

# Clay Street Building

1430 SOUTHWEST CLAY STREET, PORTLAND, OR 97201

**PRICE REDUCED!**

**AWPPW**

**1430**

**FOR SALE &  
LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

**Megan McElmurry**

503.972.7274

megan@macadamforbes.com

Licensed in OR

**Kevin VandenBrink**

503.972.7289

kevinv@macadamforbes.com

Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.





**PROPERTY DESCRIPTION**

Elevate your business presence with this remarkable 2-story owner-user office building at 1430 SW Clay Street. Encompassing 7,500 SF, this property boasts covered and surface parking for effortless team and client access. Don't miss out on the rare chance to own or lease a freestanding office building that provides the perfect balance of practicality and accessibility. Step inside to explore a flexible layout that includes private offices, generous conference rooms, and inviting open spaces, all designed to ignite productivity and foster collaborative innovation.

**OFFERING SUMMARY**

Sale Price:	\$1,795,000
Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	7,500 SF
Lot Size:	12,880 SF
Building Size:	7,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,370	8,738	24,495
Total Population	4,505	12,915	36,201
Average HH Income	\$42,897	\$60,330	\$76,842



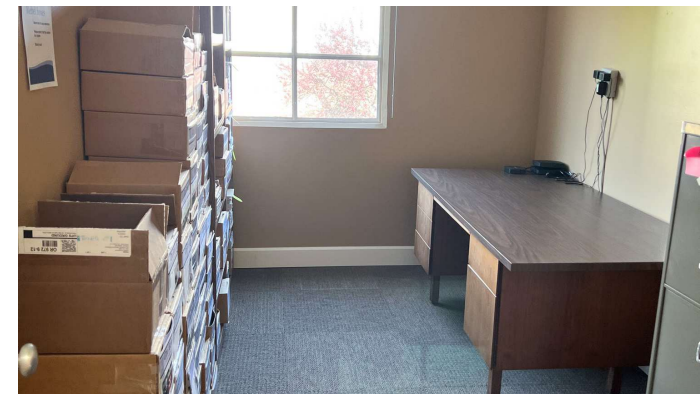
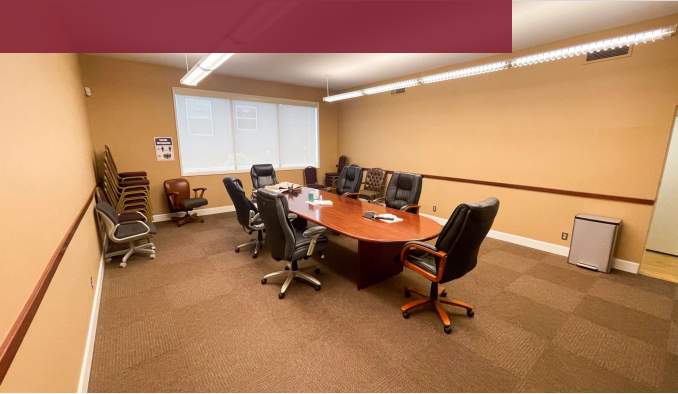
**Megan McElmurry**  
 503.972.7274  
 megan@macadamforbes.com  
 Licensed in OR

**Kevin VandenBrink**  
 503.972.7289  
 kevinv@macadamforbes.com  
 Licensed in OR



FOR SALE & LEASE

1430 Southwest Clay Street, Portland, OR 97201



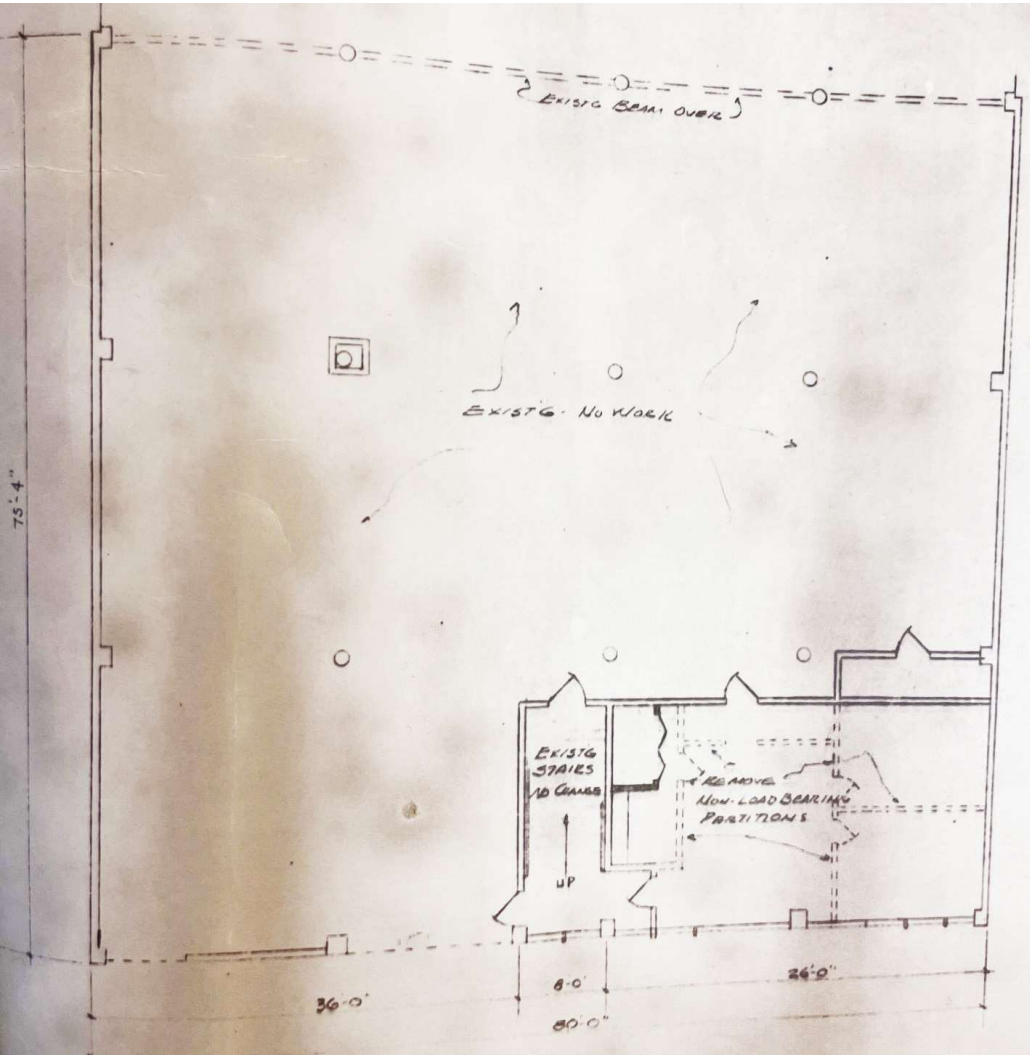
**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR

**Kevin VandenBrink**  
503.972.7289  
kevinv@macadamforbes.com  
Licensed in OR

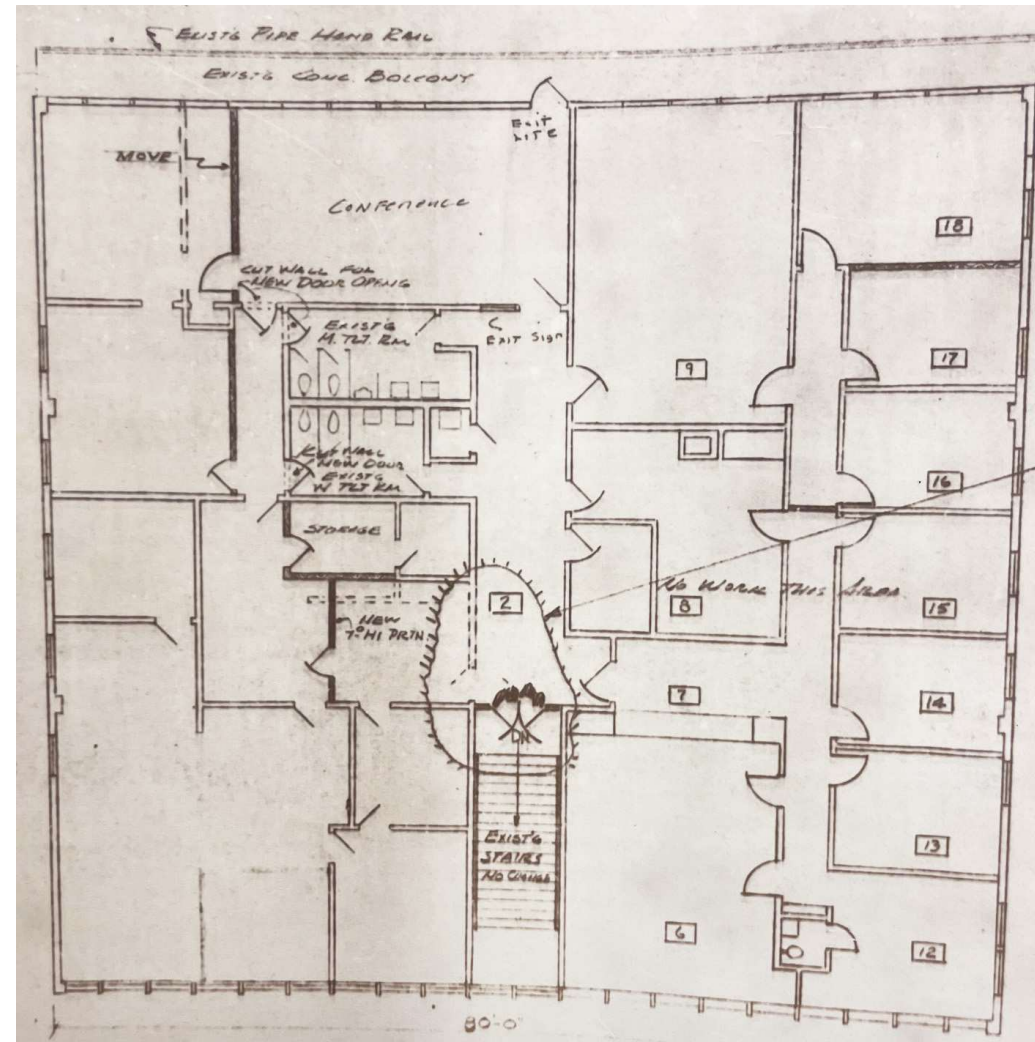
All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500





Floor 1

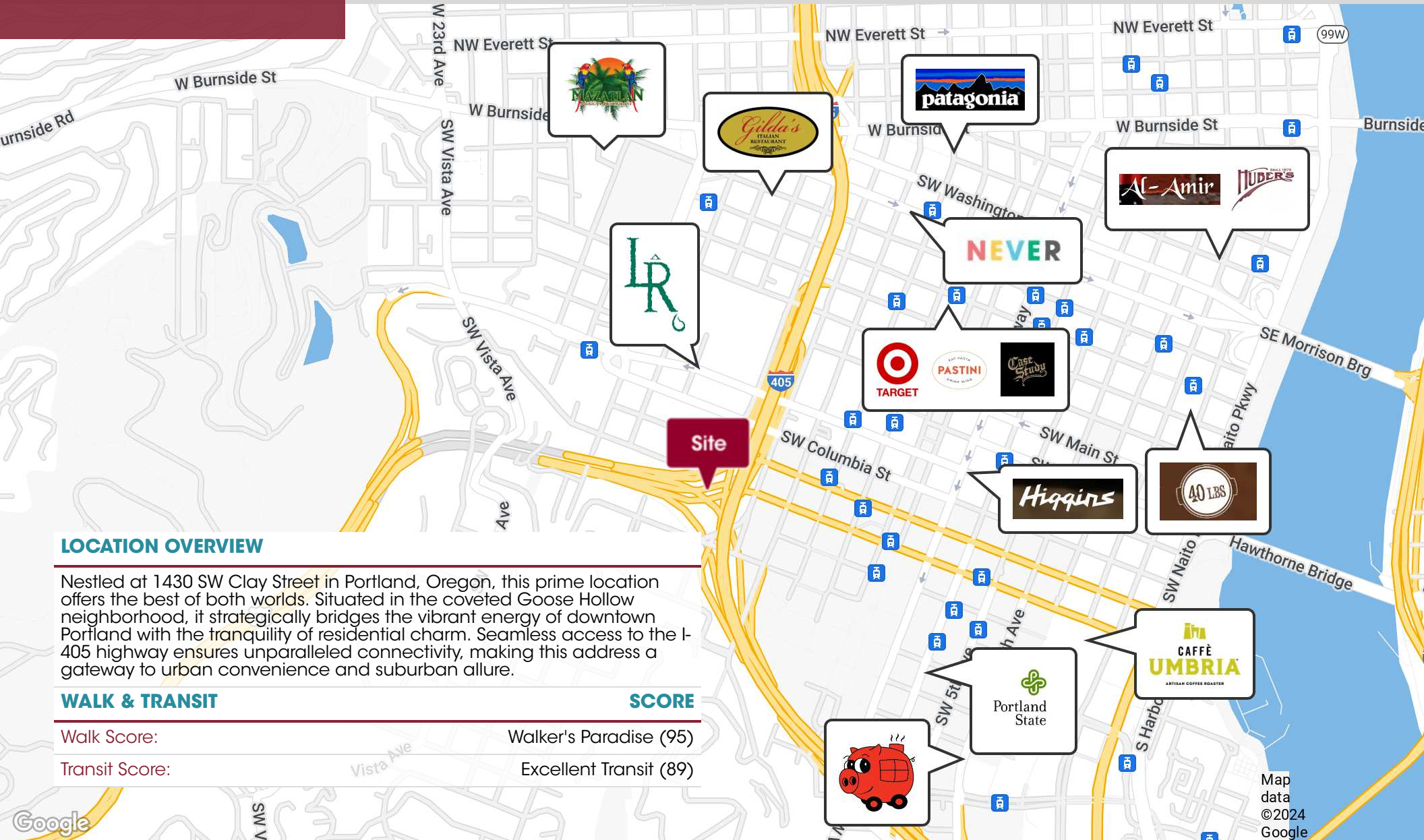


Floor 2



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR

**Kevin VandenBrink**  
503.972.7289  
kevinv@macadamforbes.com  
Licensed in OR



**LOCATION OVERVIEW**

Nestled at 1430 SW Clay Street in Portland, Oregon, this prime location offers the best of both worlds. Situated in the coveted Goose Hollow neighborhood, it strategically bridges the vibrant energy of downtown Portland with the tranquility of residential charm. Seamless access to the I-405 highway ensures unparalleled connectivity, making this address a gateway to urban convenience and suburban allure.

**WALK & TRANSIT**

Walk Score:

Walker's Paradise (95)

Transit Score:

Excellent Transit (89)

**SCORE**



**Megan McElmurry**  
503.972.7274  
megan@macadamforbes.com  
Licensed in OR

**Kevin VandenBrink**  
503.972.7289  
kevinv@macadamforbes.com  
Licensed in OR