

Stand Alone Opportunity

11000 SW BARBUR BOULEVARD | PORTLAND, OR 97219



FOR SALE
& LEASE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY DESCRIPTION

Highly visible two-story office building on SW Barbur Boulevard near the Highway 99 and Interstate 5 interchange. The property has a large monument sign facing SW Barbur Boulevard along with building signage available.

There is one available space for lease. The first-floor office space has eight private offices, a breakroom, and two large open areas for workspace/workstations.

PROPERTY HIGHLIGHTS

- Move-in ready office space
- Abundant natural light
- Well-maintained office building
- Signage available
- Off-street parking
- 3.2/1,000 parking ratio
- Potential for the full building to become available

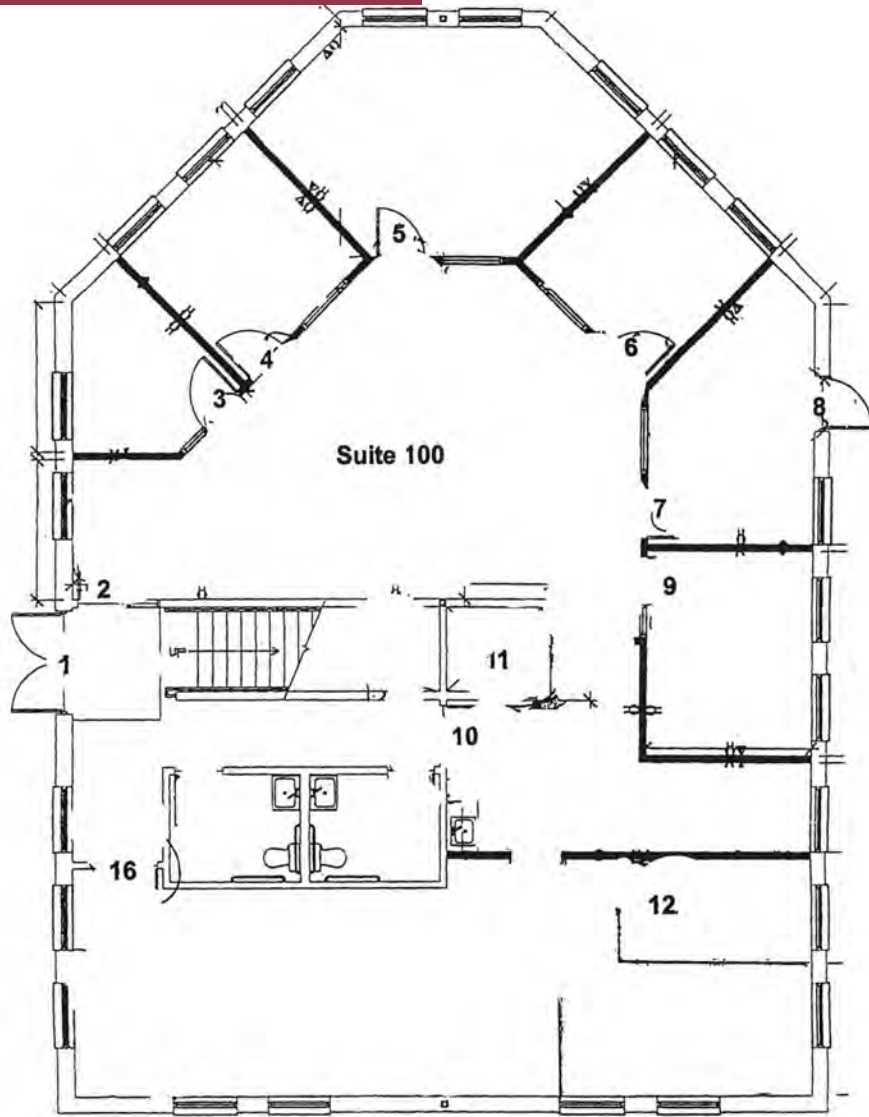
OFFERING SUMMARY

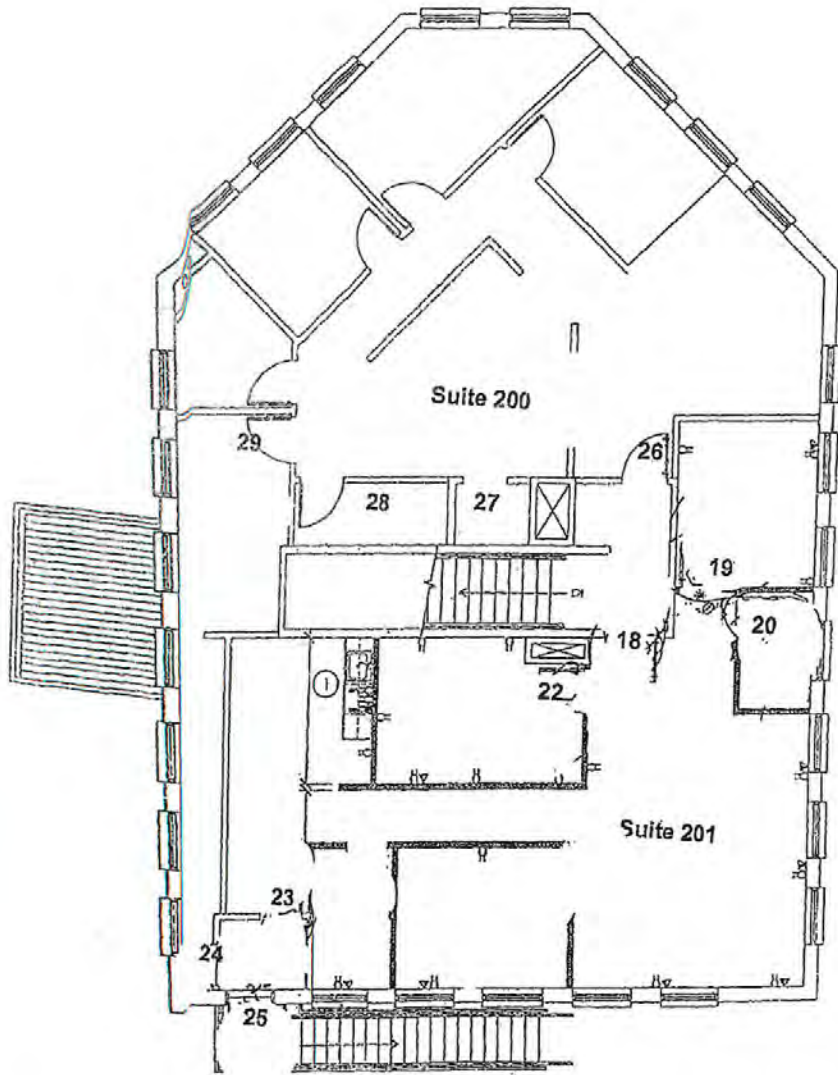
Sale Price:	\$1,800,000
Lease Rate:	\$23.50 SF/yr (Gross)
	*Tenant to pay for interior janitorial
Available SF:	2,000-3,000 SF
Lot Size:	12,130 SF
Building Size:	6,000 SF

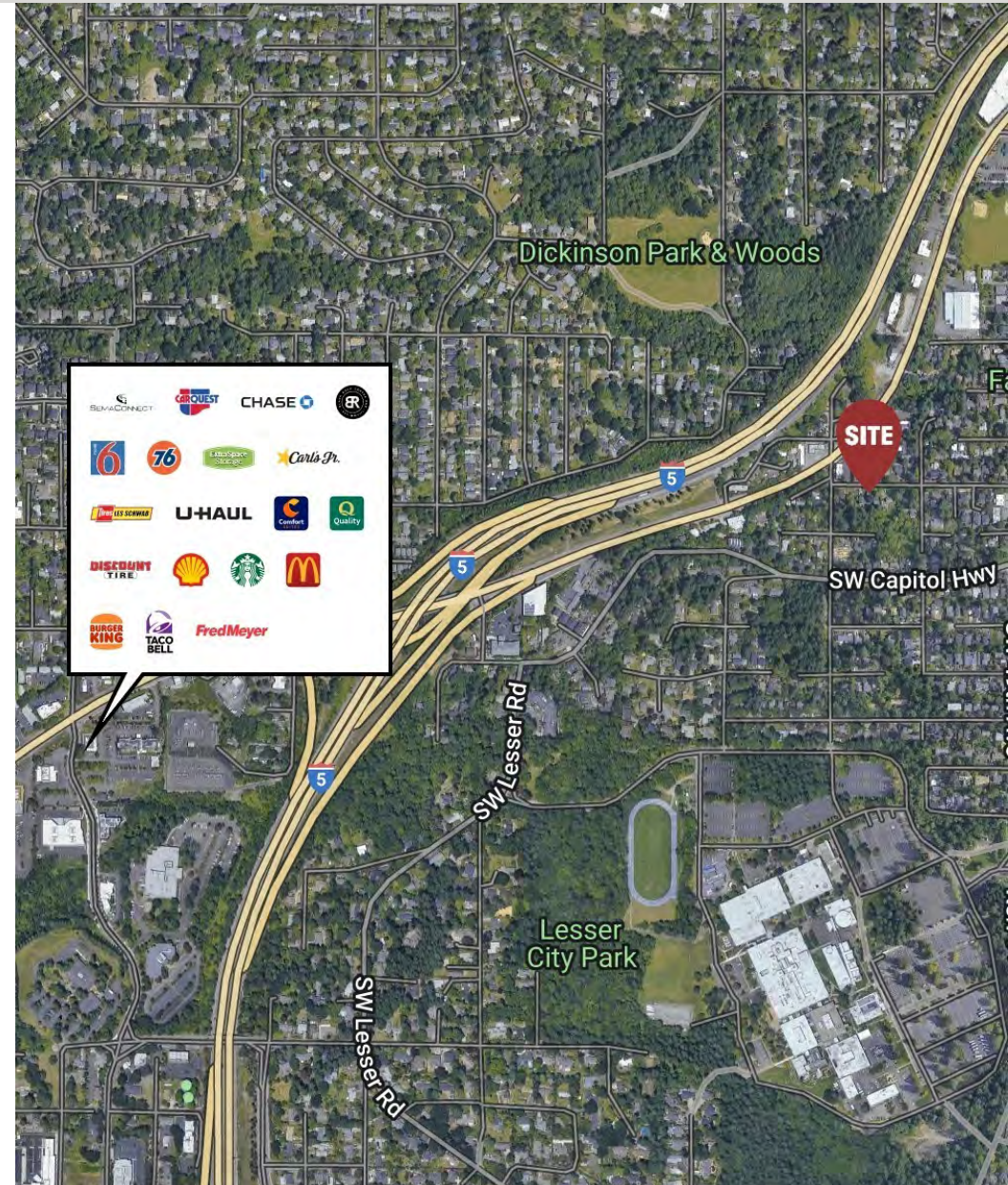
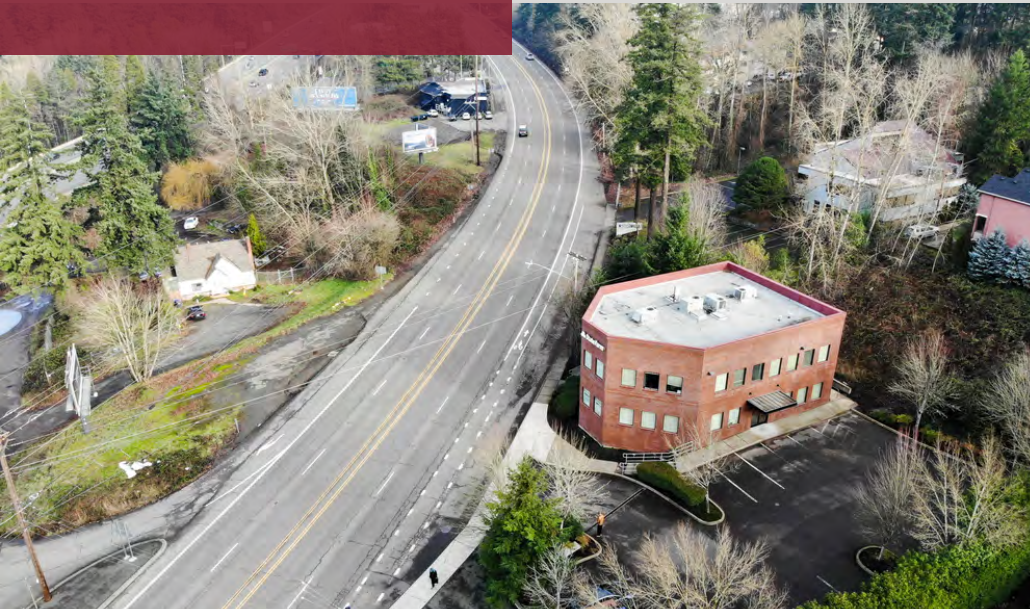
AVAILABLE SPACES	LEASE RATE	SPACE SIZE
100	\$23.50 SF/yr	2,000-3,000 SF



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LOCATION OVERVIEW

This property is located right on Barbur Boulevard, a major corridor for the city of Portland. The location provides quick access to downtown Portland and local freeways including Interstate 5, Highway 99, and Highway 217. Many restaurants and coffee shops are nearby along with the proposed light rail expansion.

POINTS OF INTEREST

POINTS OF INTEREST	DISTANCE	TIME
Interstate 5	1.0 mi	2 min
Highway 217	2.0 mi	5 min
Highway 99	1.7 mi	4 min
Portland City Center	7.1 mi	13 min



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