

# FOR SALE

## SW PORTLAND OFFICE BUILDING

2165 SW Main St Portland, OR 97205



**SALE PRICE**

**\$1,500,000**

**Becky Potter, CCIM**

(360) 241-8829

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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Confidentiality & Disclaimer

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### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

A prime opportunity for office building investors or users. This 4,832 SF property presents three stories, 10 offices, ideal for owner user or lease up. Formal conference room, two bathrooms, large kitchen and storage areas on every floor. Renovated in 1973, it seamlessly blends historic charm with modern functionality. Fully permitted for office use. This promising investment is nestled in the vibrant Portland MSA area. This versatile asset in a sought-after location, is ready for your vision and strategic expansion.

#### PROPERTY HIGHLIGHTS

#### OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	10
Lot Size:	7,871 SF
Building Size:	4,832 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,208	8,131	25,485
Total Population	3,480	12,613	40,742
Average HH Income	\$129,620	\$105,380	\$116,263

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### LOCATION DESCRIPTION

Note in the photos above, there is rare, ample, on site parking in the back of the building.

The building itself, is situated in the heart of Portland's vibrant MSA. The area surrounding the property at 2165 SW Main St offers an enticing blend of culture, business, and leisure. Within walking distance, investors will find the acclaimed Portland Art Museum, renowned for its diverse collections. The property is also conveniently located within walking distance to the popular Multnomah Athletic Club, and Providence Park, home to the City's beloved Timbers Soccer Team. Easy access to downtown Portland, providing a wide array of dining, entertainment, and retail options. Prospective office building investors will appreciate the area's dynamic atmosphere, which is complemented by a thriving business community and excellent transportation links. This prime location presents an exceptional opportunity to be part of Portland's thriving commercial landscape.

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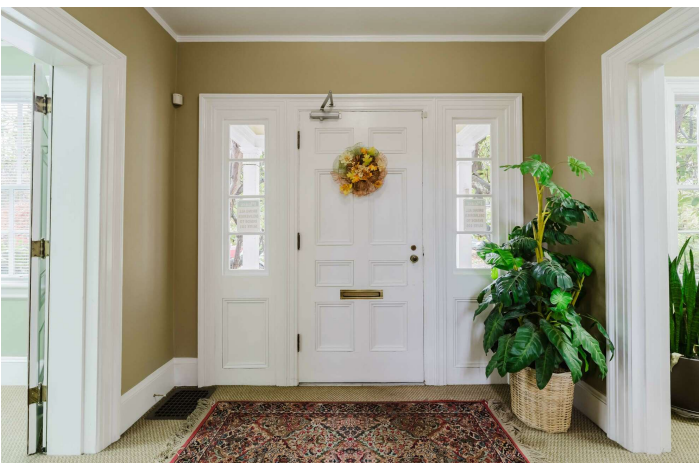


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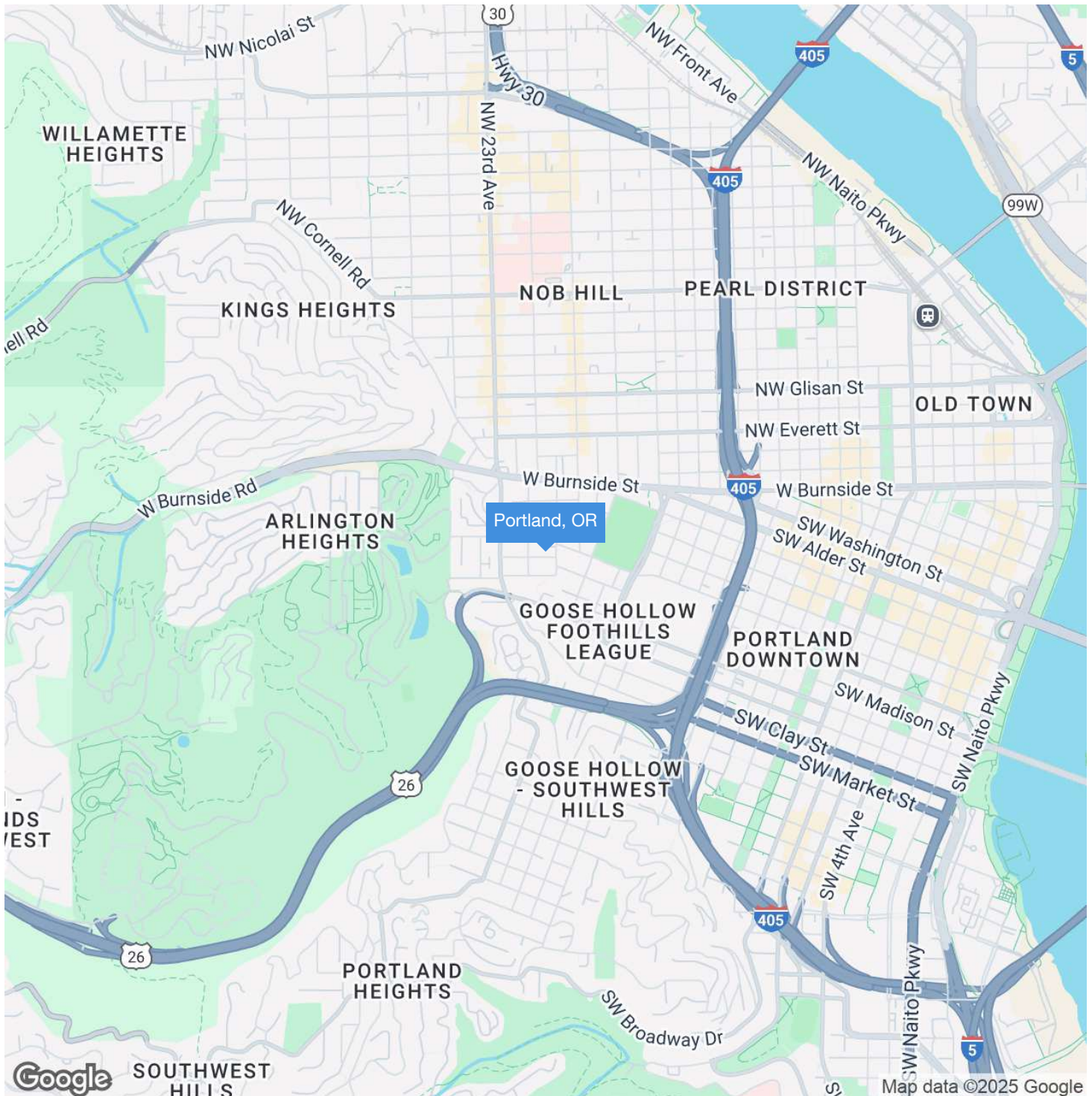
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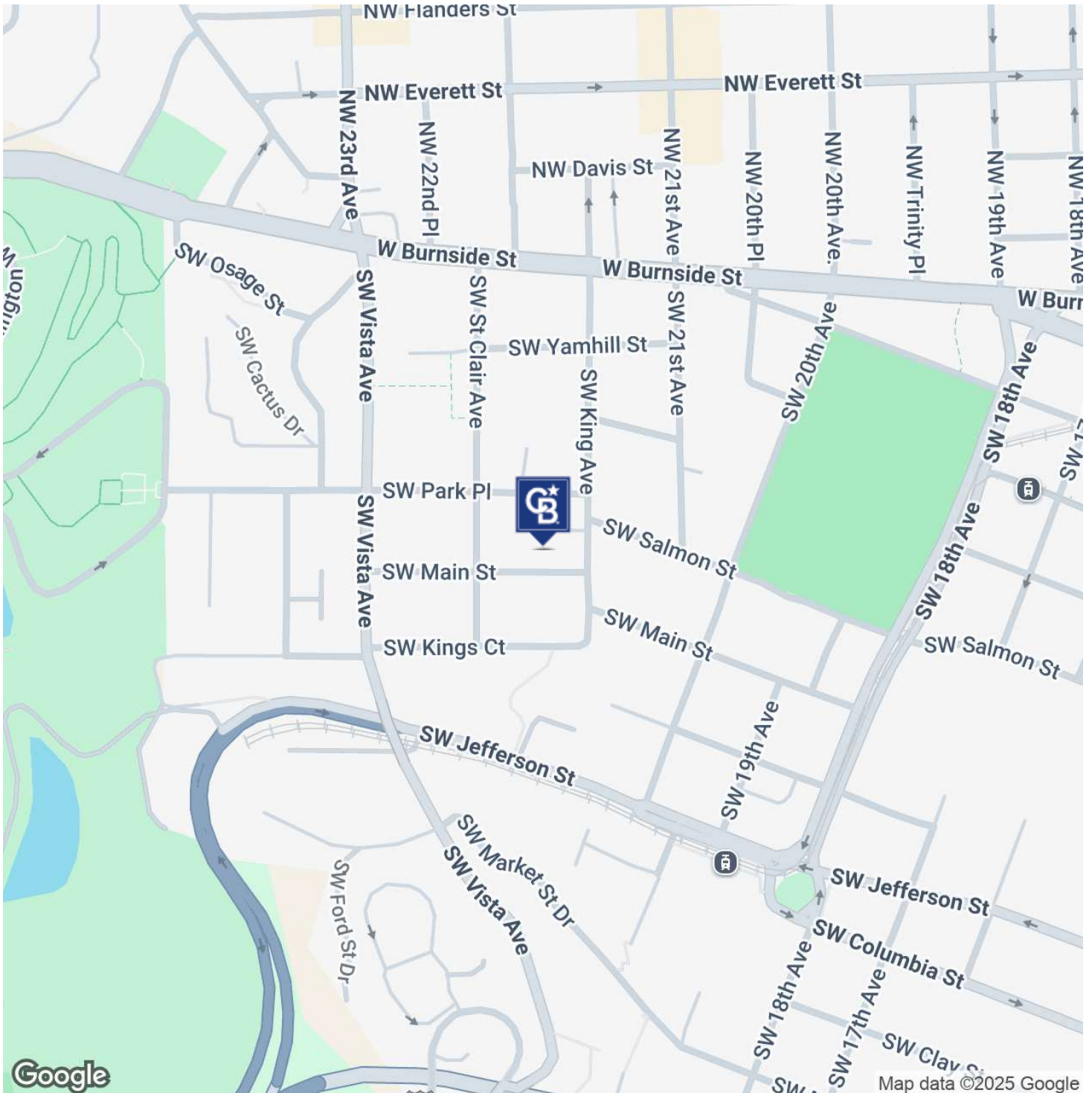


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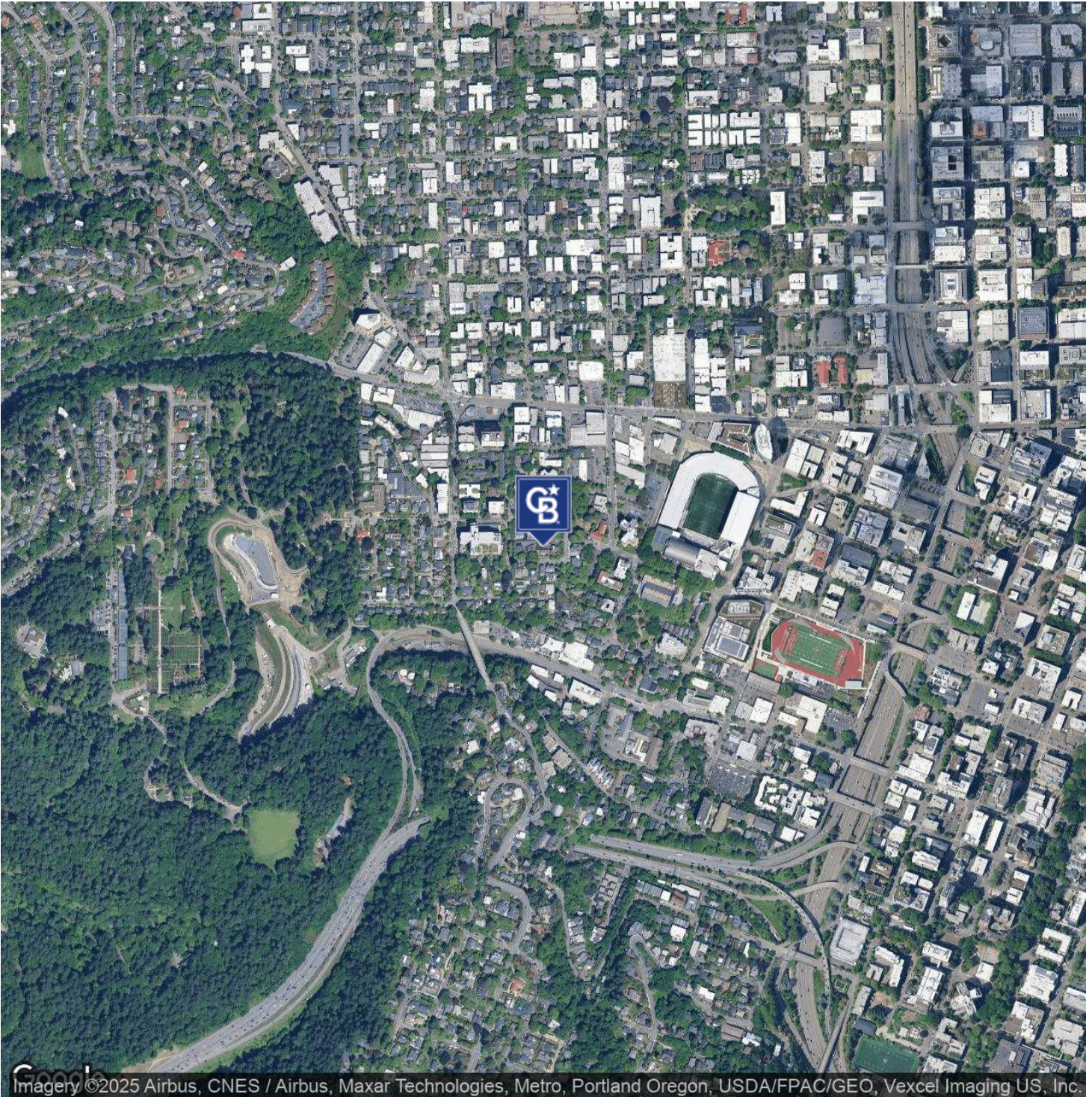
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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))





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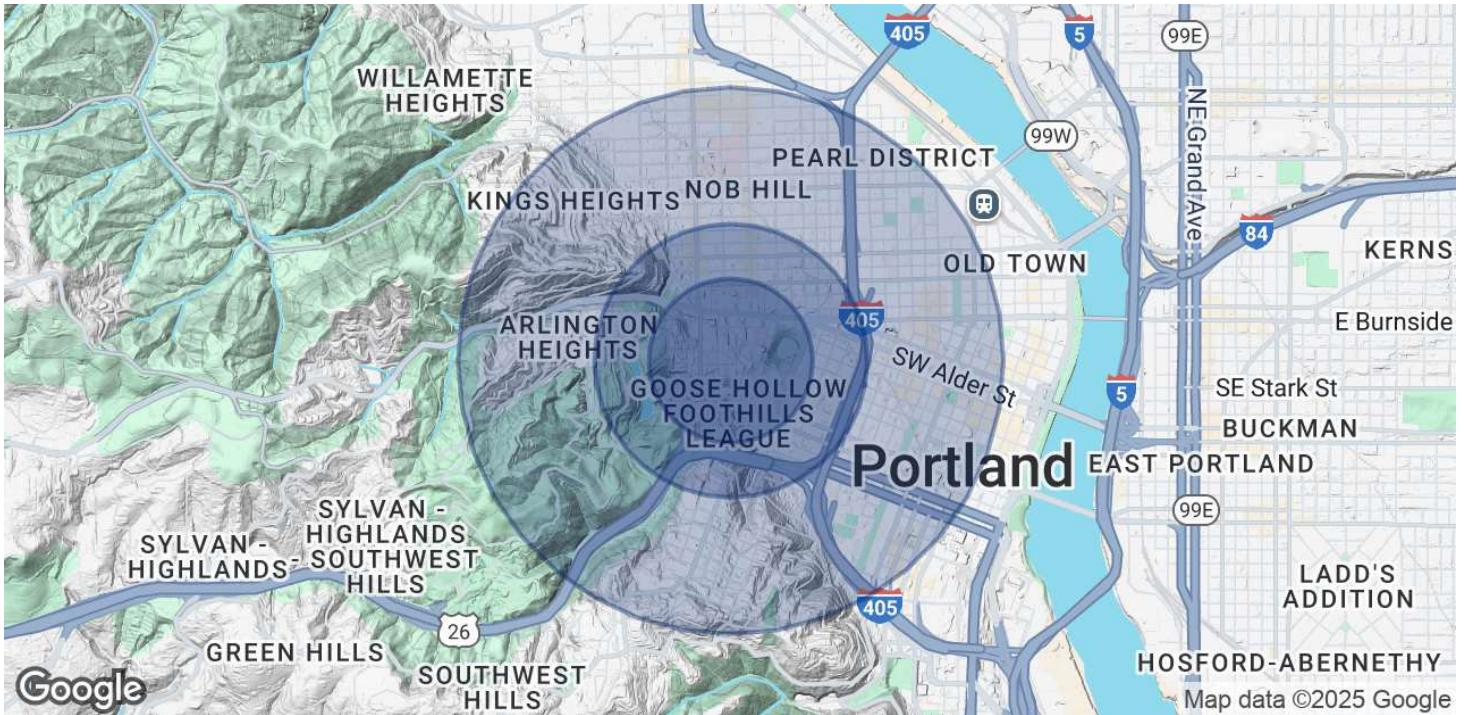
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### POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### 0.3 MILES

3,480

42

42

42

### 0.5 MILES

12,613

40

40

39

### 1 MILE

40,742

42

42

42

### HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

### 0.3 MILES

2,208

1.6

\$129,620

\$867,416

### 0.5 MILES

8,131

1.6

\$105,380

\$810,251

### 1 MILE

25,485

1.6

\$116,263

\$852,392

Demographics data derived from AlphaMap

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### BECKY POTTER, CCIM

Commercial Sales Broker

becky.potter@cbrealty.com

Direct: (360) 241-8829

OR #940700055 // WA #2683 /

### PROFESSIONAL BACKGROUND

Becky's professional real estate career spans over 25 years. She has a thorough knowledge of the Portland and SW Washington markets and is recognized as a leader in Vancouver's investment sales market, having received local and national awards of distinction, honoring her high sales volumes. She has been awarded the distinction of ranking in the top 1% of sales amongst a 50,000 member network. The award of the highest honor of her career was given to her by her network of Peers from the community of Commercial Brokers of SW Washington and the State of Oregon for the Transaction of the Year Award.

In addition to a degree in Business Administration, with a minor in accounting, Becky holds the designation of CCIM (Certified Commercial Investment Member), which is a graduate level program comprised of 200 classroom hours and a comprehensive exam that focuses on financial analysis, market analysis, user decisions such as leasing vs. buying properties, and investment analysis, such as ROI's and IRR's. In addition to the rigorous study, candidates for the title must document a minimum standard of transactions completed over a five-year period in order to be awarded this designation. It is the highest accreditation within the Commercial Real Estate Industry.

Becky's experience has focused on investments sales in the states of Washington, Oregon, Nevada, Idaho and Texas.

### EDUCATION

BA in Business Administration, Minor in Accounting  
Equivalency in Master's of Finance (CCIM Institute)

### MEMBERSHIPS

CCIM Certified Member in National Chapter  
CCIM Certified Member in Oregon/SW Washington Chapter  
National Association of Realtors  
Clark County Board of Realtors

#### 648 - NRT

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