



The Rhododendron Office Building

PORTLAND, OR



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THE RHODODENDRON OFFICE BUILDING

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

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FLOOR PLANS

Property Description



PROPERTY DESCRIPTION

A prime opportunity for office building investors or users. This 4832 SQ property presents 3 stories with 10 offices. It is ideal for owner user or lease up. Formal conference room, two bathrooms, large kitchen and storage areas on every floor. It seamlessly blends historic charm and modern functionality. Fully permitted for office use. This versatile building is in a sought-after location, ready for your vision and strategic expansion

LOCATION DESCRIPTION

Within blocks of the Multnomah Athletic Club on what is commonly known as "Kings Hill". Walking distance to the Portland Art Museum, Providence Park, The Timbers Stadium



Property Details

Sale Price

\$1,300,000

LOCATION INFORMATION

Building Name
Street Address
City, State, Zip
County
Market
Sub-market
Cross-Streets

The Rhododendron Office Building
2165 SW Main St
Portland, OR 97205
Multnomah
Portland Oregon
Portland MSA
Main St. & Burnside

BUILDING INFORMATION

Building Size
Building Class
Tenancy
Ceiling Height
Minimum Ceiling Height
Number of Floors
Average Floor Size
Year Built
Year Last Renovated
Number of Buildings

4,832 SF
B
Multiple
10 ft
10 ft
2
2,416 SF
1924
2024
1

PROPERTY INFORMATION

Property Type
Property Subtype
Zoning
Lot Size
APN #

Office
Office Building
R5
7,886 SF
R193316

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms

9.0



Additional Photos



Additional Photos



Additional Photos



Floor Plans



It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "Floor Plan" in the **Media Tab**)





THE RHODODENDRON OFFICE BUILDING

LOCATION INFORMATION

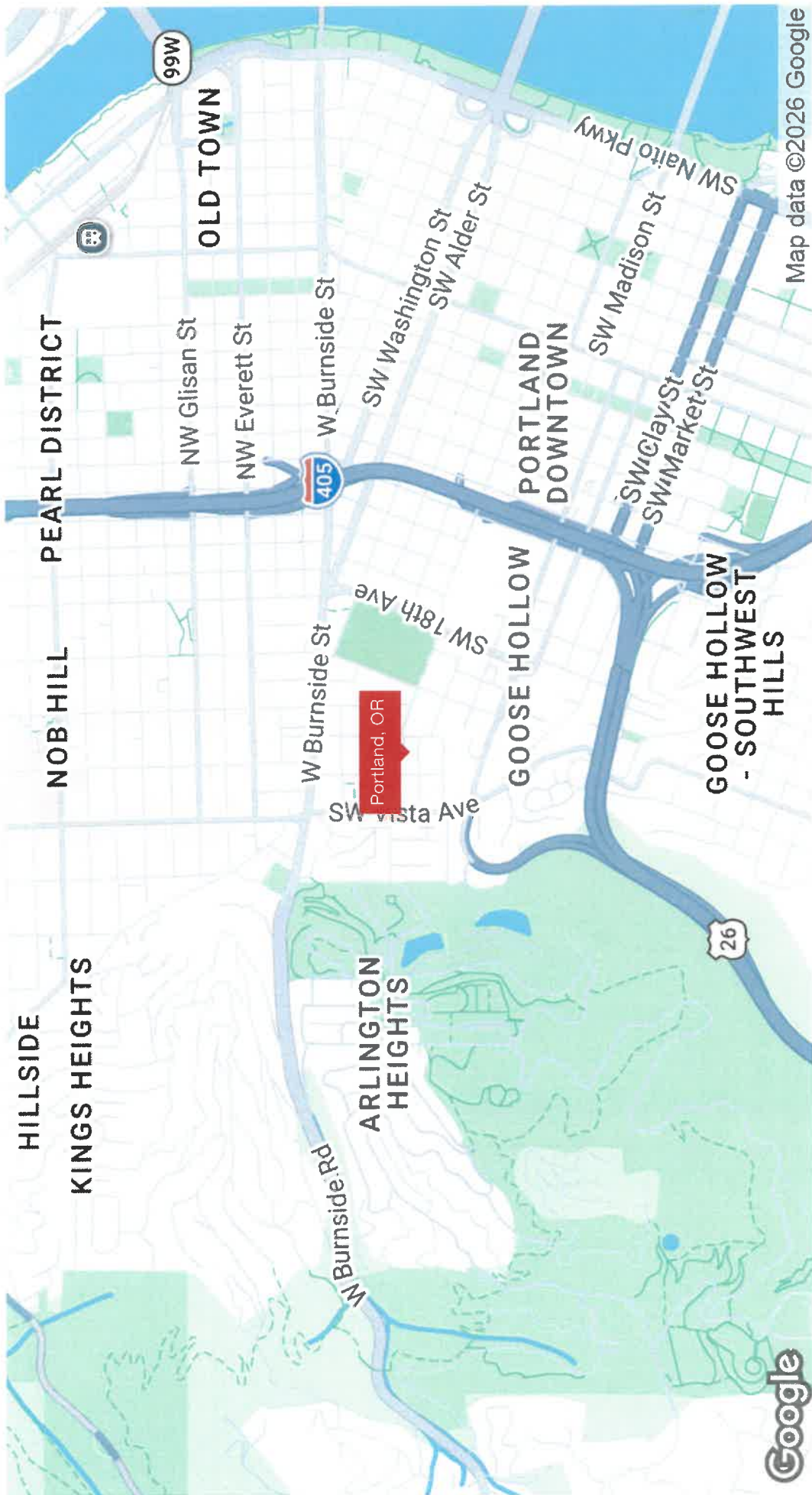
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REGIONAL MAP

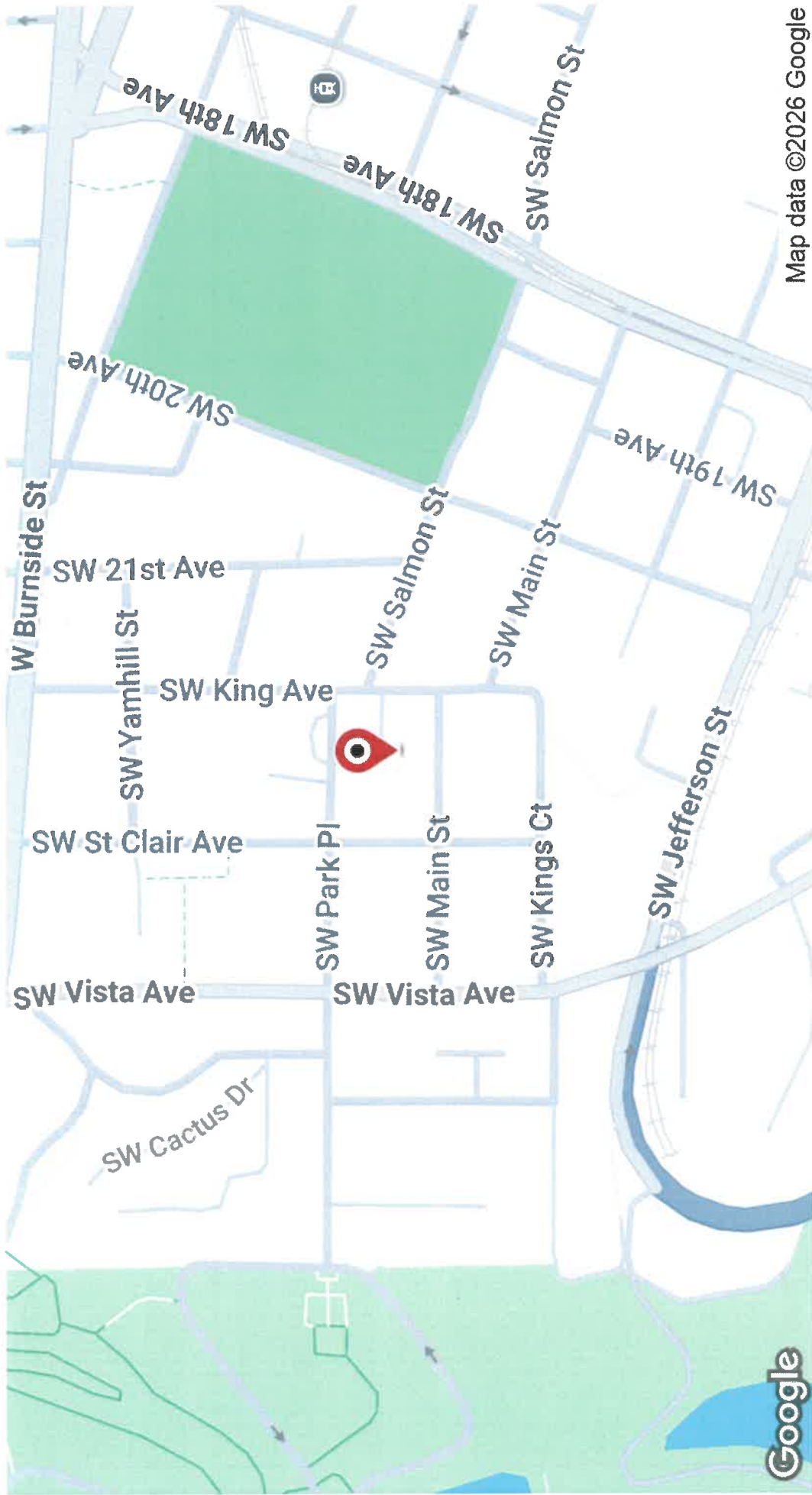
LOCATION MAP

AERIAL MAP

Regional Map



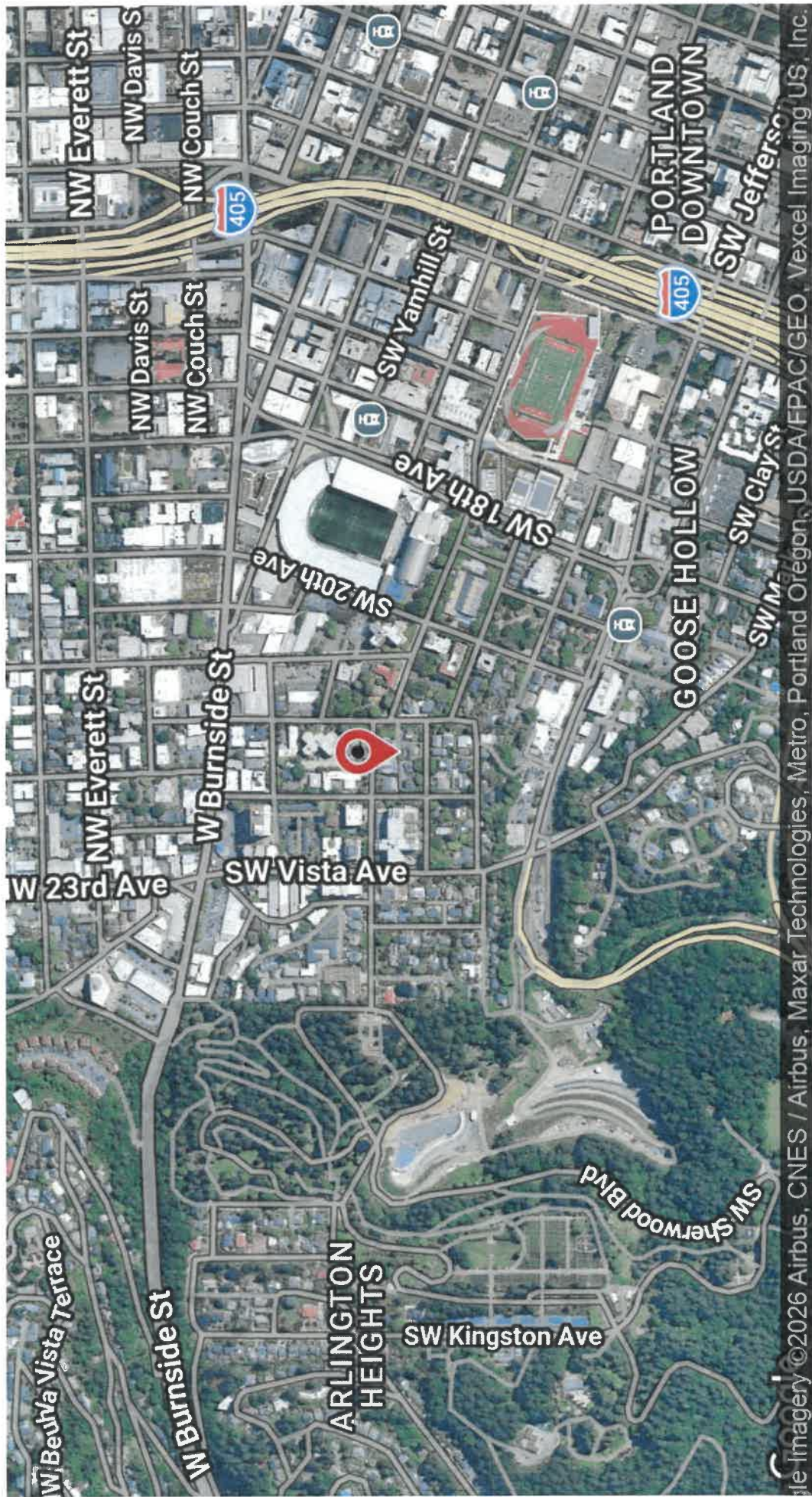
Location Map



Map data ©2026 Google



Aerial Map





THE RHODODENDRON OFFICE BUILDING

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION			
	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,612	11,964	38,934
Average Age	38.7	34.3	38.5
Average Age (Male)	38.4	35.4	38.1
Average Age (Female)	40.9	33.8	38.6
HOUSEHOLDS & INCOME			
	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,418	8,166	25,400
# of Persons per HH	1.5	1.5	1.5
Average HH Income	\$99,849	\$87,393	\$110,980
Average House Value	\$602,192	\$658,831	\$763,448

2023 American Community Survey (ACS)

