

21
12

FOR SALE



2112 SW 1st Avenue
Portland, OR 97201

\$4,250,000

This 16,230 SF office/creative flex space is a great owner/user opportunity!

- 32 Parking Stalls on site

The 2112 Building is a two story, mid century design, creative flex space - currently designed for creative content production: sound, video, photography, mini-theater, multiple server rooms, (unfinished) photographers studio.

Located on the corner of SW First Avenue and SW Naito Parkway, the property offers great corner visibility and easy access to all major freeway systems in the downtown Portland area. Located one block from the Max Orange Line, one block from the Portland Streetcar and Trimet just steps away, this property allows multiple mass transit options. In addition, the building offers Enterprise Level Fiber Internet Service.

Subject Facts

Site Address	2112 SW 1st Avenue Portland, OR 97201
Legal Address	1S1E03CC 00200
Site Area	21,333 SF (.49 acres)
Location	Between SW 1st Avenue and SW Naito Parkway
Frontage	SW Naito Parkway
Current Zoning	CX (Central Commercial)
Improvements	Existing 16,230 SF Office/Flex Space
Parking	32 parking stalls: 15 surface stalls and 17 stalls in a secure basement garage that can also be used for storage.
Loading	Dock high loading available for light manufacturing



Property/Location Highlights

In the Downtown neighborhood in Portland. Nearby parks include Tom McCall Waterfront Park, South Park Blocks and Pettygrove Park.



83

Very Walkable
Most errands can be accomplished on foot



88

Excellent Transit
Transit is convenient for most trips



90

Very Bikeable
Mostly flat, excellent bike lanes

Colliers

2112 Building Portland, OR

Location - The Downtown Neighborhood - Central Business District

Portland's downtown is a compact, walkable hub that provides easy access to excellent food, green spaces, cultural attractions and tax-free shopping. The City has a diverse selection of retail stores, shows and meals from a food cart or fine dining restaurant to choose from - all within the convenient heart of Portland.

The 2112 Building is located near Tom McCall Waterfront Park with 1.5 miles of paved walking/biking paths along the Willamette River along with the Salmon Street Springs and the Japanese Historical Plaza.

Land Use Designation - CX Zone (Central Commercial)

The CX zone is a high density commercial zone intended for development within Portland's most urban and intense areas. The CX zone allows for intense development with high building coverage and large buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive street scape. The site has future re-development potential.



Distance to...



13.1 miles to PDX



.6 miles to
Tom McCall
Waterfront Park



1.0 mile to
Pioneer Court-
house Square



.6 miles to
Keller Auditorium



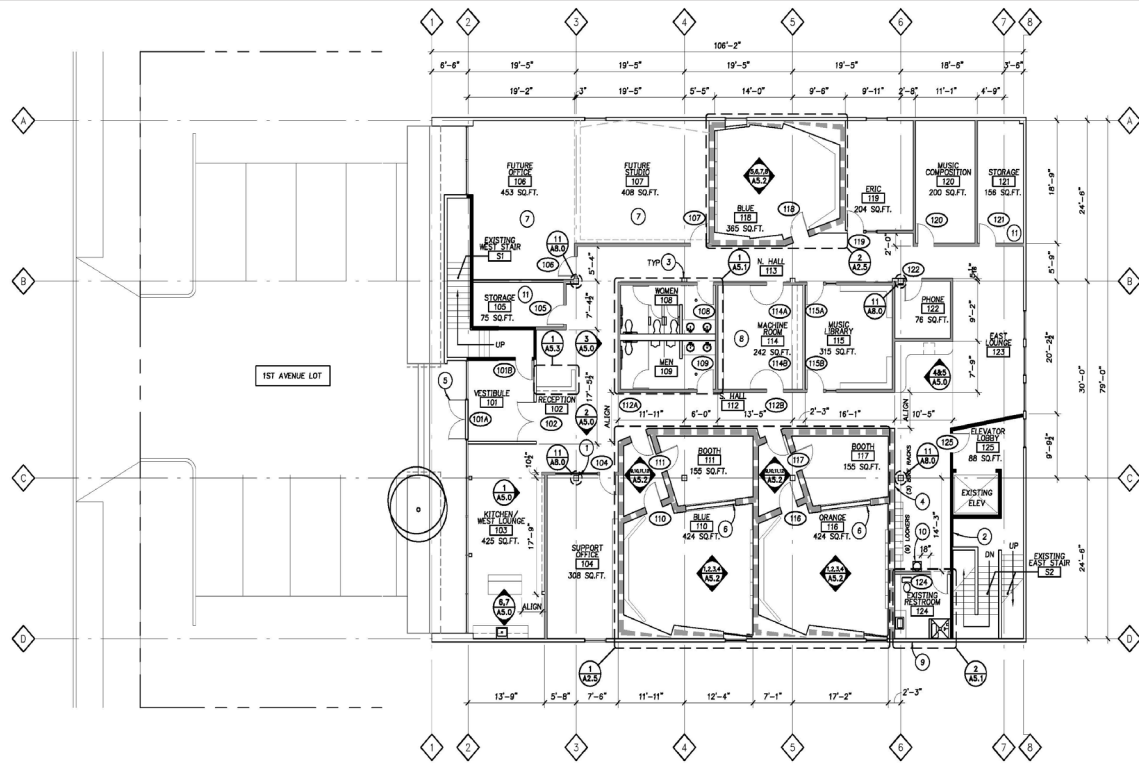
1.3 miles to
South Water-
front



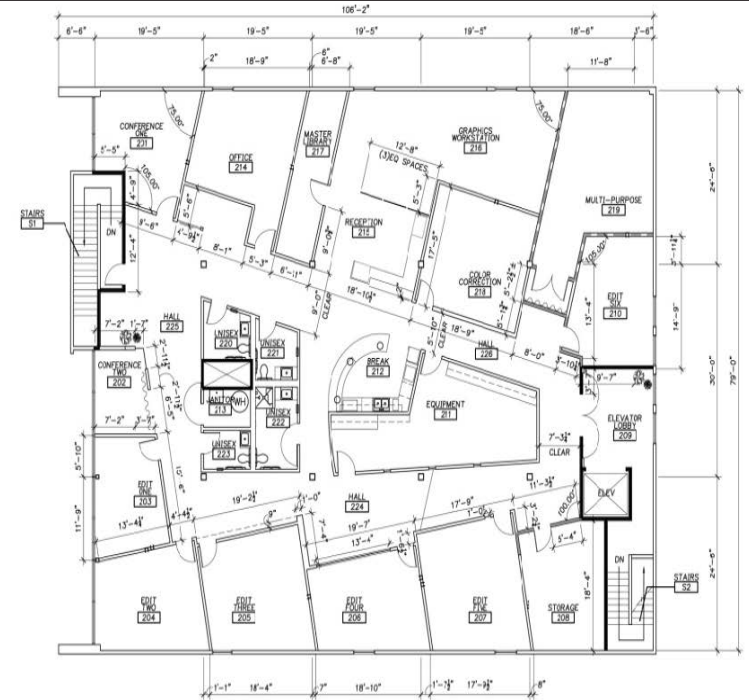
2112 Building Portland, OR



CLICK ON EITHER FLOORPLAN FOR A TOUR OF THE RESPECTIVE FLOOR



1 FIRST FLOOR PLAN
A22 1/8"=1'-0"



1 SECOND FLOOR PLAN
A22 1/8"=1'-0"

RECENT UPGRADES:

- Sound dampening pad under the Max tracks on SW Lincoln Street
- New 3,000 pound 3-stop elevator and ADA upgrades throughout
- Currently designed for creative content production: sound, video, photography, mini-theater, multiple server rooms, photographers studio (unfinished)

OTHER FEATURES

- Located in Opportunity Zone, Enterprise Zone, North Macadam Urban Renewal TIF Zone
- Wide open creative spaces as well as several private offices
- Natural light with views of Mt. Hood.

Area Demographics

Population Trend



133,700

2000 Total Population



150,941

2010 Total Population



192,207

Current Total Population



202,327

5 Yr Projected Total Population

Median Household Income



\$88,938

Current Median HH Income



\$105,898

5 Yr Projected Median HH Income

Average Household Income



136,148

Current Average HH Income



158,228

5 Yr Projected Avg HH Income

Per Capita Income



\$72,074

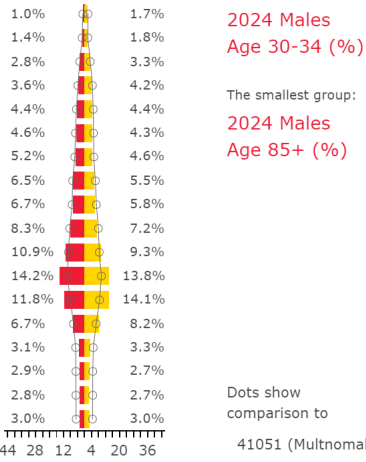
Current Per Capita Income



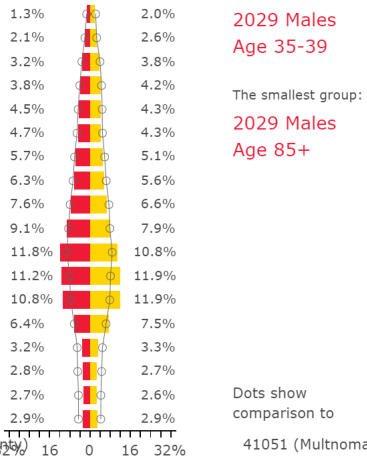
\$83,950

5 Year Projected Per Capita Income

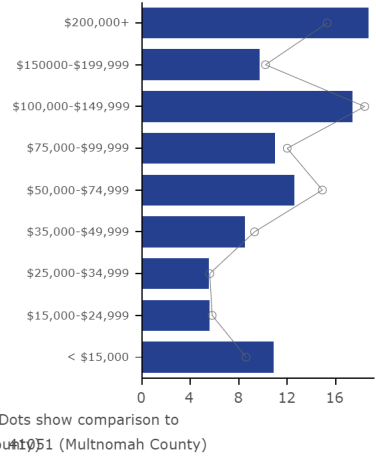
Current Age Pyramid



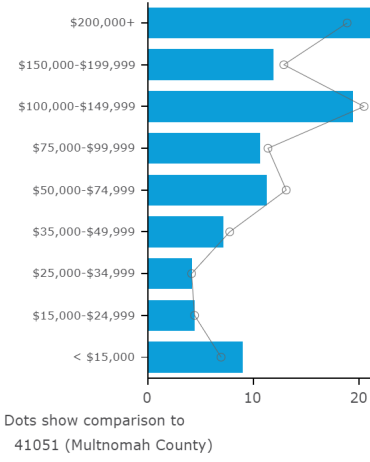
5 Yr Projected Age Pyramid



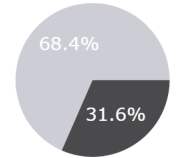
Current HH By Income



5 Yr Projected HH By Income

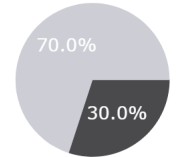


Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

Race and ethnicity

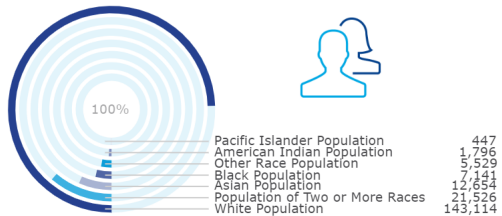
The largest group: White Alone (74.46)

The smallest group: Pacific Islander Alone (0.23)

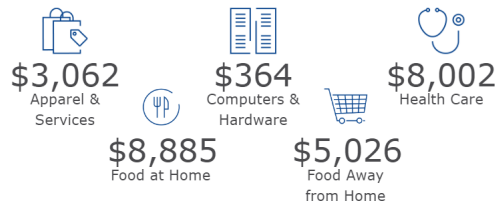
Indicator	Value	Difference
White Alone	74.46	+8.18
Black Alone	3.72	-2.04
American Indian/Alaska Native Alone	0.93	-0.34
Asian Alone	6.58	-1.49
Pacific Islander Alone	0.23	-0.48
Other Race	2.88	-3.51
Two or More Races	11.20	-0.33
Hispanic Origin (Any Race)	8.85	-4.95

Bars show deviation from 41051 (Multnomah County)

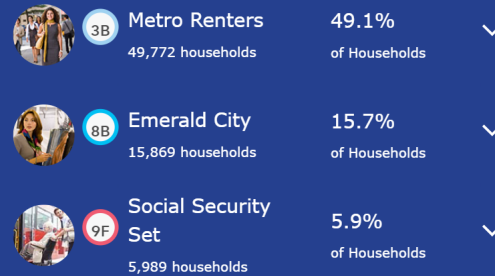
Current Year Population By Race



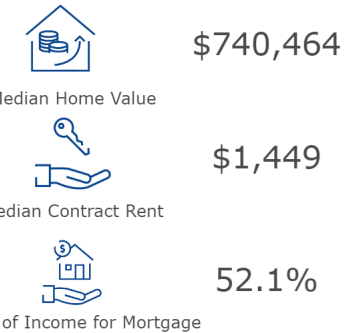
Current Annual Household Spending



Tapestry segments



Current Year Housing Stats



2112 SW 1st Ave, Portland, Oregon, 97201
3 mile radius

Population, Income & Housing Trends





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