

810
**NORTHWEST
MARSHALL**
Portland, Oregon

LENDER DRIVEN

SALE OPPORTUNITY
\$100 PSF / \$7.75M

77,450 SF CREATIVE OFFICE IN
THE PEARL DISTRICT

**Cooperating Broker Compensation
& Seller Financing Available**

CBRE



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THE OFFERING

CBRE, as an exclusive advisor is pleased to present the opportunity to acquire 810 NW Marshall at a drastically reduced basis of \$100 PSF (\$7,750,000). This pricing represents a fraction of replacement cost and land value, offering investors or owner-users an unprecedented entry point into a modern, 2008-vintage asset in the Pearl District.

This is a Lender Directed sale focused on certainty of execution. At this reset basis, 810 NW Marshall offers immediate value creation, insulating the buyer from market volatility while providing a trophy-quality asset at a distressed price point.

The 77,450 square foot building is situated in Portland's artistic and lively Pearl District and has easy access to MAX light rail, streetcar and bus lines. Located in an Opportunity Zone, qualified investors can receive tax incentives to re-invest capital gains.

Seller Financing Available

Umpqua Bank may extend financing to qualified owner-users and investors. Please contact the broker team for more information.

Maximum LTV: Up to 80% for an owner-user and up to 70% for an investor

Interest Rate: To be determined

Loan Term: Up to 10 years

Amortization: Up to 25 years

By providing these terms, Umpqua Bank is not committing to providing financing to a buyer. Umpqua Bank's decision to provide financing remains in its sole and absolute discretion. For a buyer to qualify for financing with Umpqua Bank, the buyer will need to apply for a specific loan with the application subject to a complete underwriting process with supporting financial records.



PROPERTY HIGHLIGHTS



810 NW Marshall St
PORTLAND, OR



15%
LEASED



77,450 SF
RENTABLE AREA



R533584
PARCEL NUMBER



2008
YEAR BUILT



0.7 Acres
LAND AREA



EX - Central Employment
ZONING



LEED GOLD
CERTIFIED



ROOF
DECK



170-SEAT
AUDITORIUM



QUICK WALK
TO MAX & STREETCAR



EXPANSIVE
WINDOW LINE



PLENTIFUL PARKING IN PUBLIC
PARKING GARAGE NEXT DOOR



OPPORTUNITY
ZONE LOCATION



EXCELLENT OWNER-USER
BUILDING OFFERING
BRANDING AND SIGNAGE
OPPORTUNITY



IMMEDIATE PROXIMITY
TO THE FUTURE
BROADWAY CORRIDOR
DEVELOPMENT



INVESTMENT HIGHLIGHTS



Incomparable Basis for Quality

Offered at \$7,750,000, a fraction of replacement cost and land value. This reset basis insulates investors from market volatility and provides immediate equity upside.



Lender Driven Disposition

Ownership is prioritizing certainty of execution, creating a rare opportunity to acquire a trophy-quality asset at an attractive price point.



Seller Financing Available

Bypass current capital market constraints with attractive seller financing terms (up to 80% LTV for Owner-Users).



2008 Vintage / Institutional Quality

Modern, 77,450 SF creative office asset requiring zero immediate capital expenditure, unlike typical value-add opportunities at this price point.



Prime Pearl District Location

Located in the heart of Portland's premier creative district and within a designated Opportunity Zone, offering potential tax advantages for qualified investors.





810 NORTHWEST MARSHALL

LOCATION HIGHLIGHTS



Prime Pearl District Location

Located in the heart of Portland's premier creative district and within a designated Opportunity Zone, offering potential tax advantages for qualified investors.



Very Walkable (97 Walk Score)

Situated in the heart of the Pearl District, providing tenants with immediate walkable access to Portland's most celebrated amenities, parks, and retail corridors.



Unmatched Transit Connectivity

Direct access to the Portland Streetcar (North/South Line) and the MAX Light Rail system, offering seamless commutes for employees across the entire metro area.



Regional Accessibility

Ideally positioned blocks from I-405 on/off ramps, ensuring efficient vehicular access to I-5, Highway 30, and the greater Portland region.



Live-Work-Play Environment

Surrounded by the city's highest concentration of breweries, art galleries, and cafes, alongside high-density residential housing, helping employers attract and retain top talent.

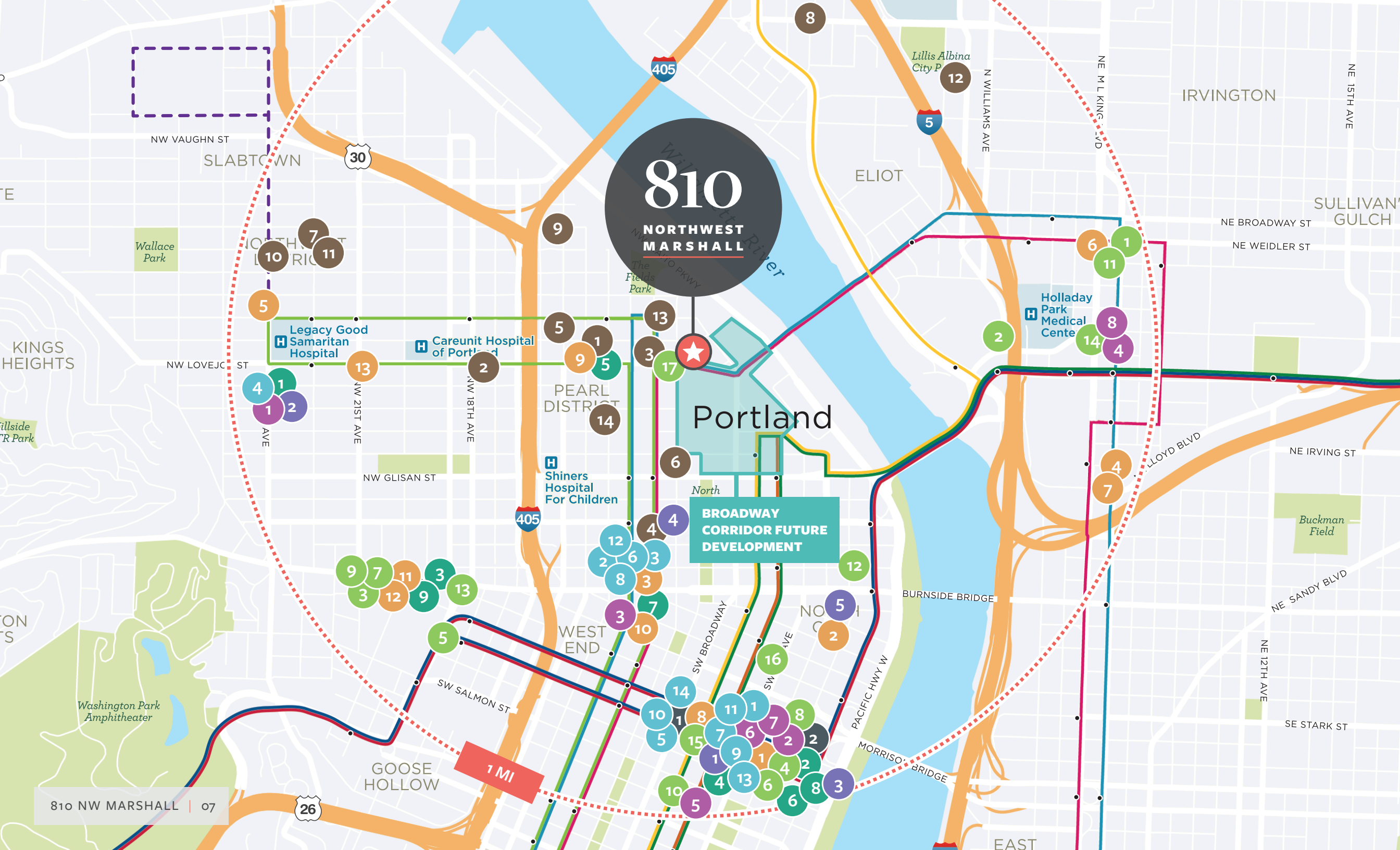
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NORTHWEST MARSHALL

Portland

BROADWAY CORRIDOR FUTURE DEVELOPMENT

1 MI



Department Store

- 1 Nordstrom
- 2 Nordstrom Rack

Restaurant - Fast Casual

- 1 Little Big Burger
- 2 Chipotle Mexican Grill
- 3 Chipotle Mexican Grill
- 4 The Veggie Grill
- 5 Chipotle Mexican Grill
- 6 MOD Pizza
- 7 Shake Shack
- 8 Great Harvest Bread Co.
- 9 Next Level Burger

Gyms + Fitness Facilities

- 1 Pure Barre
- 2 CrossFit
- 3 barre3
- 4 Orangetheory Fitness
- 5 LA Fitness
- 6 The Bar Method
- 7 Orangetheory Fitness
- 8 CrossFit
- 9 StretchLab
- 10 CorePower Yoga
- 11 Yoga Six
- 12 CrossFit
- 13 Barry's Bootcamp
- 14 24 Hour Fitness

Restaurant - Coffee/Tea

- 1 Kung Fu Tea
- 2 Stumptown Coffee Roasters
- 3 Starbucks US
- 4 Starbucks US
- 5 Starbucks US
- 6 Starbucks US
- 7 Dutch Bros Coffee
- 8 Starbucks US
- 9 Starbucks US
- 10 Stumptown Coffee Roasters
- 11 Starbucks US
- 12 Dutch Bros Coffee
- 13 Starbucks US

Restaurant - QSR/Fast Food

- 1 McDonald's US
- 2 Killer Burger
- 3 Subway
- 4 Raising Cane's
- 5 Killer Burger
- 6 Subway
- 7 Taco Bell
- 8 Killer Burger
- 9 Wingstop
- 10 Subway
- 11 Wendy's
- 12 Subway
- 13 McDonald's US

- 13 McDonald's US
- 14 Burgerville
- 15 Potbelly Sandwich Works
- 16 Steak Escape Sandwich Grill
- 17 Subway

Restaurant - Bakery/Desserts

- 1 Ben & Jerry's
- 2 Salt & Straw
- 3 Cookie Plug
- 4 Ben & Jerry's
- 5 Voodoo Doughnut











Restaurant - Casual

- 1 Bamboo Sushi
- 2 Punch Bowl Social
- 3 Bamboo Sushi
- 4 Denny's
- 5 The Melting Pot Restaurant
- 6 Din Tai Fung
- 7 Buffalo Wild Wings
- 8 Red Robin Gourmet Burgers

Clothing

- 1 Dior
- 2 Anthropologie
- 3 Reformation
- 4 Title Nine
- 5 Gucci

- 8 Madewell
- 9 Tory Burch
- 10 Longchamp
- 11 Dior
- 12 Free People Movement
- 13 Louis Vuitton International
- 14 Dior

-  **MAX Blue Line**
Hillsboro/City Center/Gresham
-  **MAX Green Line**
Clackamas/City Center/PSU
-  **MAX Orange Line**
Milwaukie/PSU/City Center
-  **MAX Red Line**
Airport/City Center/Beaverton
-  **MAX Yellow Line**
Expo Center/City Center/PSU
-  **WES Commuter Rail**
Wilsonville/Beaverton
-  **Portland Streetcar A Loop**
PSU/City Center/Lloyd Center/OMSI
-  **Portland Streetcar B Loop**
PSU/OMSI/Lloyd Center/City Center
-  **Portland Streetcar North South Line**
NW 23rd/City Center/South Waterfront
-  **Proposed Streetcar Expansion**

 **97**
WALK SCORE

 **99**
BIKE SCORE

 **86**
TRANSIT SCORE

PROPERTY DESCRIPTION

Parking

Ownership has the option but not the obligation to lease up to 70 stalls at the neighboring City Center Parking garage on a 24-hour 7-day a week basis. The current rate is \$125/month/stall and Portland Development Commission, the garage owner, may only increase the monthly parking rates on each third anniversary of the commencement date in August 2009. In no event shall any increase raise the monthly parking rate to an amount greater than 75% of the advertised monthly parking rate at the parking garage available to the general public. The agreement is a perpetual covenant that runs with the land for the benefit of the owners of 810 NW Marshall.

Foundation

Concrete

Construction Type

Steel frame

Exterior Walls

Glass

Windows

Metal frame storefront windows

Roof

Flat roof

Interior Finishes

Generally good quality in average to good condition

Ceilings

Painted drywall, hardwood and acoustic tile

Elevators

2

Fire Protection

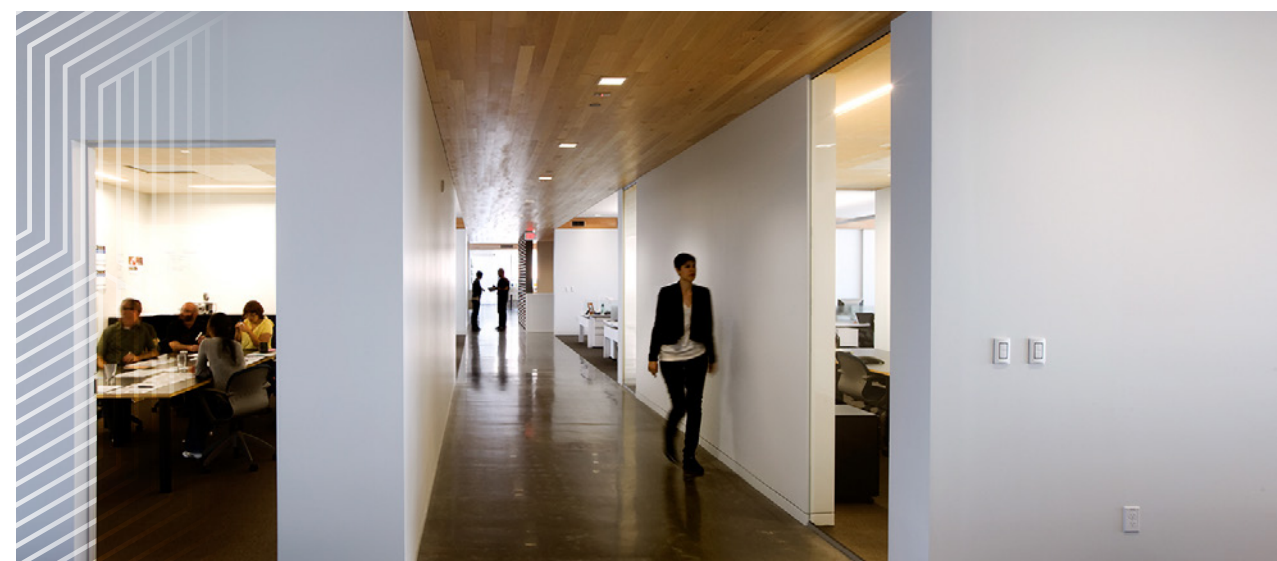
Sprinklered

Walls

Combination of painted drywall and clear finished T&G Douglas Fir, painted gypsum board, magnetic dry-erase panels and floor to ceiling glass

Lighting

Museum grade track, recessed, LED glass entry system and linear pendant

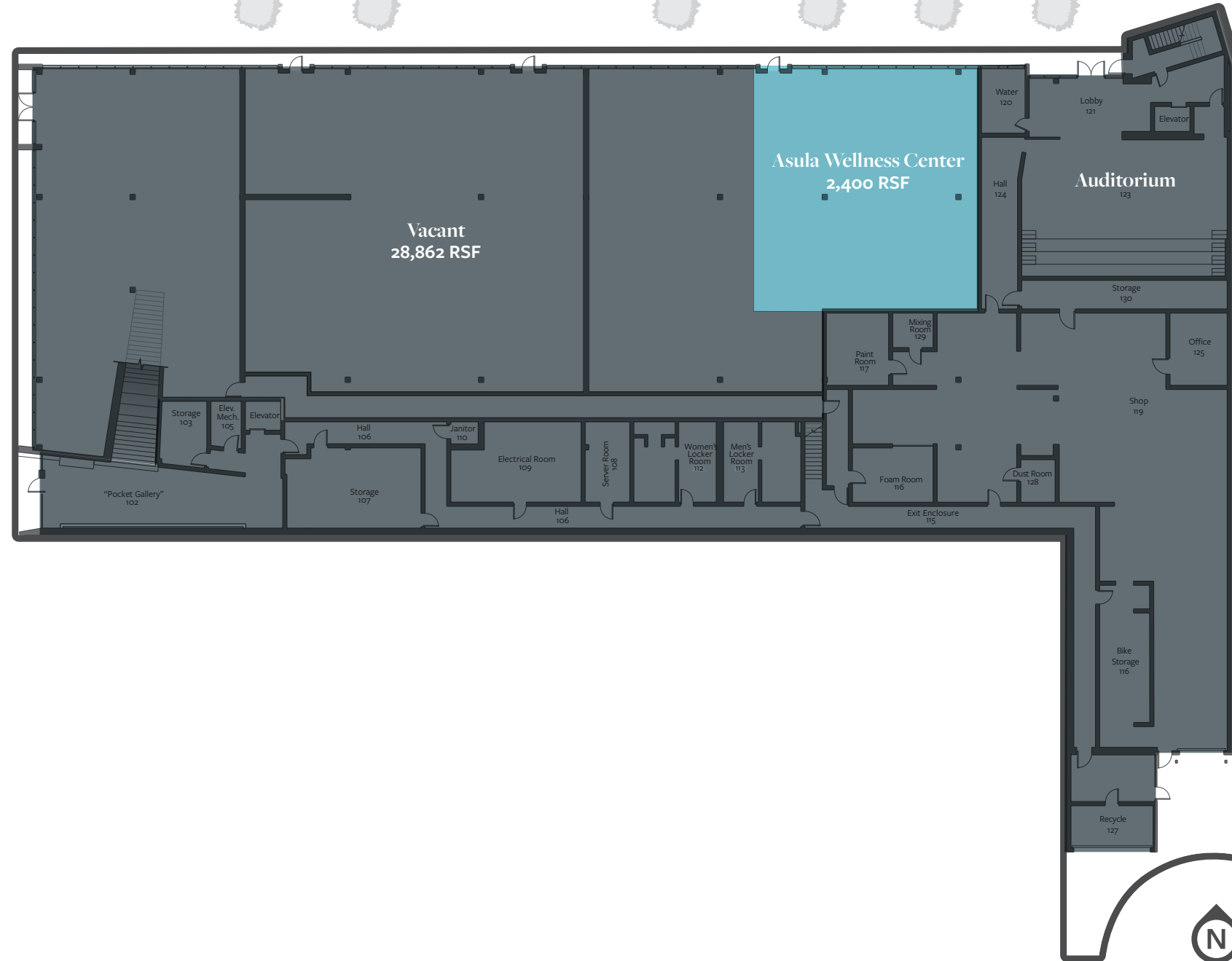


FLOOR 1

Total: 31,262 RSF

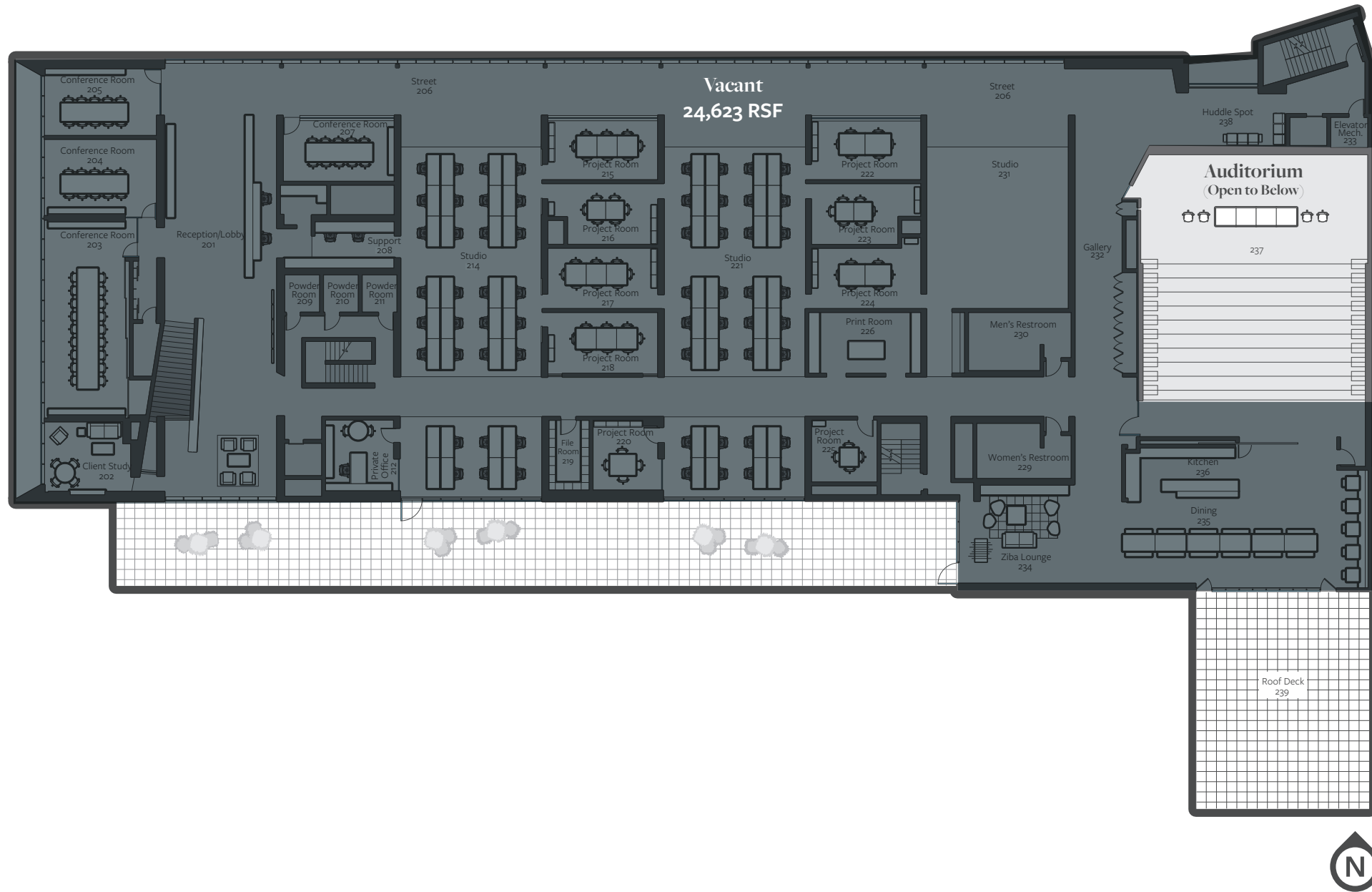
NW MARSHALL ST

NW 9TH AVE



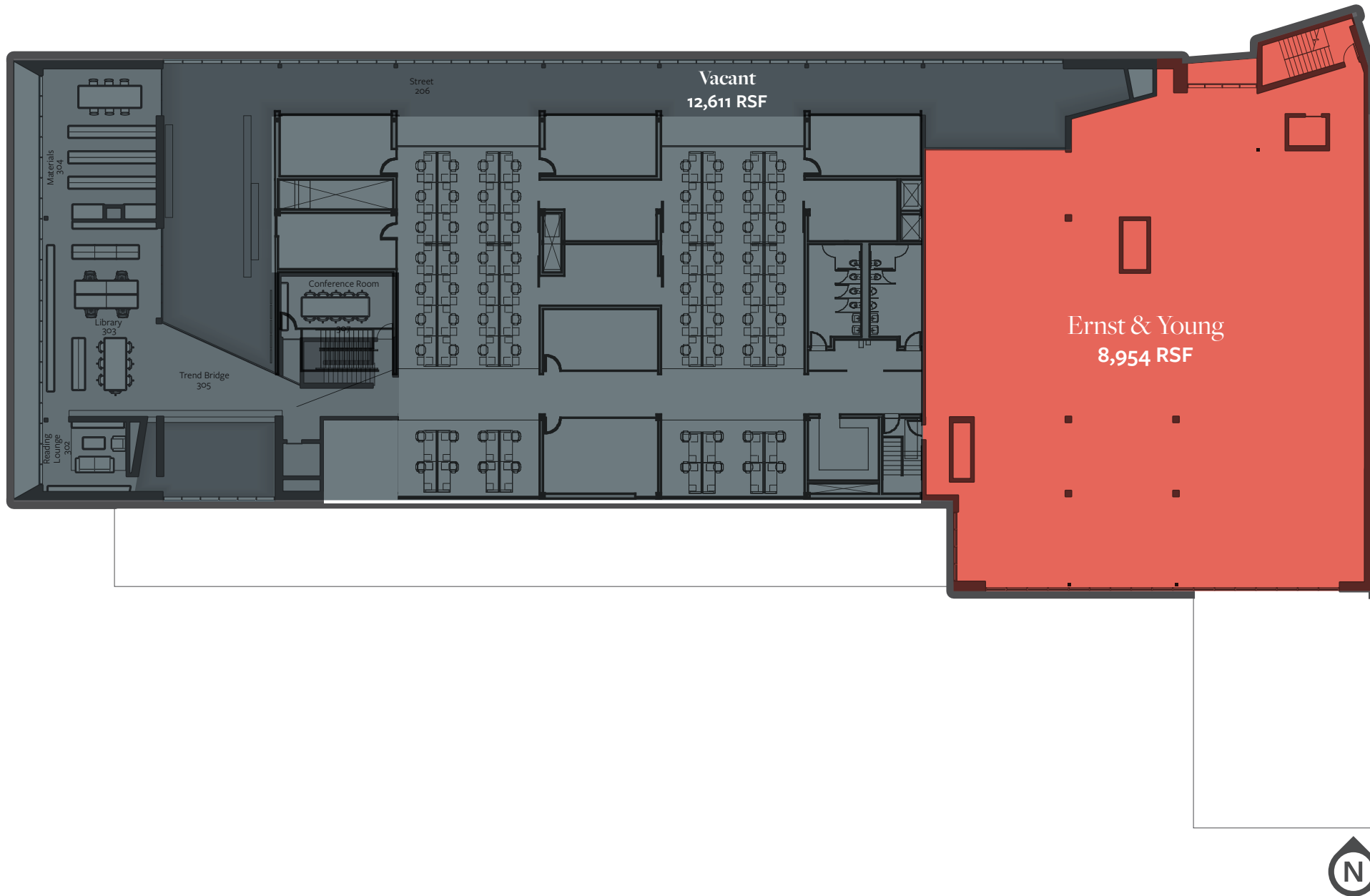
FLOOR 2

Total: 24,623 RSF



FLOOR 3

Total: 21,565 RSF



MARKET OVERVIEW

Portland Overview

Portland stands as the economic and cultural heart of the Pacific Northwest, renowned for its exceptional quality of life and vibrant, urban-meets-outdoor lifestyle. A key driver of its appeal is its significantly more affordable cost of living compared to its West Coast counterparts, offering a superior value proposition for residents. This powerful combination has fueled rapid and consistent population growth, attracting a dynamic and educated demographic that chooses Portland for its unique balance of career opportunities and personal well-being.

The unique blend of affordability, lifestyle amenity, and robust talent pipeline establishes Portland as a premier destination for businesses and a forward-looking market for investment.

The result of this inbound migration is a deep and highly skilled talent pool that powers a diverse and resilient regional economy. This top-tier workforce sustains major industry clusters, including the “Silicon Forest” tech hub, a world-renowned athletic and outdoor apparel ecosystem, and a strong advanced manufacturing sector. This unique blend of affordability, lifestyle, and a robust talent pipeline establishes Portland as a premier destination for businesses and a forward-looking market for investment.





WHY PORTLAND?

A beautiful setting: Located in the Pacific Northwest, the city is surrounded by stunning natural beauty.

A thriving food and spirits scene: The city is known for its excellent restaurants and breweries and is home to many innovative and independent food and drink establishments.

A strong economy: With many major companies based in the metro area, the city has a widely diversified economy, low unemployment rate, and high median household income compared to similar cities.

A high quality of life: The city ranks highly in surveys of the best places to live in the United States. It is known for its high quality of life, with a strong sense of community and a good balance between work and leisure.

A vibrant and diverse culture: Strong reputation for being a lively community with a thriving arts and music scene.



810
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MARSHALL

PORTLAND BY THE NUMBERS



#22

50 Best Places to Live
(Business Insider)



#3

Best Cities for
Outdoor Activities



#4

Best Foodie Cities
(WalletHub)



#18

Best Cities for Young
Professionals (Niche)



60+

Art Galleries
& Museums



2500+

Restaurants



600+

Food Carts



21+

Performing
Arts Venues



145+

Rail Cars Stopping
at 97 Stations



400

Miles of
Biking Paths



#1

Worldwide Wine Destination
for 2025 Willamette Valley
(VinePair)



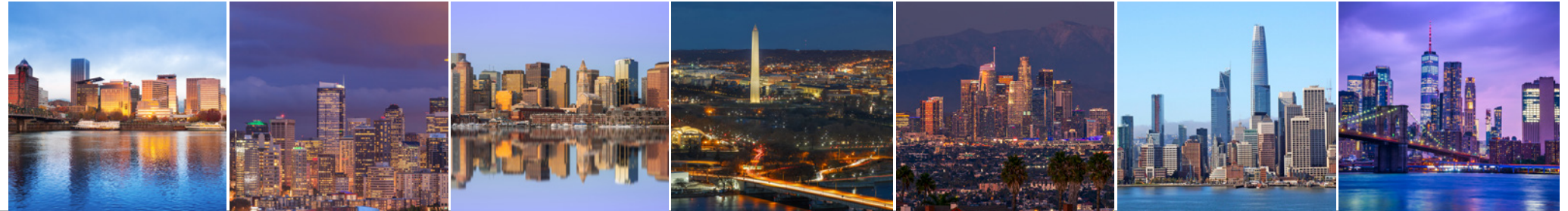
#1

Cleanest Metro in
the United States
(Oxi Fresh)



OUTSTANDING AFFORDABILITY

Portland's outstanding affordability compared to other coastal cities makes it an appealing choice for both businesses and employees. Companies enjoy reduced costs while employees' paychecks stretch further to support a high quality of life.



	PORTLAND	SEATTLE	BOSTON	WASHINGTON, D.C.	LOS ANGELES	SAN FRANCISCO	MANHATTAN
Cost of Living Index (C2ER, Q1 2025)	117	142	145	135	150	160	233
Median Home Price (3BR, 2BA) (NerdWallet, 2025)	\$685,240	\$1,035,110	\$1,021,500	\$1,149,800	\$1,265,750	\$1,429,500	\$2,786,400
Median Apartment Rent (2BR) (NerdWallet, 2025)	\$2,650	\$3,420	\$4,315	\$3,570	\$3,245	\$3,950	\$5,825
Average Downtown Class B Direct Asking Rent (CBRE Research, Q2 2025)	\$31.62	\$39.09	\$52.52	\$47.95	\$38.16	\$52.75	\$69.66



DOWNTOWN PORTLAND

Downtown Portland is the vibrant heart of the city, offering a dynamic blend of business, culture, and entertainment. The Central Business District (CBD) serves as Portland's commercial core, home to its most prominent office towers, financial institutions, and civic buildings. It's also a cultural hub, featuring the Portland Art Museum, the Oregon Historical Society, and the Arlene Schnitzer Concert Hall, all within a compact, walkable grid.

The CBD's energetic atmosphere is defined by a mix of historic landmarks and striking modern high-rises. Pioneer Courthouse Square, known as "Portland's Living Room," anchors the district and hosts year-round community events. The area boasts an unmatched amenity base, from upscale retail at Pioneer Place to acclaimed restaurants, food carts, and a lively nightlife scene.

Connectivity in the CBD is exceptional with The Portland Transit Mall on 5th and 6th Avenues offering extensive MAX Light Rail and bus service connectivity, providing seamless access to nearby neighborhoods and the greater metropolitan area making the CBD the most accessible and central location in Portland.

Downtown Portland is the vibrant, beating heart of the city, where commerce and culture connect.

PORTLAND CBD REVIVAL IN MOTION

From major crime reductions to multimillion-dollar redevelopment, Portland's core is regaining its edge—positioning the 810 Marshall at the heart of a safer, smarter, and more vibrant Portland.



Return-to-Office Surge

- Employee foot traffic in downtown is up 8% over the past year
- The CBD has now recovered more than half of its pre-pandemic foot traffic levels



Transformative Investment

- The Broadway Corridor is transforming 32 acres, including the former USPS site
- 93% of construction spending is going to local and minority-owned firms



Safer Streets

- Homicides in the CBD have dropped 51% year-over-year (35 down to 17)
- Overall reported crime in the Central City is down 84%
- 20% more people now say they feel safe downtown compared to last year



Better Connectivity

- The new \$215 million “A Better Red” light rail expansion (opened 2024) and added 10 new MAX stations
- Riders now enjoy a direct, one-seat ride between PDX Airport and the CBD



POSITIVE MOMENTUM FOR PORTLAND'S CBD

6.8 M

Visitors in Q1 2025
7.5% increase YoY

20%

Improvement in
Safety Perception
Public sentiment shows
growing confidence in
downtown safety

47% → 30%

Drop in Business
Related Theft
A 17-point drop in
incidents reported by
downtown retailers

16-point

Drop in employee departures
due to safety concerns
Fewer workers are leaving due
to safety concerns

A CITY ON THE RISE: BILLIONS INVESTED IN PORTLAND'S CENTRAL CORE

Billions in new projects and best-in-class mobility are shaping a future-ready downtown—positioning 810 NW Marshall at the center of it all.

A NEW ERA OF PRO-BUSINESS REFORM



75+

All-in Central City Initiative

Public and private projects in the works. Target 2M+ sq. ft. office absorption and 2,500+ new housing units by 2030



2.3-Mile

Montgomery Park Streetcar Extension

Streetcar expansion connecting NW Portland's Montgomery Park district to the Pearl and Downtown. Target completion 2028



TriMet Forward Together

Improve office commutes with expanded citywide transit and frequent bus routes by 2026



\$2B

15 Rose Quarter Cap

Reconnect project 7 Acres 2025 Start



6-Mile

Green Loop Expansion

Car-free trail connecting Pearl District, Downtown and South Waterfront to boost foot & bike traffic



\$850M

PSU Performing Arts Complex

New dual-venue Broadway theatre. Opening 2029



4 MSF

Broadway Corridor Redevelopment

New District + 230 units



2,500

New Housing Units by 2030

In the Central City region



PORTLAND'S SUSTAINABLE URBAN EDGE | SMART, GREEN & CONNECTED DOWNTOWN



#1

Bike-Friendly City in the U.S.

(Travel + Leisure 2024)



Top-10

U.S. City for Transit Ridership

(StreetLight Data 2024)



18

Of New Cars are Electric—Fastest Growth on the West Coast

(Oregon DMV, 2024)



68%

Public Transit Rider Satisfaction

(TriMet Rider Survey, 2024)

810

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MARSHALL**

Portland, Oregon

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