

PROPERTY SUMMARY

FOR SALE | \$1,700,000 | INVESTOR OR OWNER-USER OPPORTUNITY
140 SW ARTHUR ST, PORTLAND, OR 97201



PROPERTY DESCRIPTION

Light filled three suite office building centrally located between Downtown Portland, the South Waterfront, and OHSU. The building has recent updates, is elevator served, and has 10 off-street parking stalls.

PROPERTY HIGHLIGHTS

- Seller carry available!
- Within blocks of the I-5 and 405 freeways
- Minutes from OHSU, Portland VA Medical Center, and Shriners Children's Hospital
- Opportunity Zone
- Three full floor suites; all currently leased, but opportunity for owner-user
- Capital Improvements: roof replaced 2014, HVAC units replaced in 2015, exterior of building painted in 2016

OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	6,531 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,470	78,044	180,149
Total Population	17,682	142,278	375,753
Average HH Income	\$65,321	\$71,219	\$76,807

MICK GRIEP

Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

FOR SALE | \$1,700,000
140 SW ARTHUR ST, PORTLAND, OR 97201



MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

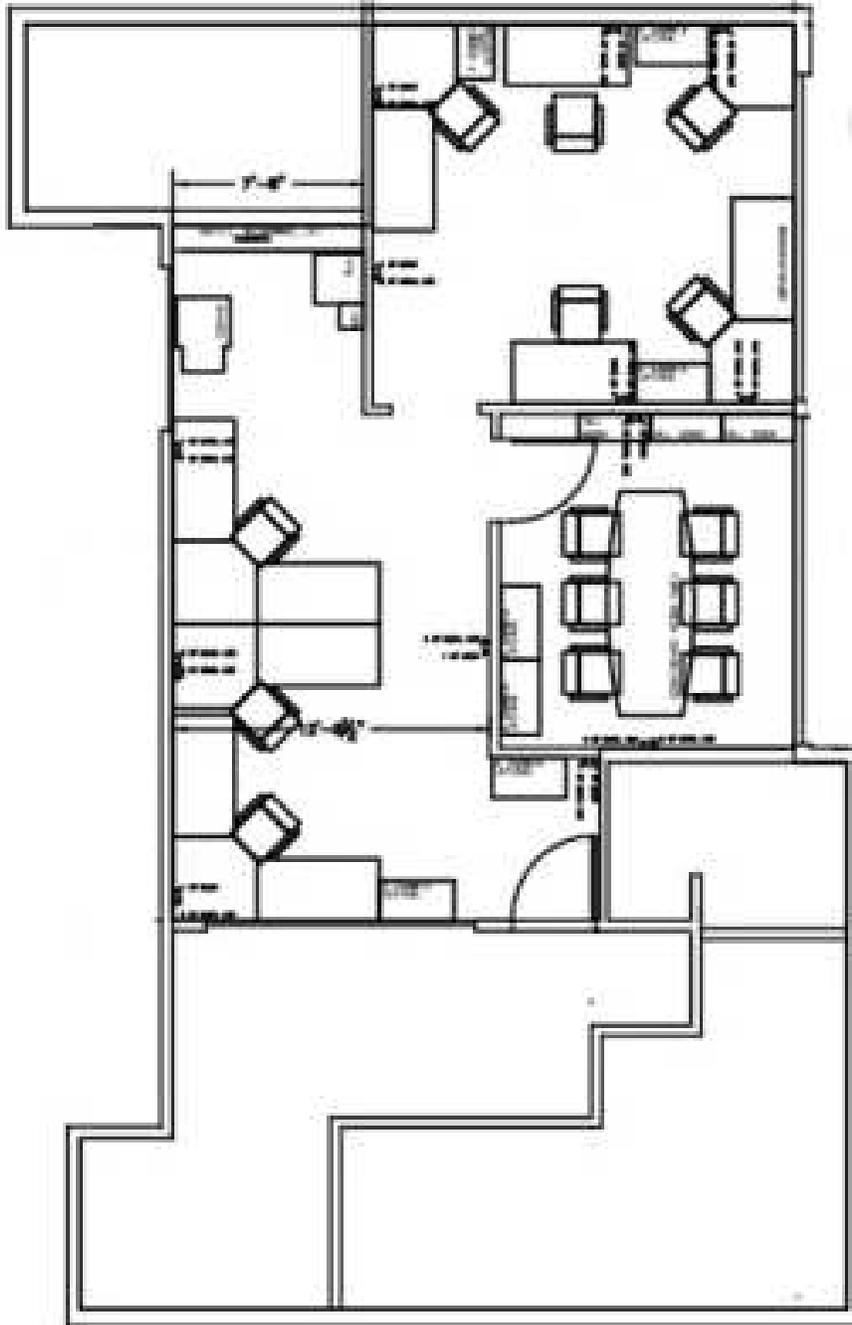
DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



SUITE 100 - 1,405 SF

FOR SALE | \$1,700,000
140 SW ARTHUR ST, PORTLAND, OR 97201



MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

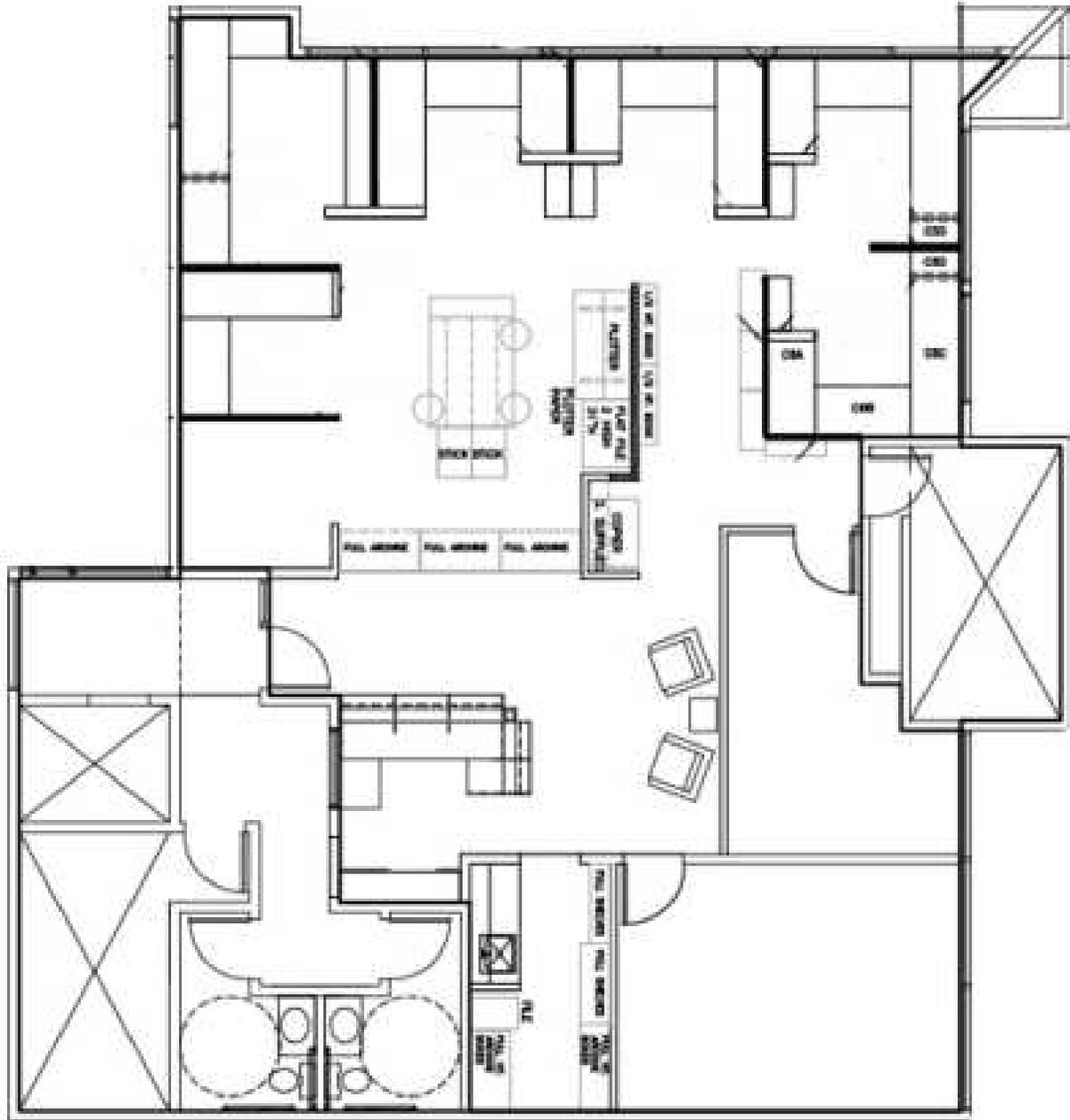
DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



SUITE 200 - 2,345 SF

FOR SALE | \$1,700,000
140 SW ARTHUR ST, PORTLAND, OR 97201



MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

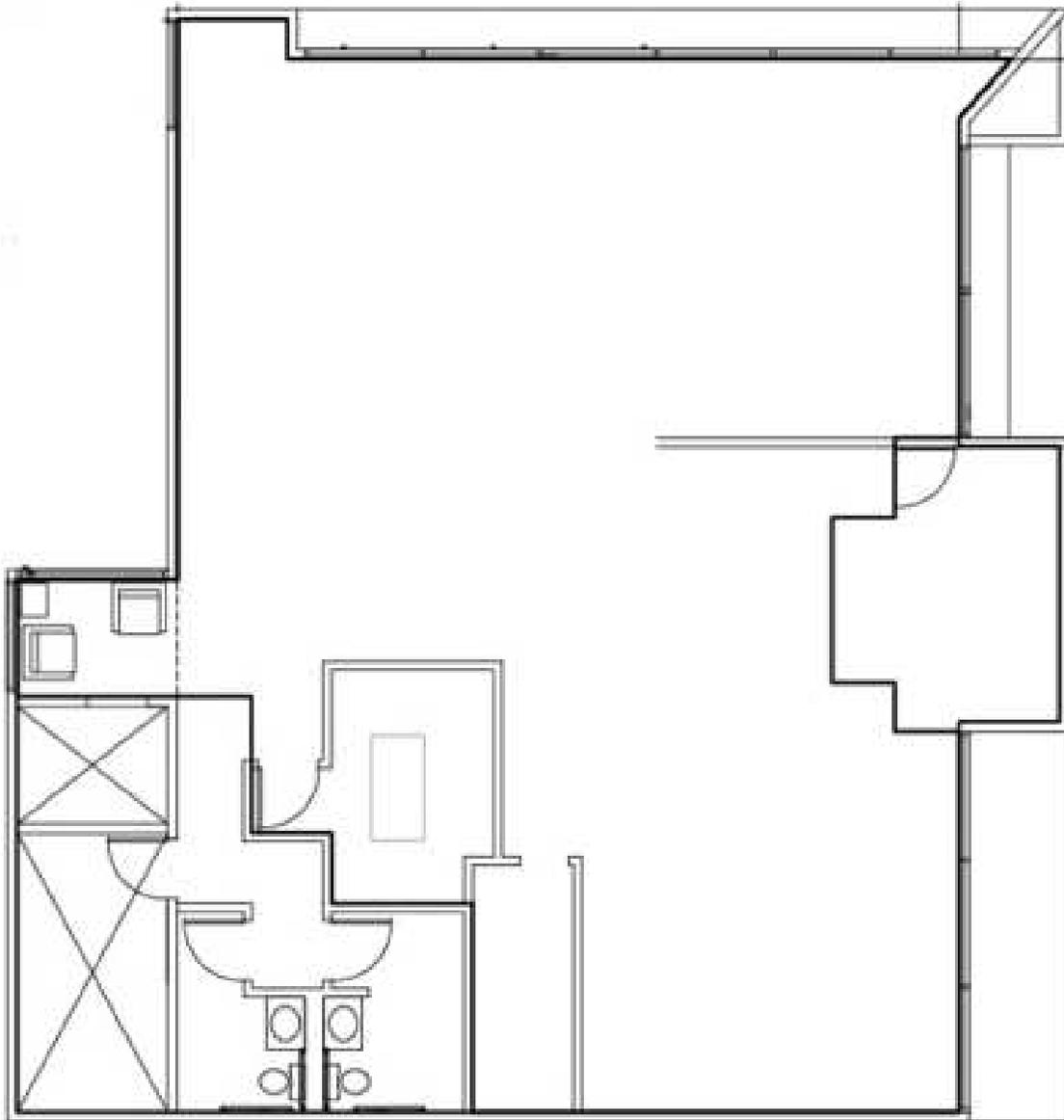
DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



SUITE 300 - 2,347 SF

FOR SALE | \$1,700,000
140 SW ARTHUR ST, PORTLAND, OR 97201



MICK GRIEP

Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI

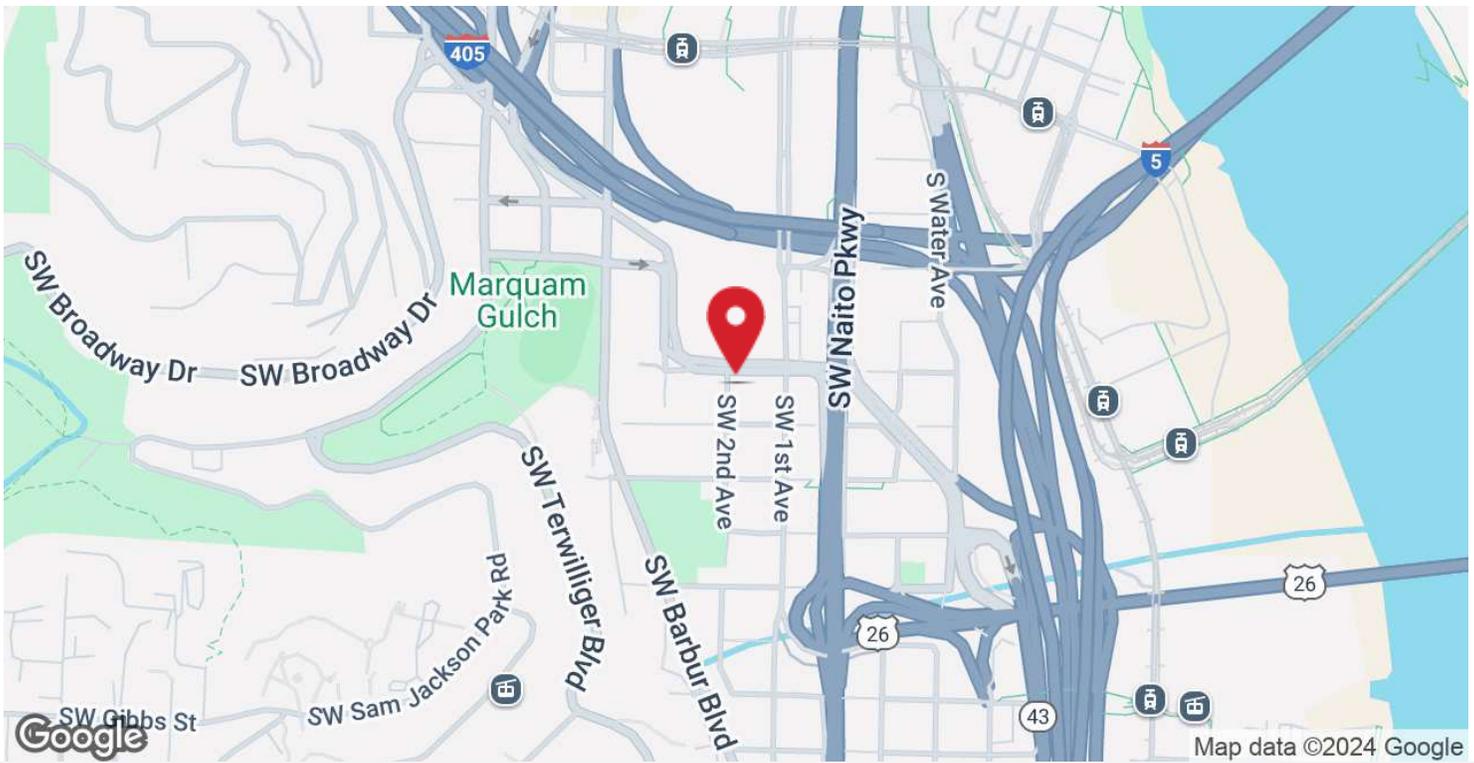
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



LOCATION MAP

FOR SALE | \$1,700,000
140 SW ARTHUR ST, PORTLAND, OR 97201



MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

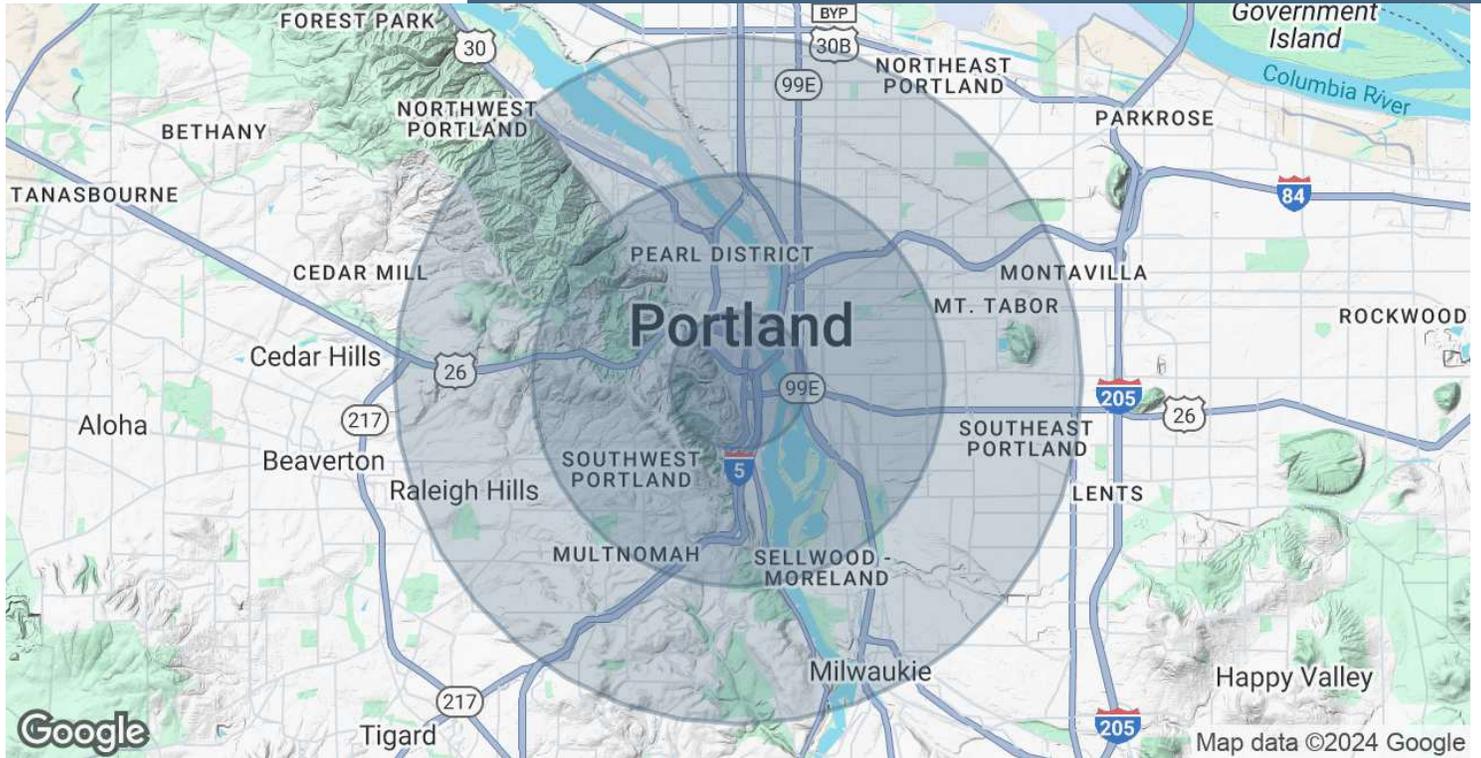
DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



DEMOGRAPHICS MAP & REPORT

FOR SALE | \$1,700,000
140 SW ARTHUR ST, PORTLAND, OR 97201



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,682	142,278	375,753
Average Age	34.0	36.7	37.0
Average Age (Male)	35.1	37.3	37.0
Average Age (Female)	33.0	36.6	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,470	78,044	180,149
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$65,321	\$71,219	\$76,807
Average House Value	\$593,752	\$488,985	\$437,326

2020 American Community Survey (ACS)

MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com