



# TITLE & TRUST BUILDING

321 SW 4th Ave | Portland, OR 97204

Asking Price: \$1,920,000 | Stabilized Cap Rate: 8.40%

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## INVESTMENT HIGHLIGHTS

- ◆ Renovated creative office building in downtown Portland priced at \$100/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.



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