

3220

FOR LEASE

3220 SW 1st Ave

3220 SW 1ST AVE

Portland, OR 97239



PRESENTED BY:

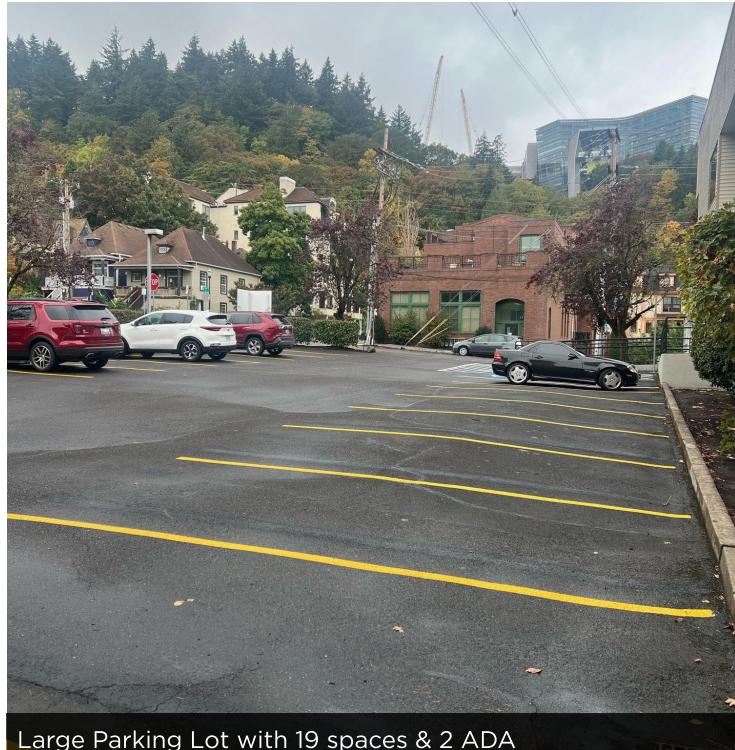
STACY LOONEY

O: 503.459.4387

stacy.looney@svn.com

OR #940200076

PROPERTY SUMMARY



Large Parking Lot with 19 spaces & 2 ADA



NE Views from private offices

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG)
BUILDING SIZE:	13,292 SF
AVAILABLE SF:	3,500 SF
LOT SIZE:	15,000 SF
YEAR BUILT:	1981
ZONING:	CM2
MARKET:	SW Portland
APN:	1S1E10BC -05000

PROPERTY OVERVIEW

Nestled into the Southwest hills of Portland, this first floor office opportunity at The Modline Building is pleasantly surprising. There are views of downtown as well as the OHSU hills and Tram above. Parking is abundant with options for secured covered spots or a dedicated parking lot. The Suite sits on the NE corner of the property and offers 2 entries off the main lobby, a built in reception area, 8 window line offices, a large conference room, Kitchen/breakroom, and 14 dedicated work areas.

PROPERTY HIGHLIGHTS

- Property located in a peaceful setting in the SW Hills
- Views of the OHSU Tram above and NE Views of Downtown
- Abundant Parking - Secured Gated or Dedicated Parking Lot
- Built-in Reception
- 2 Entries off the Lobby
- 8 Large Window Line offices, conference room, Kitchen/Breakroom, and 14 dedicated work areas
- ADA Accessible

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PLANS



OBSIDIAN	5021 SE Cedar St. Milwaukie, OR 97222 ph: 503-529-2657 stacy.looney@svn.com	AS BUILT FOR: MODLINE BUILDING 3220 SW 1ST ST PORTLAND, OR	DATE: 04/04/14 FILE: JOB: DYN: CL CKE: --
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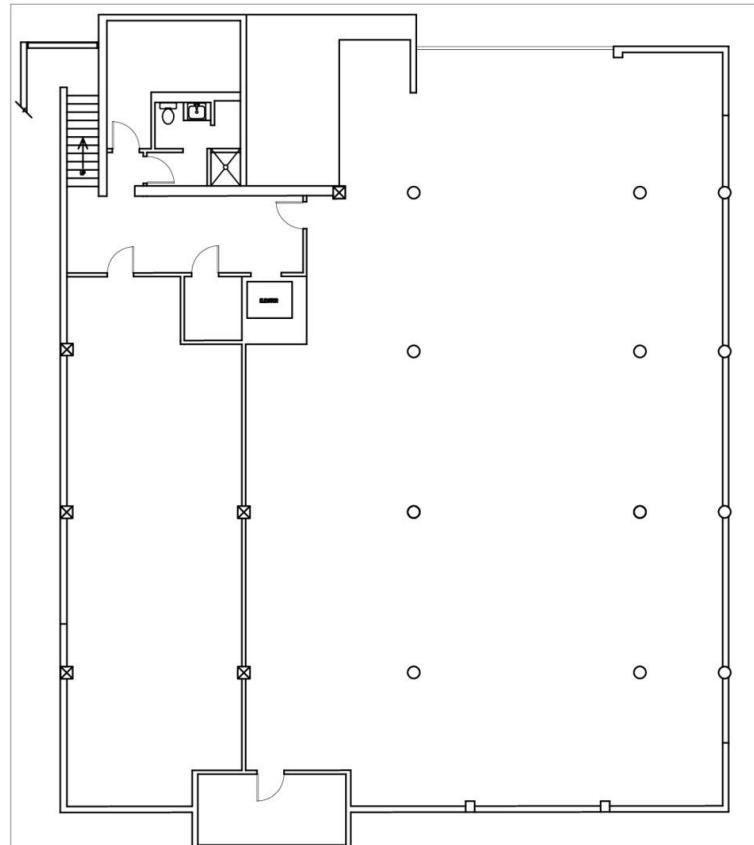
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PLANS



1
A1.1

BASEMENT - GARAGE
SCALE: 1/16" = 1'-0"

OBSIDIAN	5921 SE Cedar St. Milwaukie, OR 97222 ph: 503-539-3657 obsidiandesignpdx@gmail.com	AS BUILT FOR: MODLINE BUILDING 3220 SW 1ST ST PORTLAND, OR	DATE: 04/04/24 FILE: JOB: DWN: CR CHK: --
A1.2			

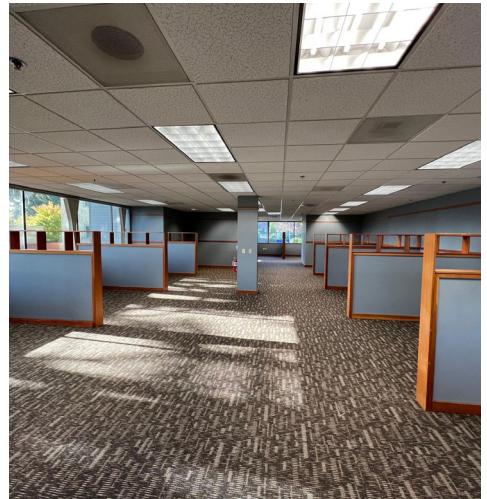
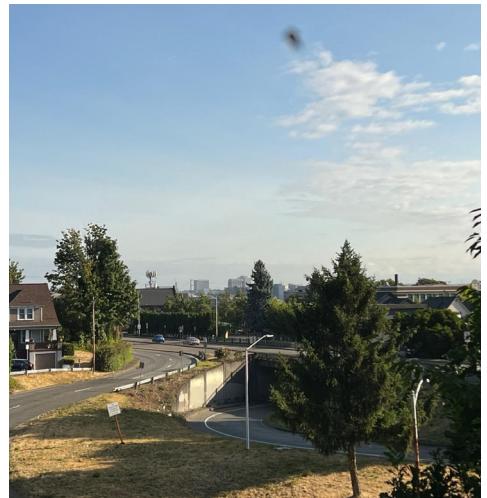
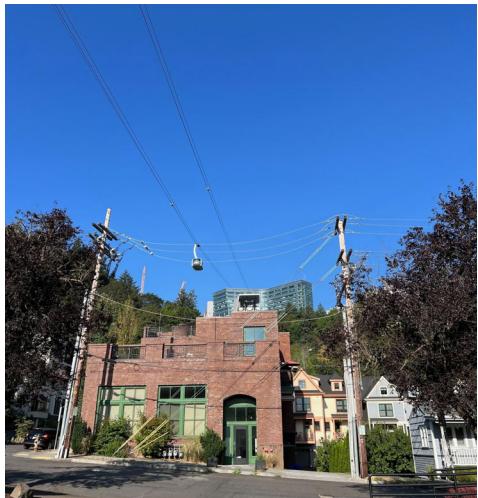
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ADDITIONAL PHOTOS



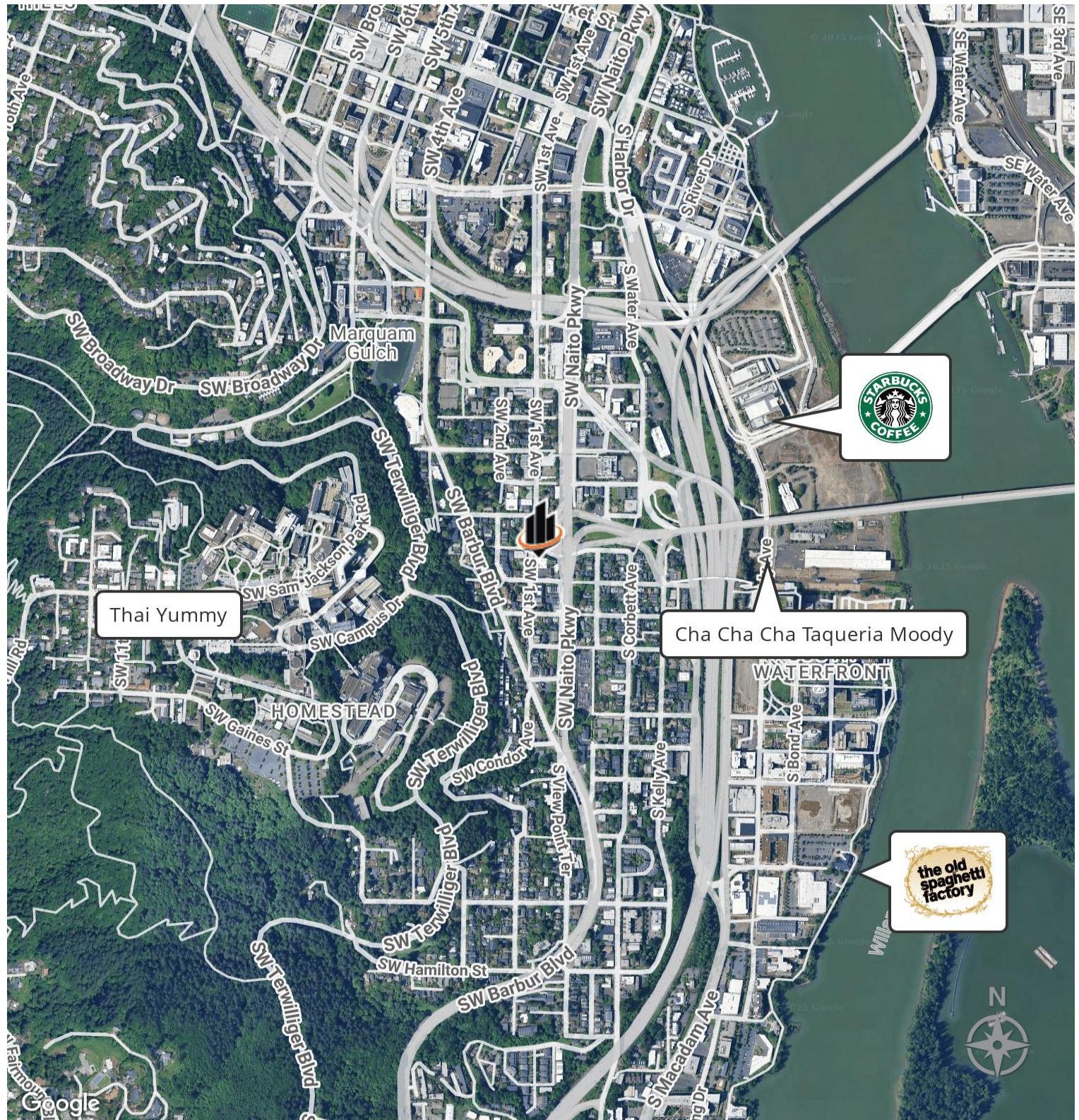
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LOCATION MAP



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