



Converted Owner-User Office _____

3507 S CORBETT AVENUE | PORTLAND, OREGON 97239



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Ethos Commercial Advisors LLC, an Oregon limited liability company (the "Agent"), has been engaged as the exclusive sales representative for the sale of 3507 S Corbett Avenue (the "Property") or Ownership (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions, and limitations of the Confidentiality Agreement furnished by the Agent prior to the delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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Charming Converted Owner-User Office

This freestanding office building offers a rare opportunity to acquire a professionally converted residential property in a prime Portland location. Thoughtfully adapted for commercial use, the property maintains a warm, approachable character while delivering a functional layout suited to a range of professional practices.

Conveniently situated just below OHSU with direct access to both I-5 and Highway 26, the property provides excellent connectivity to downtown Portland, South Waterfront, and the broader metro area. The site is also transit-accessible and walkable to nearby amenities, enhancing convenience for both staff and clients.

The main and upper floors feature a series of private offices, a reception area, full kitchen, and a dedicated conference room, while the full-height basement offers substantial storage or potential back-office utility. Mature landscaping and a large covered porch entry add to the property's Craftsman-style curb appeal.

This is an ideal solution for small firms seeking a standalone, branded presence in a professional yet welcoming setting.

Building is wired for secure ethernet connection.

Two stories plus
full basement

Multiple private offices
and a conference room

Large corner lot with
mature landscaping

Covered entry and
landscaped frontage

Secure access with
alarm system

Suitable for legal,
financial, or
consulting uses

3507 S CORBETT AVENUE
PORTLAND, OREGON 97239

PRICE \$849,000

PRICE/SF.....\$288.78

Year Built 1923

Year Updated 2017

Zoning CM2

FAR 0.59

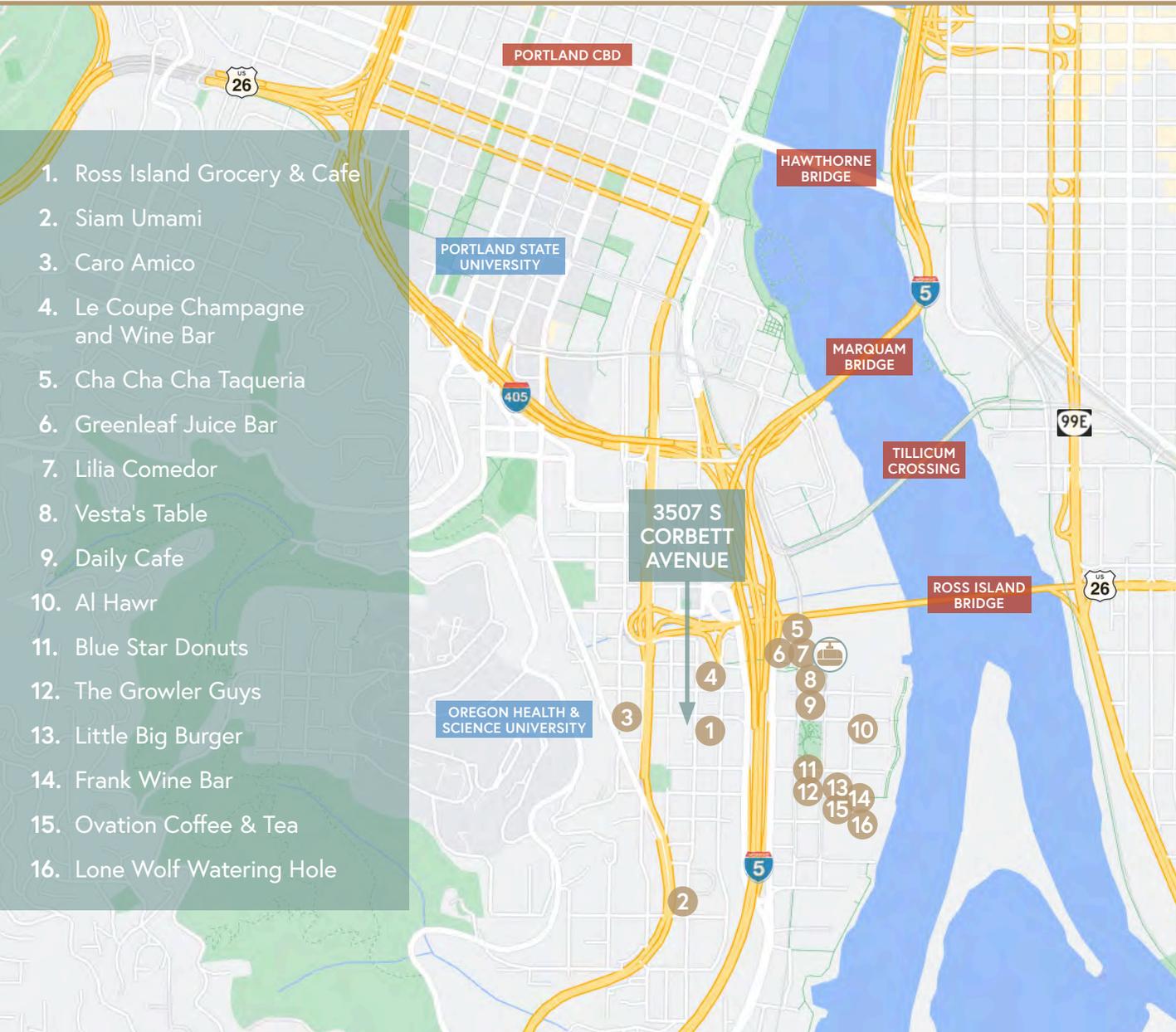
Land 5,005 SF

Building 2,940 SF



Neighborhood Amenities

WITHIN 3 MILES
OF THE PROPERTY



195,115

Population



\$110,431

Average Household Income



\$705,478

Median Home Value

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