, and elevator control upgrades.
- ♦ Convenient 60-space surface parking lot directly across the street.
- ♦ Priced well below current replacement costs.
- ♦ Safe/clean food amenities nearby. New development in Downtown Portland includes the 1-million square foot Ritz Carlton tower just blocks away.



Northmarq
6600 SW 92nd Ave, Suite 390
Portland, OR 97223
northmarq.com



Michael Kapnick
Vice President
mkapnick@northmarq.com
503.210.4068
OR Lic. #960500191