

THE VICTOR BUILDING

*±13,000 SF luxury office
building located in the
highly-desirable NW
Portland neighborhood.*

1640 NW IRVING ST
PORTLAND, OR 97209

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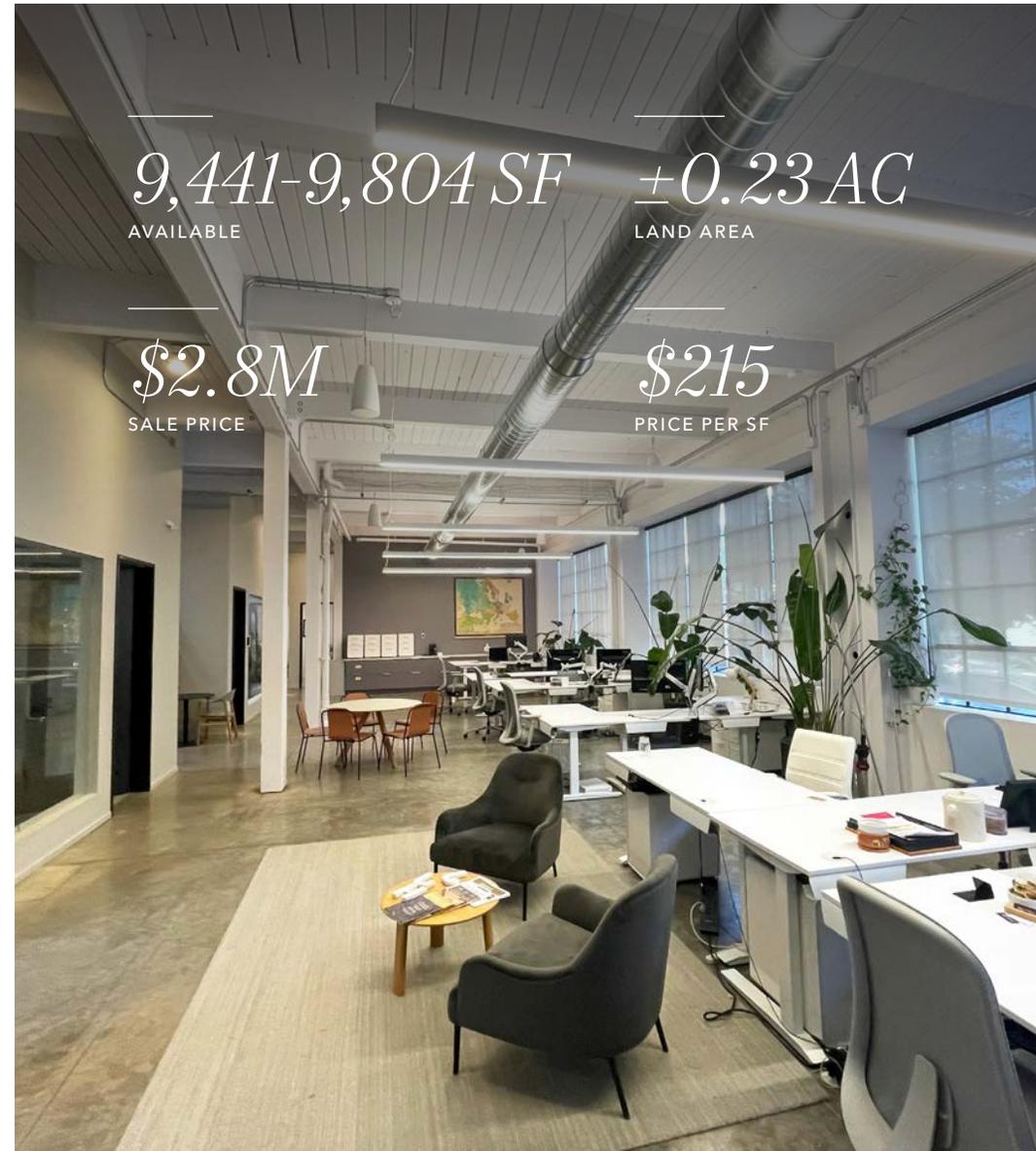


LUXURY OFFICE IN THE HEART OF NW PORTLAND

ADDRESS	1640 NW Irving St, Portland, OR 97209
BUILDING SIZE	±13,000 SF
OCCUPANCY	27%
TENANTS	2
ANNUAL INCOME	\$169,080
STORIES	2
YEAR BUILT	1929/2019
LAND AREA	±0.23 AC (±10,000 SF)
ZONING	EG1 - General Employment 1
SALE PRICE	\$2,800,000
PRICE PER SF	\$215
LEASE RATE	Call for rate

EG1 - GENERAL EMPLOYMENT 1 ZONING

Generally, the uses and character of this zone are oriented towards office and industry. Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.



9,441-9,804 SF
AVAILABLE

±0.23 AC
LAND AREA

\$2.8M
SALE PRICE

\$215
PRICE PER SF

INVESTMENT HIGHLIGHTS



LOCATED IN
CLOSE PROXIMITY
TO PORTLAND
STREETCAR, MAJOR
BUS ROUTES, AND IN
A HIGHLY-WALKABLE
NEIGHBORHOOD



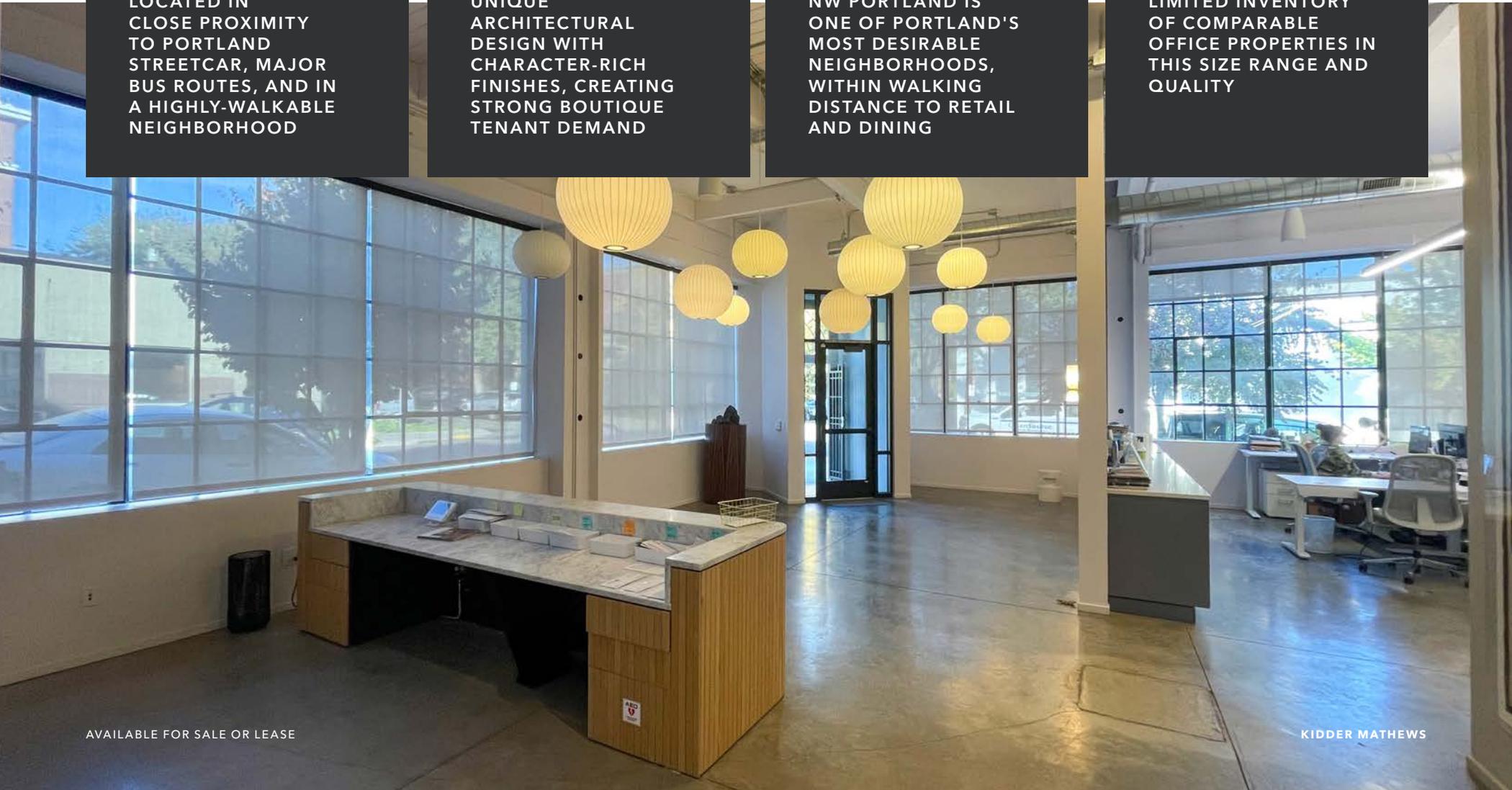
UNIQUE
ARCHITECTURAL
DESIGN WITH
CHARACTER-RICH
FINISHES, CREATING
STRONG BOUTIQUE
TENANT DEMAND



NW PORTLAND IS
ONE OF PORTLAND'S
MOST DESIRABLE
NEIGHBORHOODS,
WITHIN WALKING
DISTANCE TO RETAIL
AND DINING



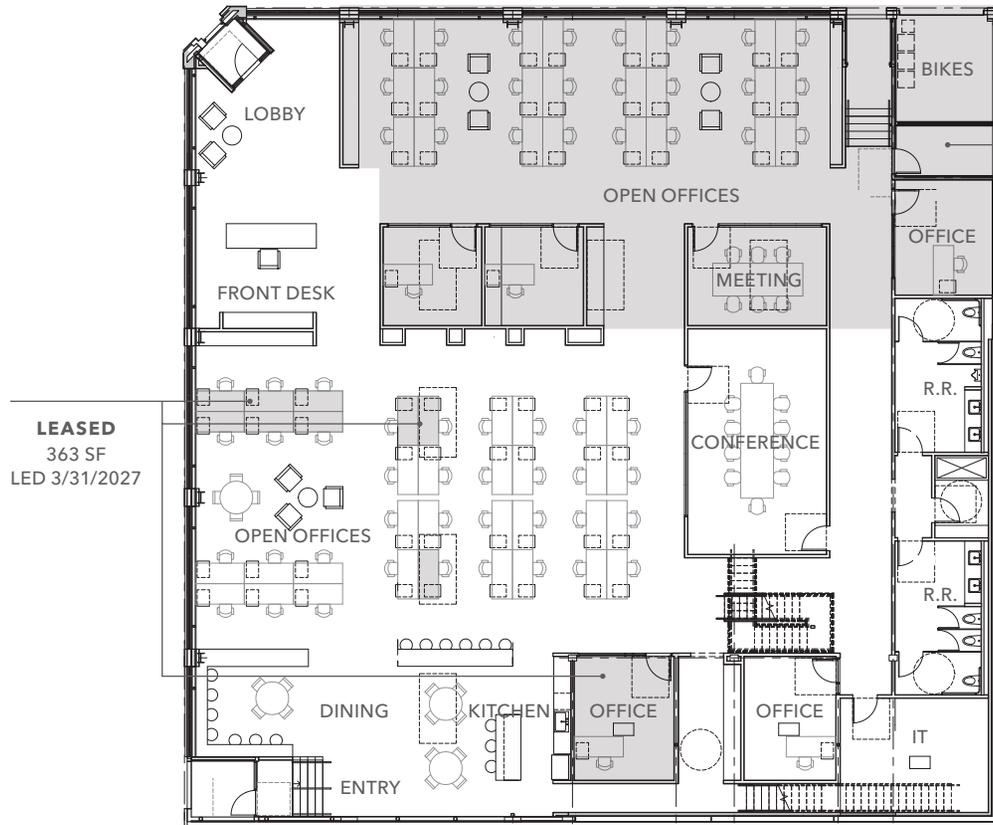
LIMITED INVENTORY
OF COMPARABLE
OFFICE PROPERTIES IN
THIS SIZE RANGE AND
QUALITY



THE VICTOR BUILDING



MAIN FLOOR PLAN



LEASED
3,196 SF
LED 12/31/2026

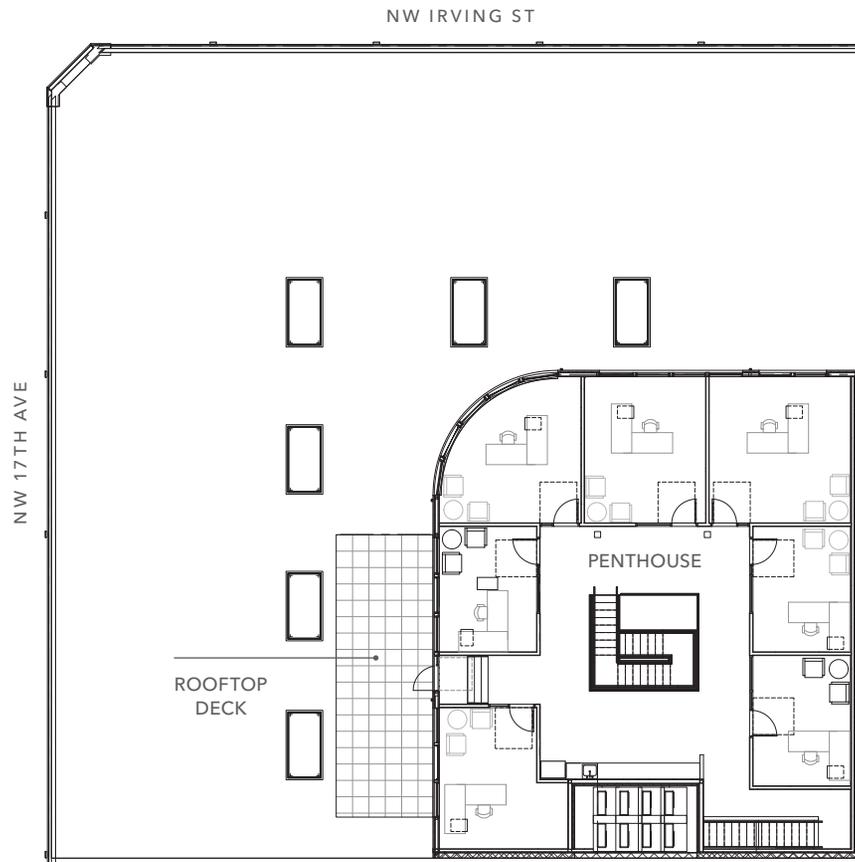
LEASED
363 SF
LED 3/31/2027



9,636 SF

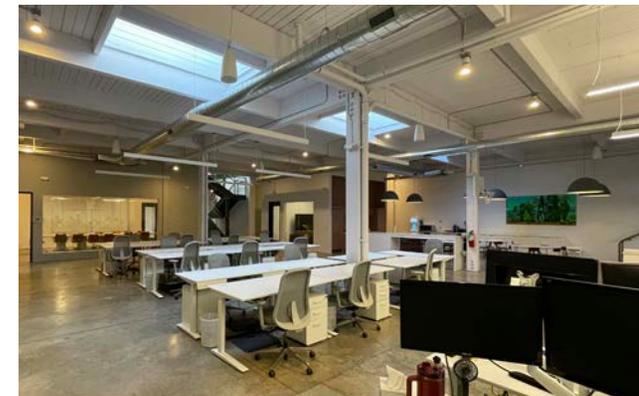
MAIN FLOOR AREA

SITE PLAN

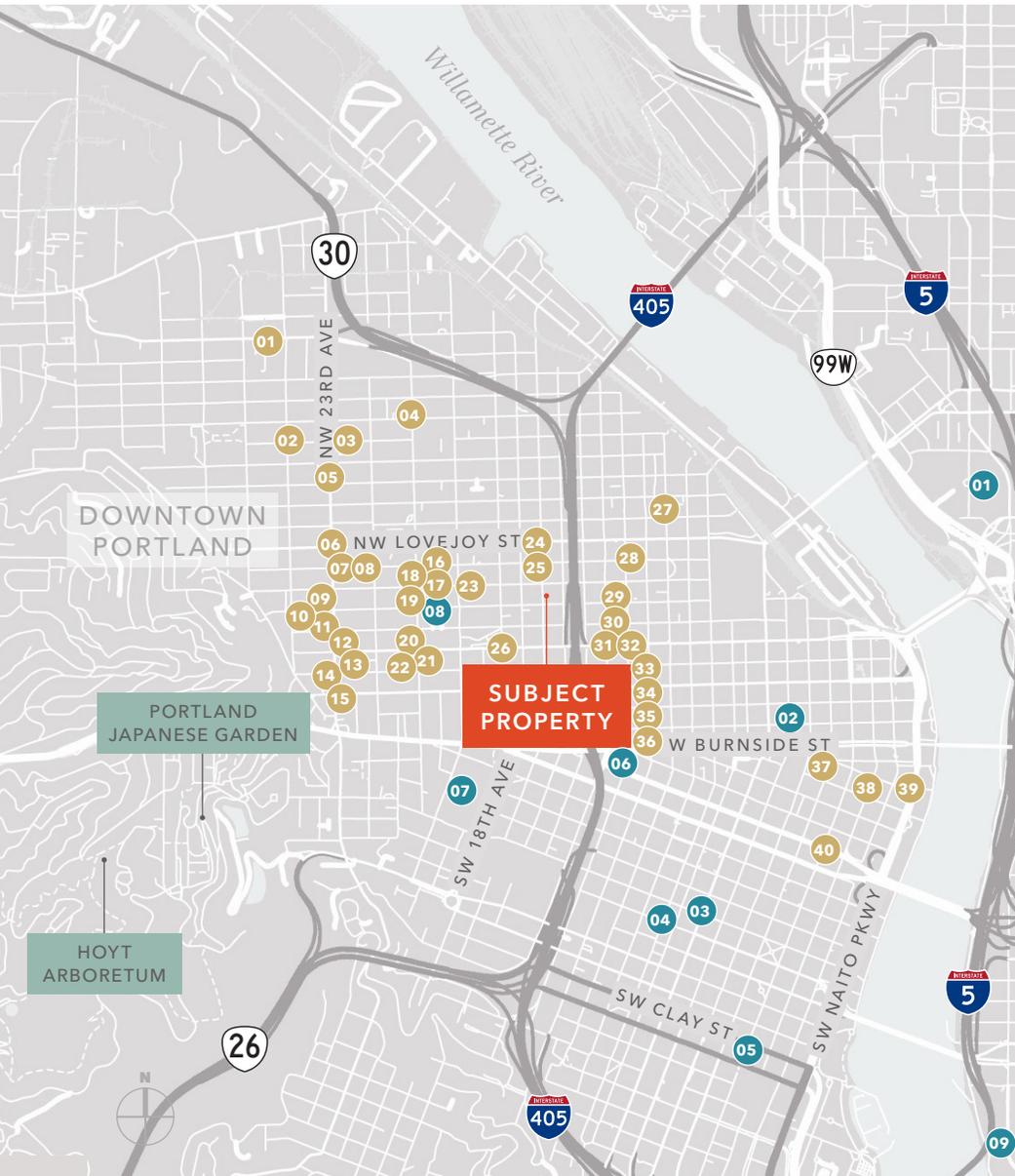


±0.23 AC
LAND AREA

AVAILABLE FOR SALE OR LEASE



THE VICTOR BUILDING



EAT + DRINK

- 01 Urban Steel Kitchen & Bar
- 02 Stepping Stone Cafe
- 03 Matador NW Portland
- 04 Besaws
- 05 Top Burmese Burma Joy
- 06 Nob Hill Bar & Grill
- 07 Bamboo Sushi
- 08 Salt & Straw
- 09 Fireside
- 10 Papa Hyden
- 11 Jo Bar & Rotisserie
- 12 Henry Higgins Boiled Bagels
- 13 Escape from New York Pizza
- 14 Harlow
- 15 Thai Bloom
- 16 Swagat Indian Cuisine
- 17 Ranch PDX
- 18 Laughing Planet
- 19 Serrato Restaurant & Bar
- 20 Twenty First Ave Kitchen & Bar
- 21 Bhuna Indian Restaurant
- 22 Calle 21
- 23 Cafe Nell
- 24 Paymaster Lounge
- 25 The Triple Lindy
- 26 Hostel Cafe

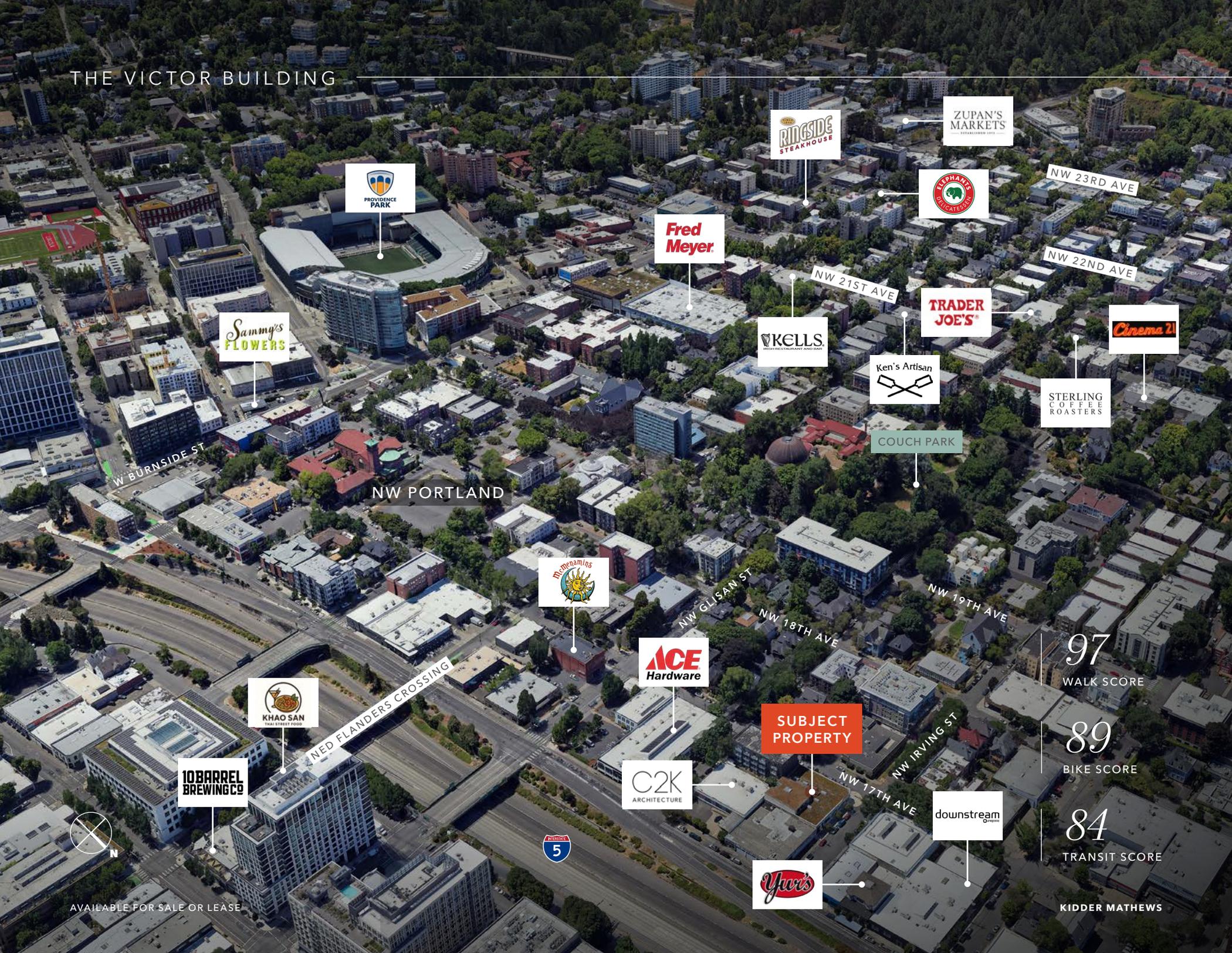
EAT + DRINK CONT.

- 27 Via Delizia
- 28 JoJo
- 29 Irving Street Tapas
- 30 The Star Portland
- 31 Brix Tavern
- 32 Nom Nom Asian Tapas
- 33 Andina
- 34 10 Barrel Brewing
- 35 Piattino
- 36 McMenamins Hal's Cafe
- 37 Portland City Grill
- 38 Pine Street Market
- 39 Lechon
- 40 Killer Burger

ATTRACTIONS

- 01 Moda Center
- 02 Roseland Theater
- 03 Newmark Theater
- 04 Portland Art Museum
- 05 Keller Auditorium
- 06 McMenamins Crystal Ballroom
- 07 Providence Park
- 08 Cinema 21
- 09 OMSI

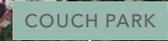
THE VICTOR BUILDING



NW 23RD AVE

NW 22ND AVE

NW 21ST AVE



W BURNSIDE ST

NW PORTLAND



NW GLISAN ST

NW 18TH AVE

NW 19TH AVE



97
WALK SCORE



NED FLANDERS CROSSING



89
BIKE SCORE



84
TRANSIT SCORE



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

Exclusively listed by

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