

OFFERING MEMORANDUM

935 SE Hawthorne Blvd

935 SE HAWTHORNE BLVD

Portland, OR 97215

PRESENTED BY:

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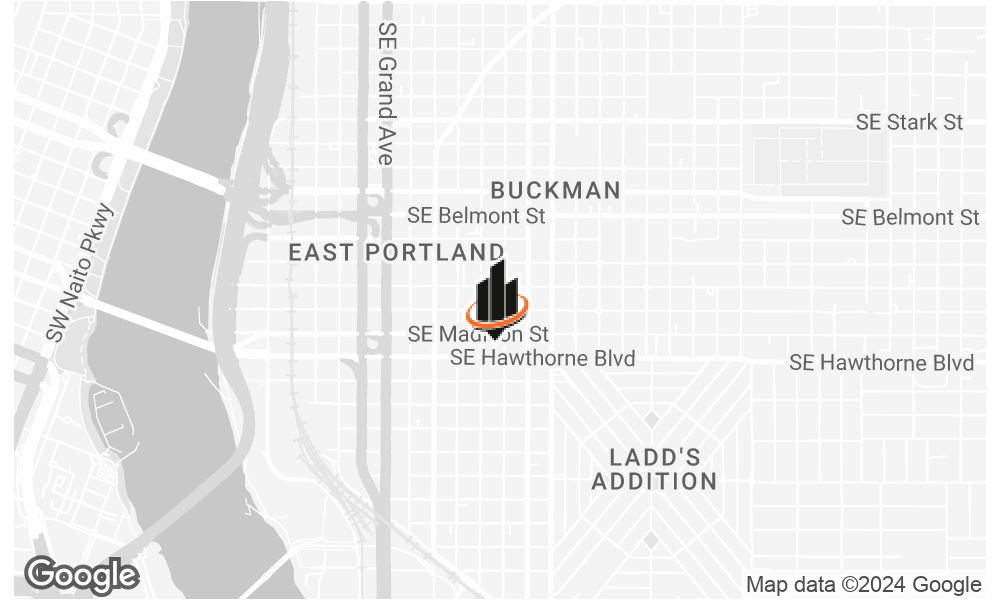
olesya.prokhorova@svn.com

OR #201226492

FOR SALE & FOR LEASE



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,495,000
LEASE RATE:	\$1.00 - 1.20 SF/month (\$0.51/sf NNN)
BUILDING SIZE:	9,183 SF
APROX. LOT SIZE:	9,583 SF
PRICE / SF:	\$271.70
YEAR BUILT:	1926
ZONING:	IG1
APN:	R176876

PROPERTY OVERVIEW

9,583sf available For Sale and For Lease perfect for an owner user. Two tenant building has 6,519sf of vacant space, and 2,664SF available for possible sublease.

PROPERTY HIGHLIGHTS

- IG1 specific allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial services, railroad yards, and parks and open spaces.
- 923 SE Hawthorne has 4 Grade Doors
- SE Hawthorne Blvd & SE 11th Ave has 11,230 Vehicles per Day as per 2022
- SE Hawthorne Blvd & SE 8th Ave has 17,524 Vehicles per Day as per 2022

LEASE SPACES



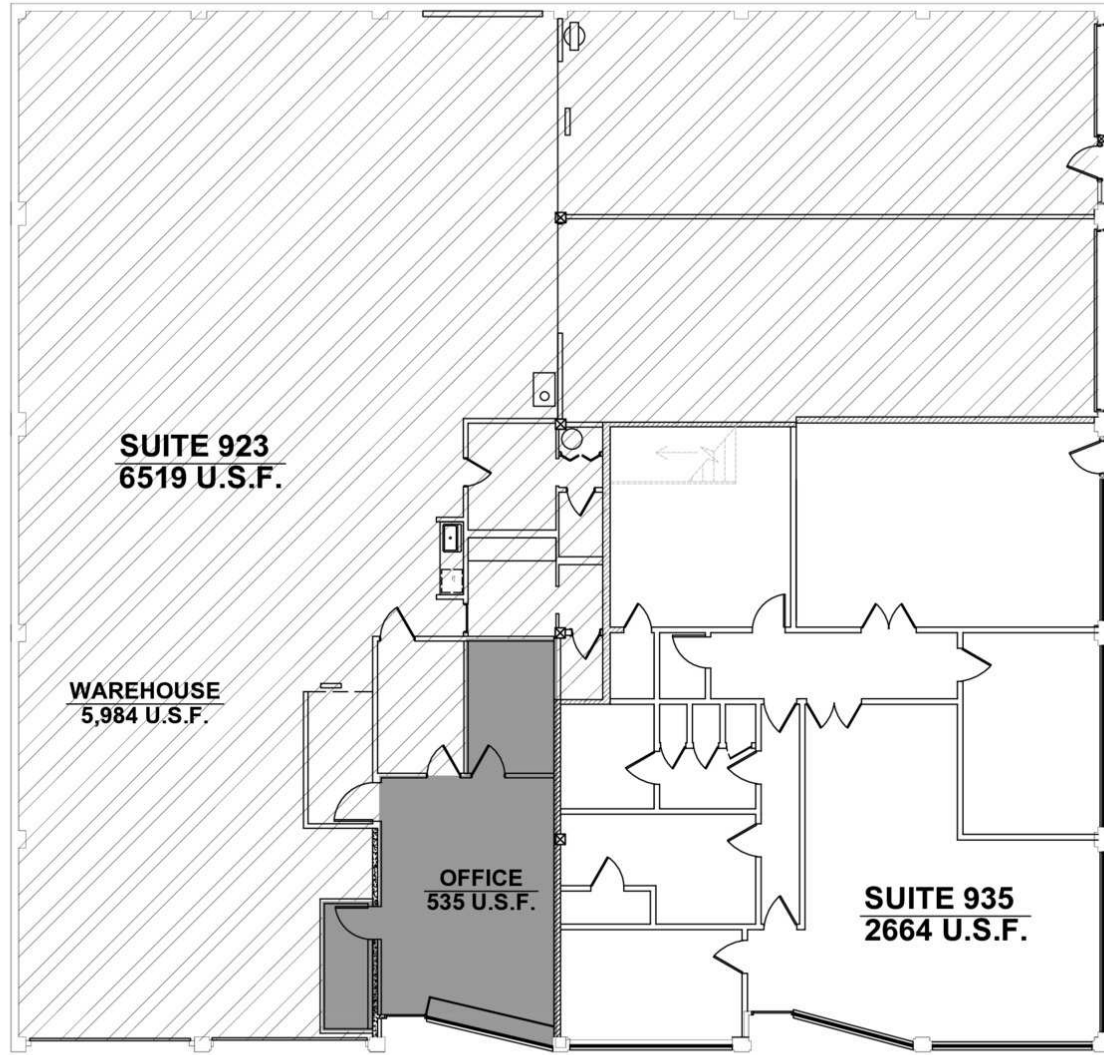
LEASE INFORMATION



LEASE TYPE:	\$0.51/sf	LEASE TERM:	Negotiable
TOTAL SPACE:	6,519 SF	LEASE RATE:	\$1.20 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
■ 935 SE Hawthorne Blvd.	2,664 SF	\$0.51/sf	\$1.00 SF/month	Possibly available for sublease! The space is 2,664 SF. Great street visibility and conveniently located on the intersection of SE Hawthorne and SE 10th. Space features front open areas, lots of private offices, back entrance, two restrooms and a loft. Sublease ends 6/30/2027
■ 923 SE Hawthorne	6,519 SF	\$0.51/sf	\$1.20 SF/month	Available for lease. 600a 3p 240v. Space features floor drains, 2" gas, wet sprinkle system, 4 grade doors

FLOOR PLAN





FLOOR PLAN
 SCALE: 3/32" = 1'-0"

330 SE M.A. Blvd, Suite 350
 Portland, Oregon 97214
 pk. 503.235.0249
 fx. 503.546.5986
 TOWN KING & ASSOCIATES

[TKA] space planning/commercial renovation/
 interior design/dental/medical

AS-BUILT PLAN FOR:

923 SE HAWTHORNE BLVD.
 PORTLAND, OR 97214

DATE: 10/28/2014
 FILE:
 JOB: 2009-11-02
 DWN: PK CHK: --

A1.1

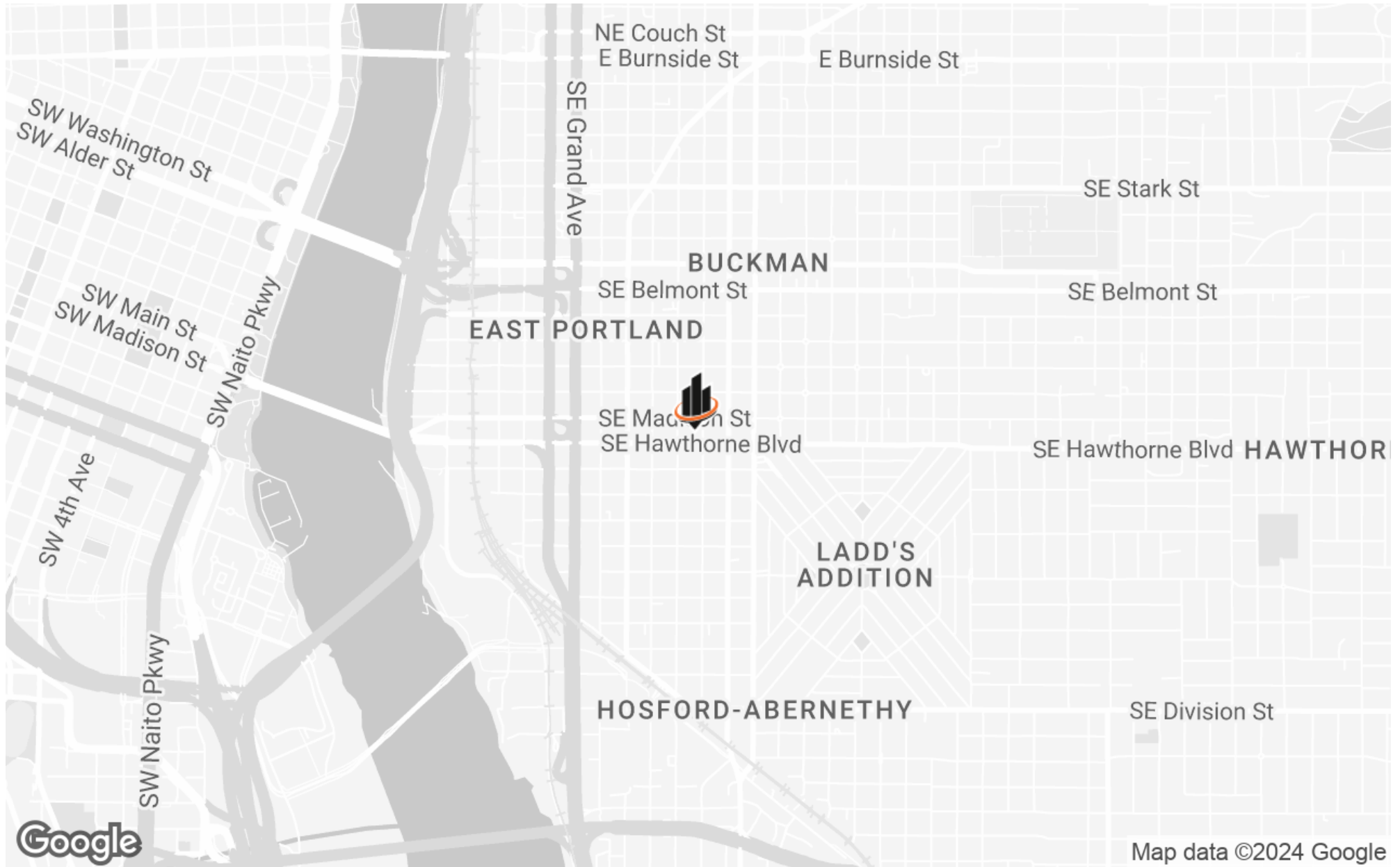
932 SE HAWTHORNE



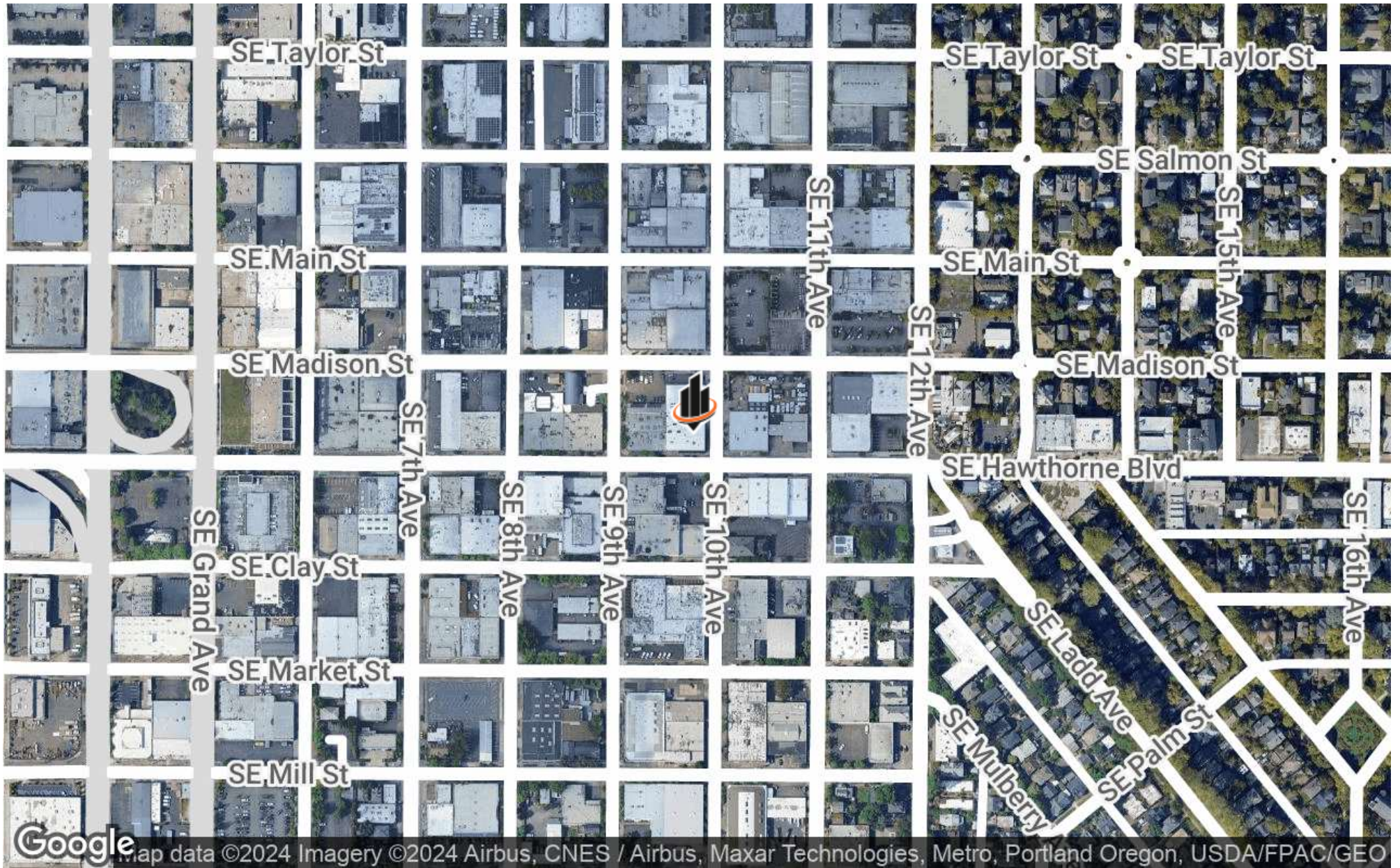
935 SE HAWTHORNE



REGIONAL MAP



LOCATION MAP



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