

FOR SALE

Excellent Investment Opportunity
BURNSIDE TROLLEY BUILDING



14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com



- 2705 E Burnside Street
Portland, OR 97214
- 18,815 SF office building
- Sale price: \$4,300,000
- NOI: \$270,650
- Cap rate: 6.3%
- Over half of the tenants
have been here 10+ years



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

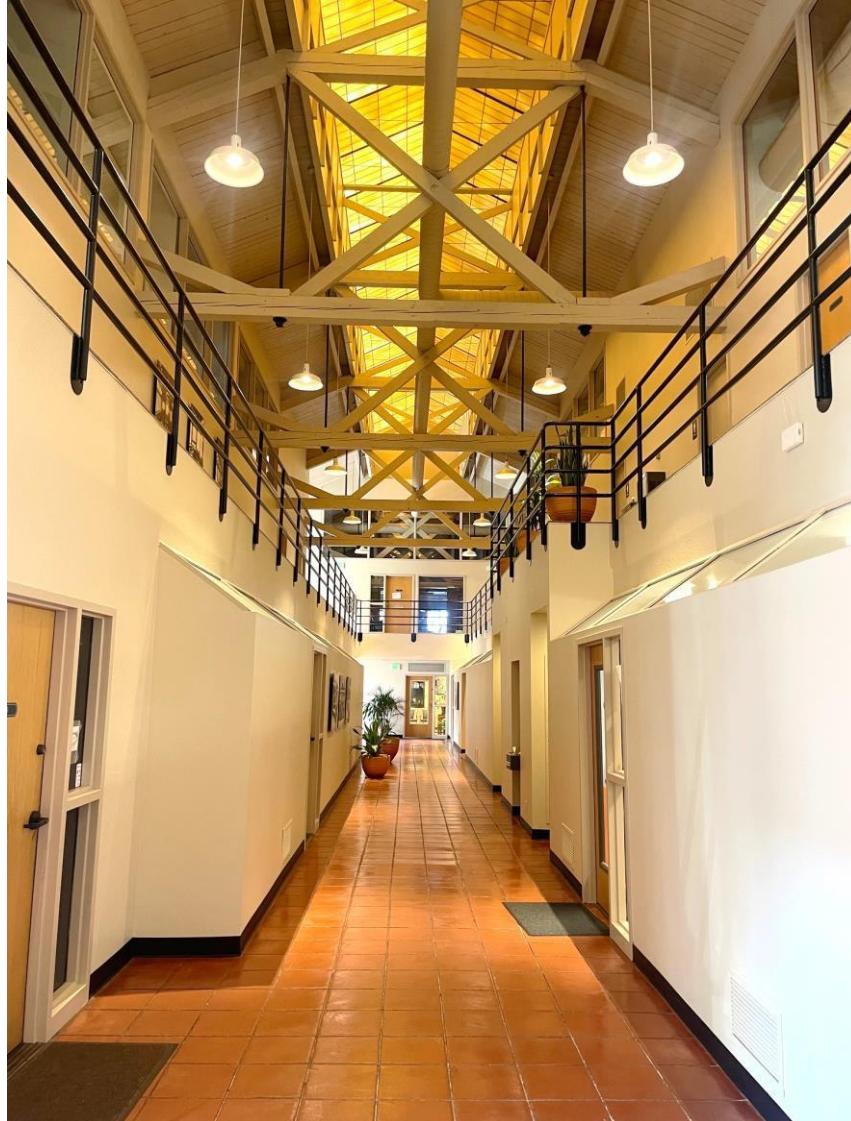
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- 2-story building
- Elevator served
- Classic brick building exterior
- On site parking
- Ideal office space in close-in Portland, surrounded by amenities



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On the National Register of Historic Places, Bay E served as a streetcar car barn in the early 1950's.



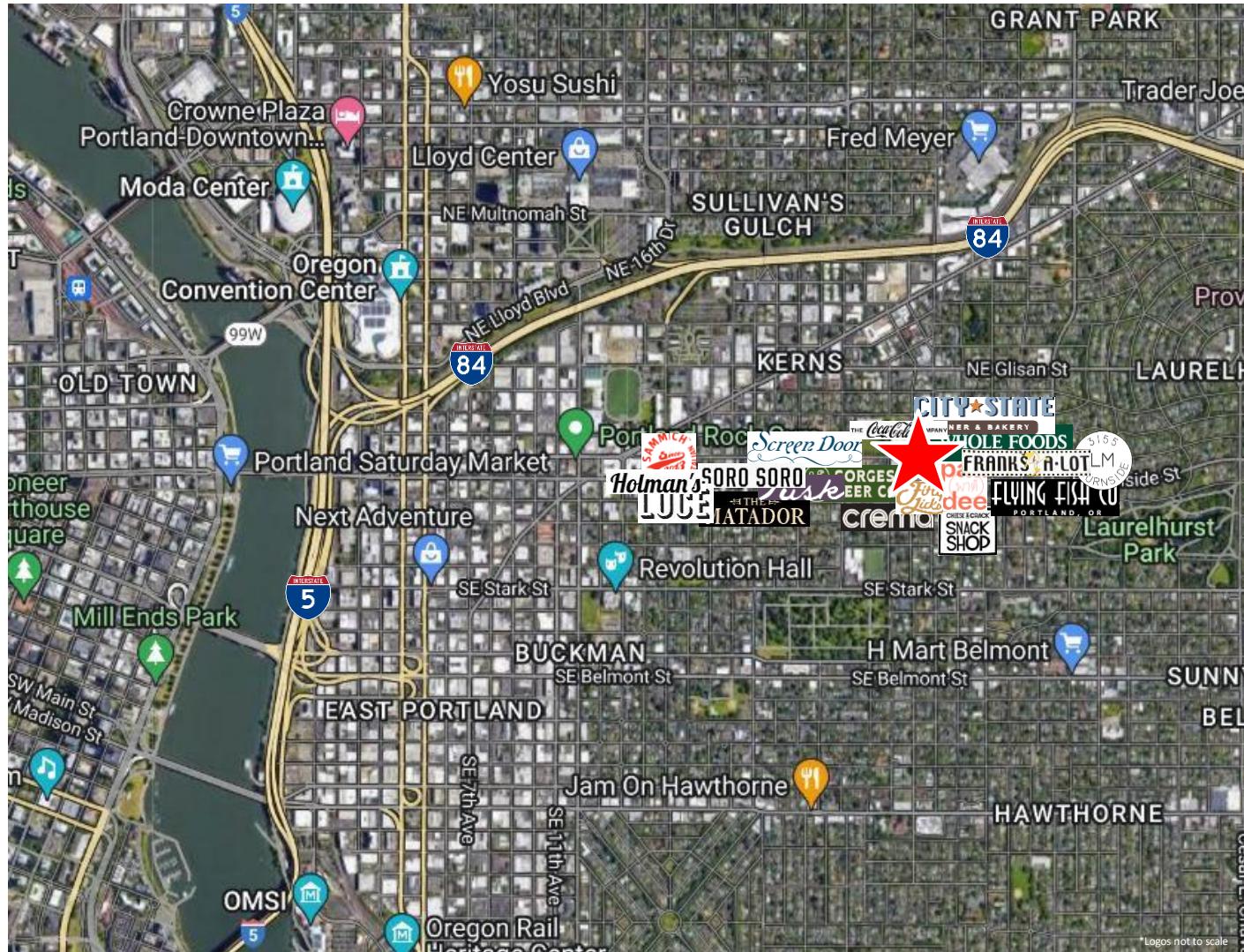
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	35,640	253,962	468,789
2028 Projected Population	36,041	255,599	468,403
Est. Average Household Income	\$102,354	\$106,740	\$106,936
Est. Total Employees	25,238	329,826	447,264

Average Daily Traffic

E Burnside St @ SE 28th Ave E – 18,473

NE 28th Ave @ NE Couch St N – 6,348

E Burnside St @ NE 29th Ave E – 17,982