

FOR SALE



ASH CREEK CEDARS

9860 SW HALL BLVD, PORTLAND, OR

 **Kidder
Mathews**

PREMIER OFFERING CONVENIENTLY LOCATED

Ash Creek Cedars is a well maintained, conveniently located, Washington Square area office building in a tranquil setting contiguous to Metzger park and surrounded by mature deciduous and evergreen trees.

The history of the building has seen almost 100% occupancy for many years. Professional services companies occupy 500-1,000 SF suites on one to three year lease terms. Currently there are some short term leases and vacancies that would allow an owner user to occupy 500-2,500 SF.

The current rents are under market and the Proforma Rent create value for an investor.

\$1.495M

SALE PRICE

6.2K SF

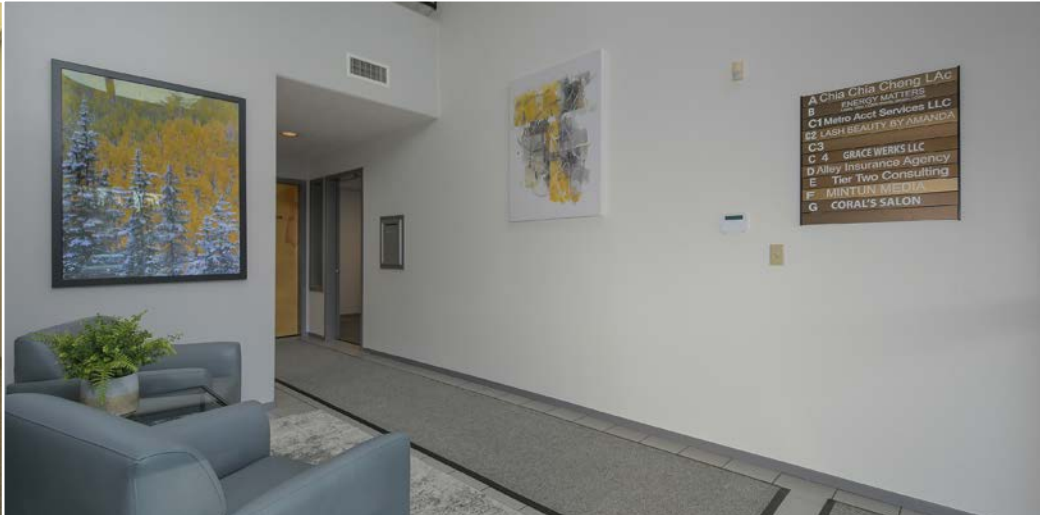
TOTAL BUILDING AREA



ADDRESS	9860 SW Hall Blvd, Portland, OR
TOTAL BUILDING AREA	6,200 SF
LOT SIZE	.47 AC
YEAR BUILT	1990
AVAILABLE SPACE	948-2,066 SF
PARKING	22 on-site spaces
SALE PRICE	\$1,495,000



ASH CREEK CEDARS



- A Chia Chia Chong L.A.C.
- B DRESSY MATTERS
- C1 Metro Apoc Services LLC
- C2 LASH BEAUTY BY AMANDA
- C3
- C 4 GRACE WERKS LLC
- D Alley Insurance Agency
- E Ther Two Consulting
- F MINTIN MEDIA
- G CORAL'S SALON



Ample parking

INCOME AND EXPENSES

UNITS	Rentable SF	Lease Expiration	Building %
A (Available)	948	4/30/2024	15%
B	472	6/30/2025	7%
C1	200	2/3/2025	5%
C2	346	7/31/2025	7%
C3	630	6/30/2025	9%
C4	428	5/31/2025	8%
D	724	8/31/2024	10%
E (Available)	1,118	Vacant	16%
F	771	5/31/2024	14%
G	264	12/31/2024	5%
H	220	1/31/2025	4%
Closet	27		

A new owner will have the opportunity to occupy part of the building, as two of the suites are currently vacant.

OPERATING EXPENSES	Yearly Amounts
Taxes	\$9,161
Insurance	\$2,794
Electric	\$5,476
Gas	\$2,484
Sewer and Water	\$3,177
Garbage	\$670
Janitorial	\$4,023
Landscape	\$1,898
Carpet	\$356
HVAC	\$1,522
Security	\$1,244
Management	\$3,620
Total Yearly Operating Expenses	\$36,425

\$103,440

PREVIOUS YEAR
ANNUAL RENT

\$134,616

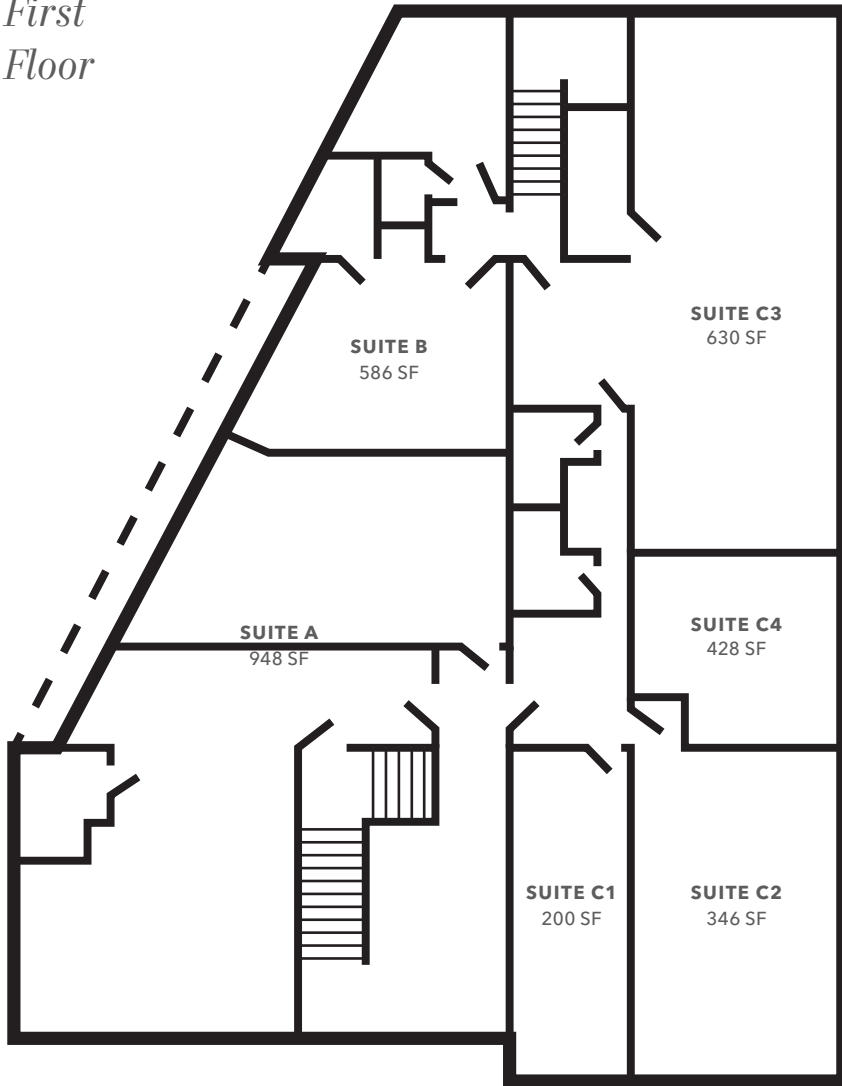
PROFORMA RENT

\$36,425

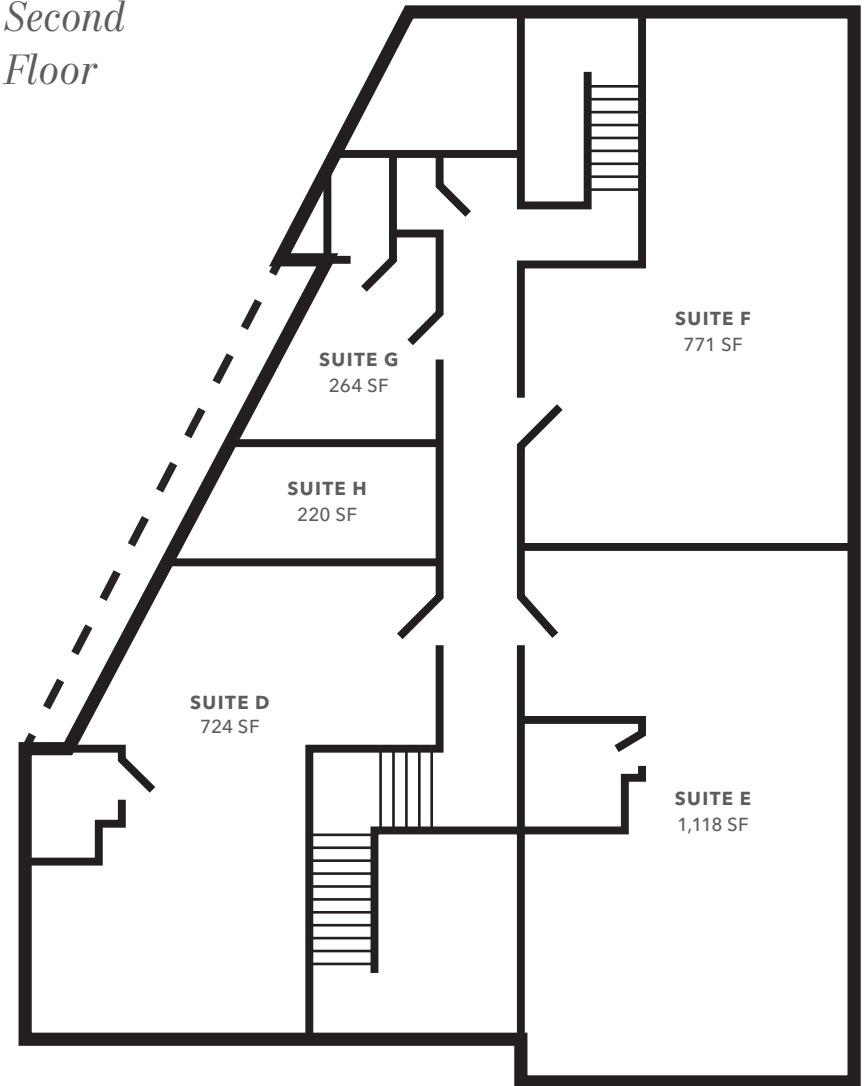
CURRENT YEAR
OPERATING EXPENSES

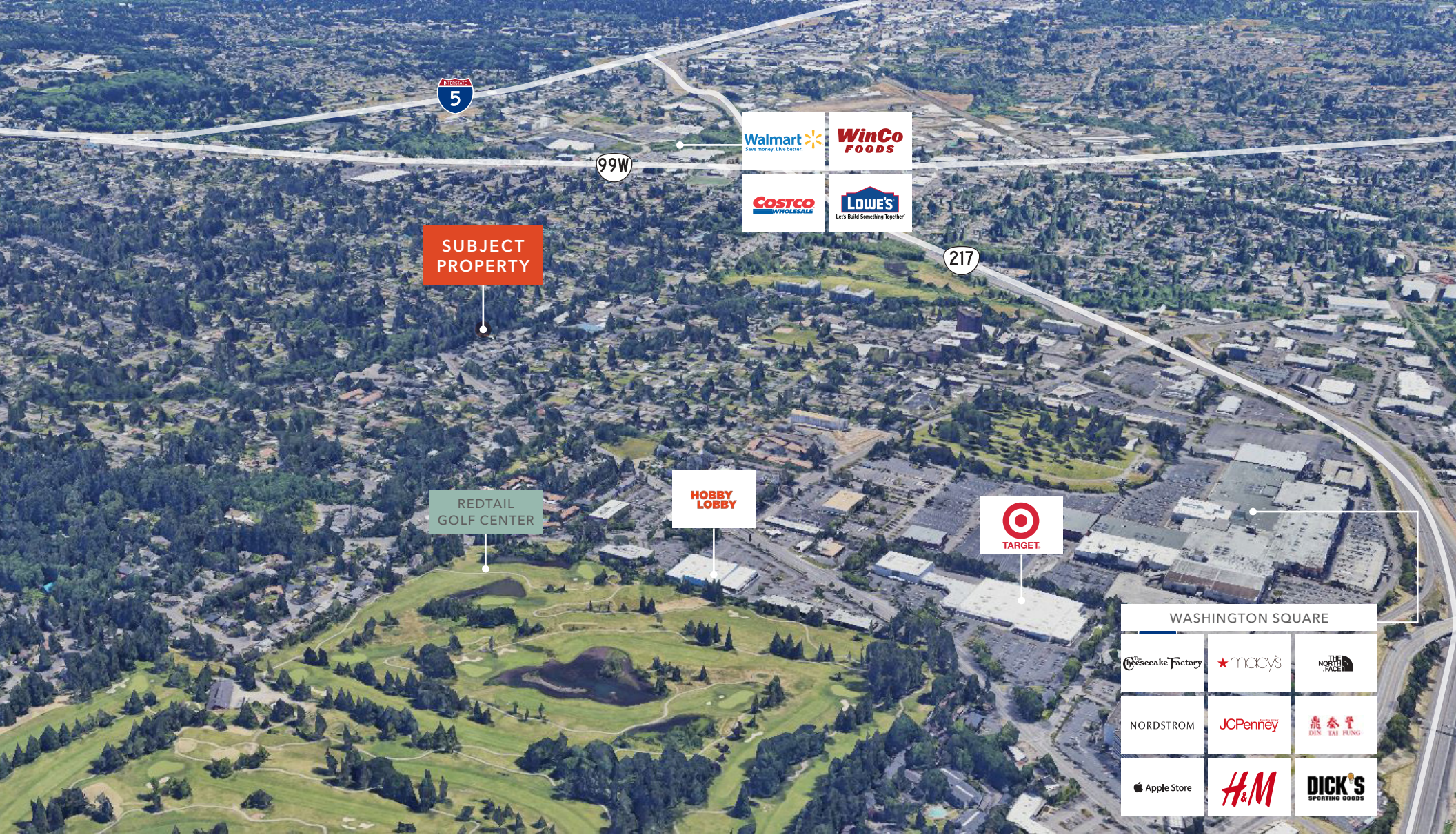
FLOOR PLANS

*First
Floor*



*Second
Floor*





**SUBJECT
PROPERTY**

**RETAIL
GOLF CENTER**

**HOBBY
LOBBY**

TARGET

WASHINGTON SQUARE

NORDSTROM	JCPenney	
	H&M	DICK'S SPORTING GOODS



ASH CREEK CEDARS

9860

Exclusively sold by

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KIDDER.COM

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