

OFFERING MEMORANDUM

SW PORTLAND OFFICE BUILDING

2165 SW Main St Portland, OR 97205



SALE PRICE

\$1,615,000

Becky Potter, CCIM

(360) 241-8829

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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.

Financials Provided on Request. Seller makes no representations or warranties, expressed or implied. Any projections that are made are simply based on information that is believed to be accurate and correct, but makes no guarantees or warranties 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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PROPERTY INFORMATION

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PROPERTY SUMMARY

SW PORTLAND OFFICE BUILDING

2165 SW Main St Portland, OR 97205



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. Built in 1924 and renovated in 1973, it seamlessly blends historic charm with modern functionality. Zoned R5, this promising investment is nestled in the vibrant Portland MSA area. With a 30% occupancy rate, the potential for growth and customization is evident.

OFFERING SUMMARY

Sale Price:	\$1,615,000
Number of Units:	10
Lot Size:	7,871 SF
Building Size:	4,832 SF

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PROPERTY DESCRIPTION

SW PORTLAND OFFICE BUILDING
2165 SW Main St Portland, OR 97205



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

LOCATION DESCRIPTION

The building 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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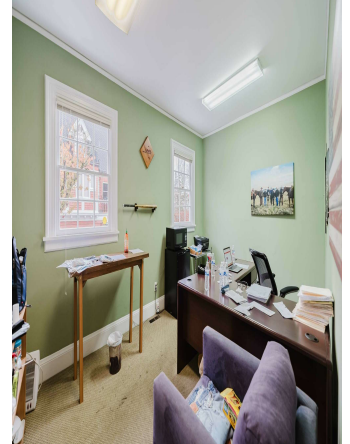
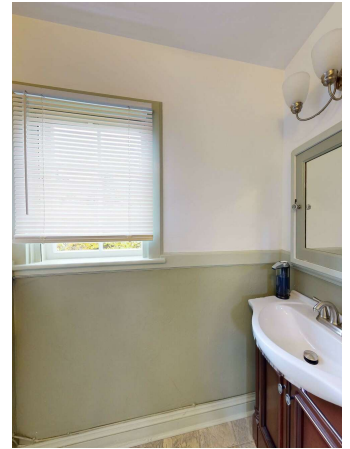


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INTERIOR PHOTOS

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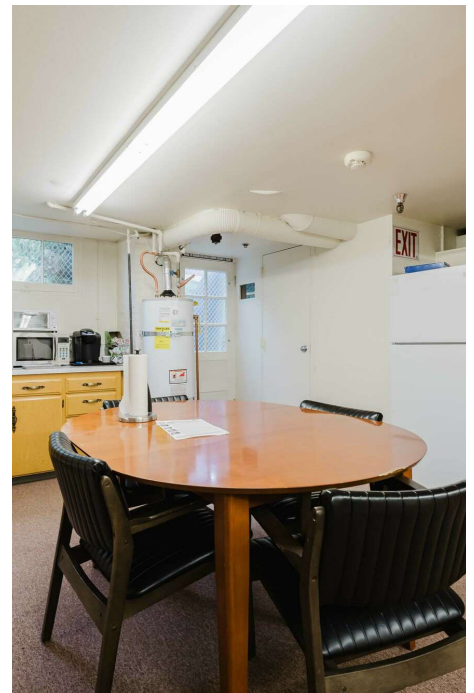


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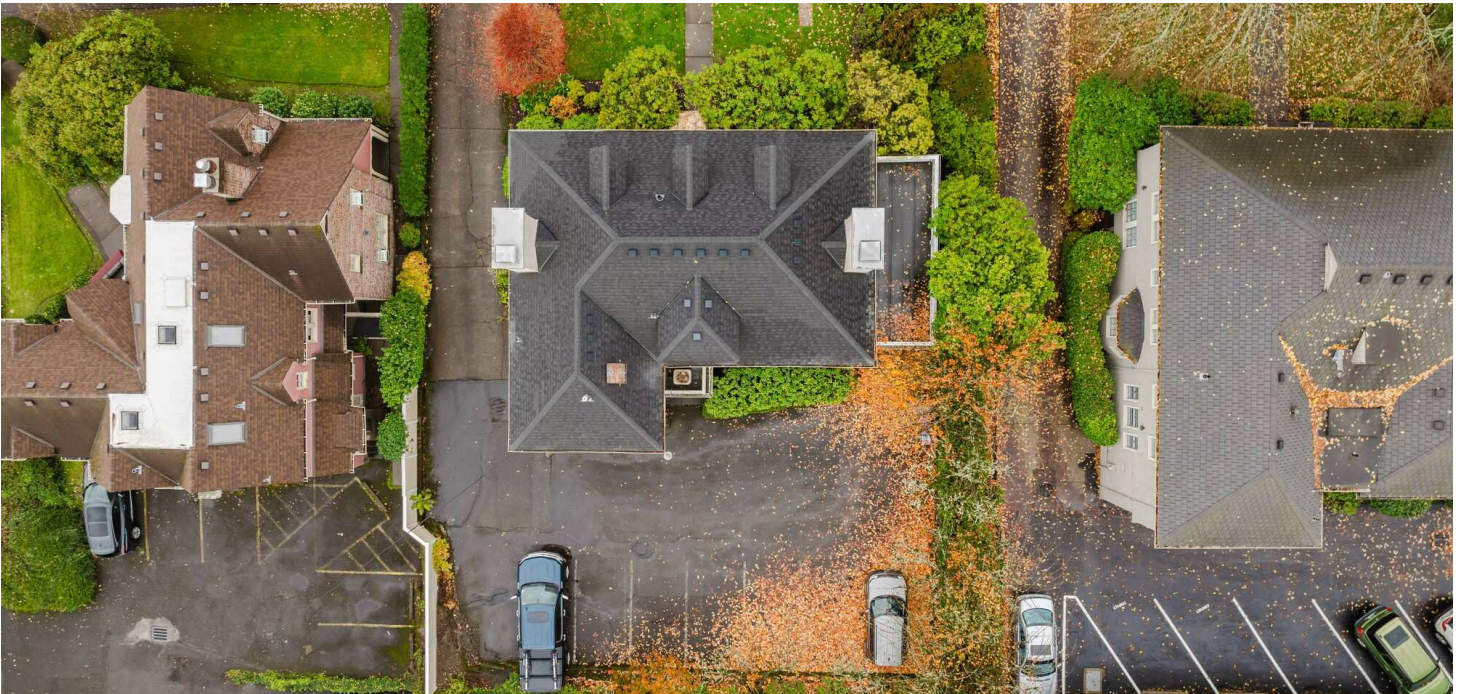


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AERIALS

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LOCATION INFORMATION & FLOOR PLAN

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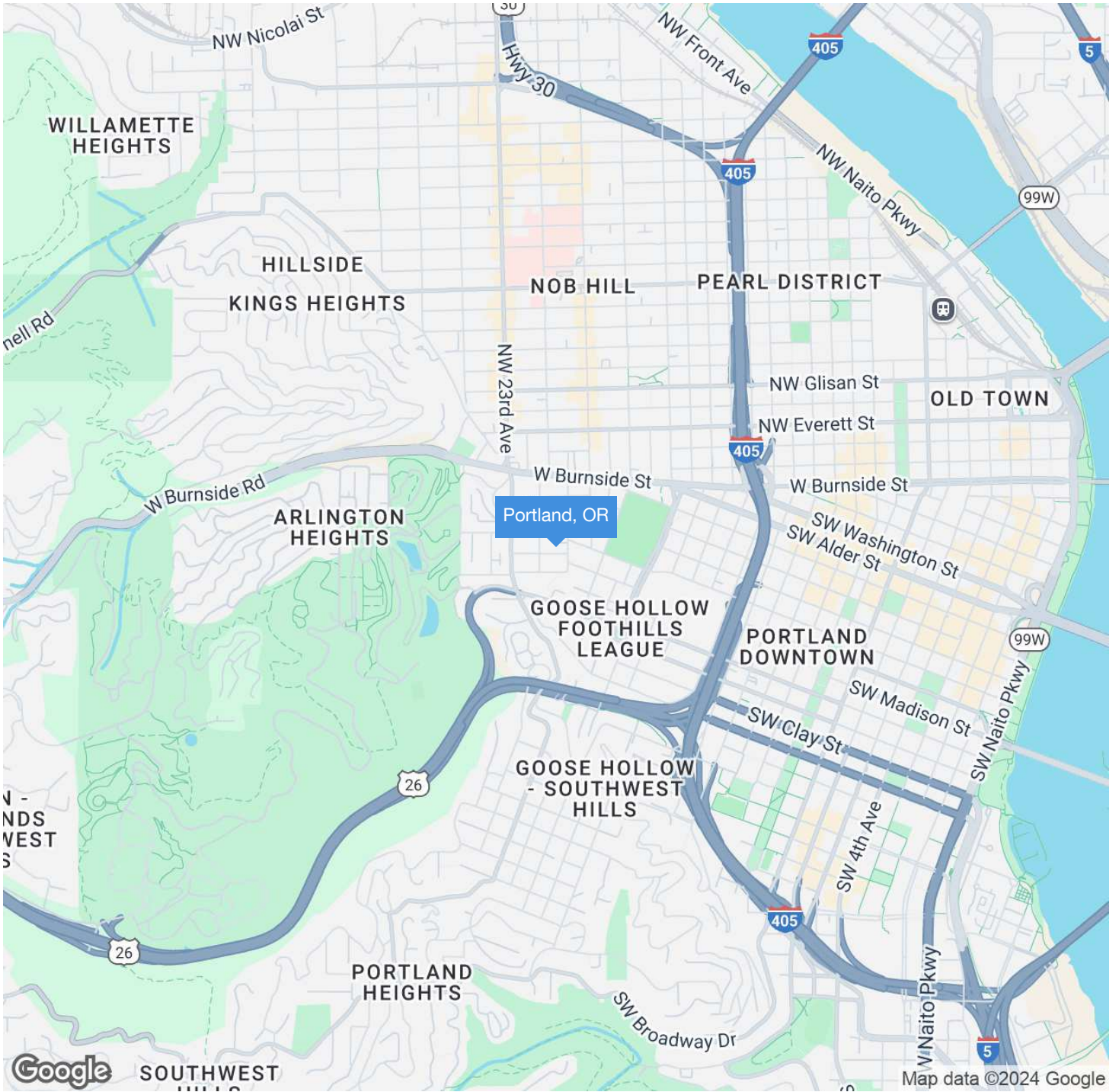


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REGIONAL MAP

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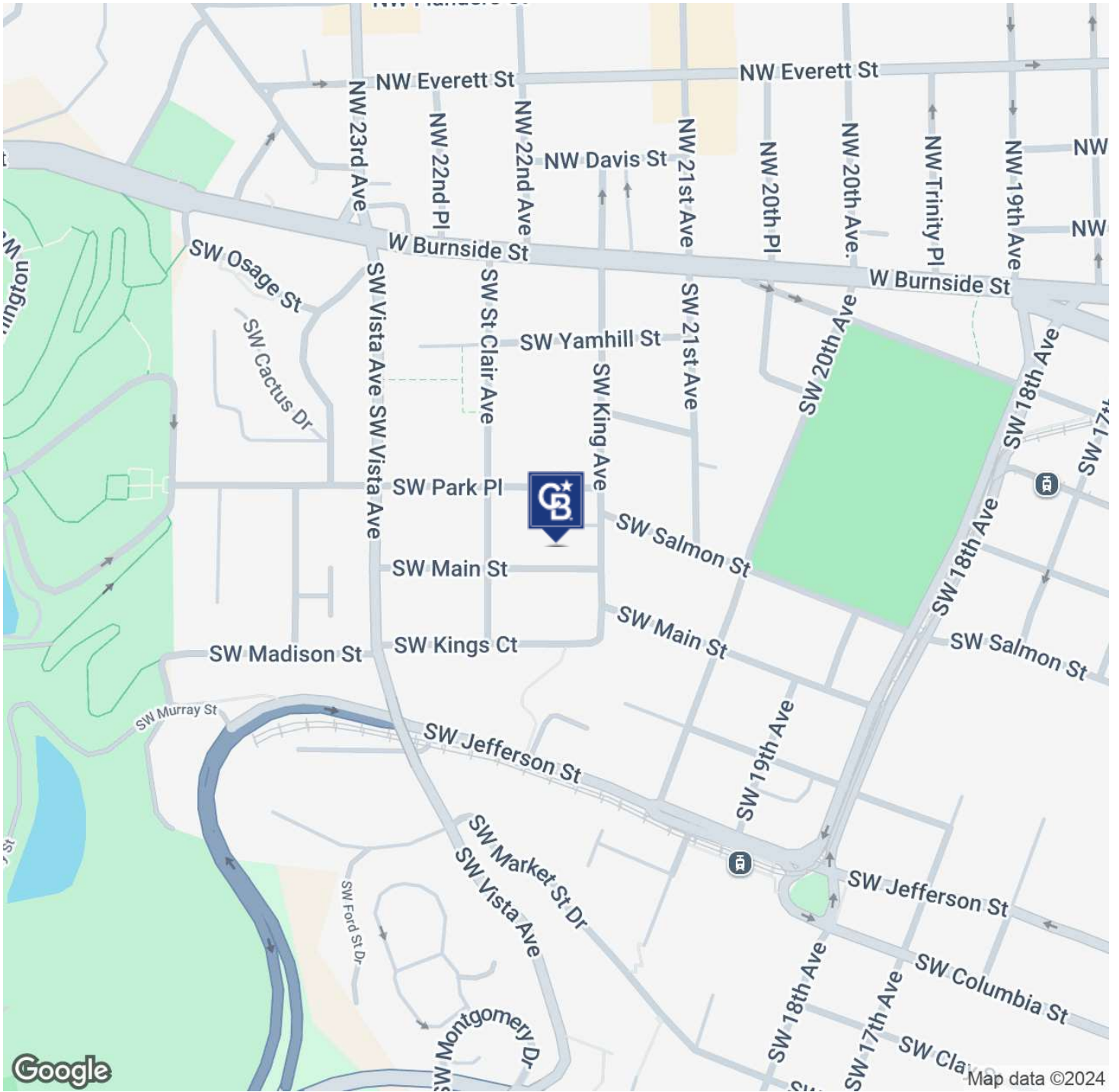


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LOCATION MAP

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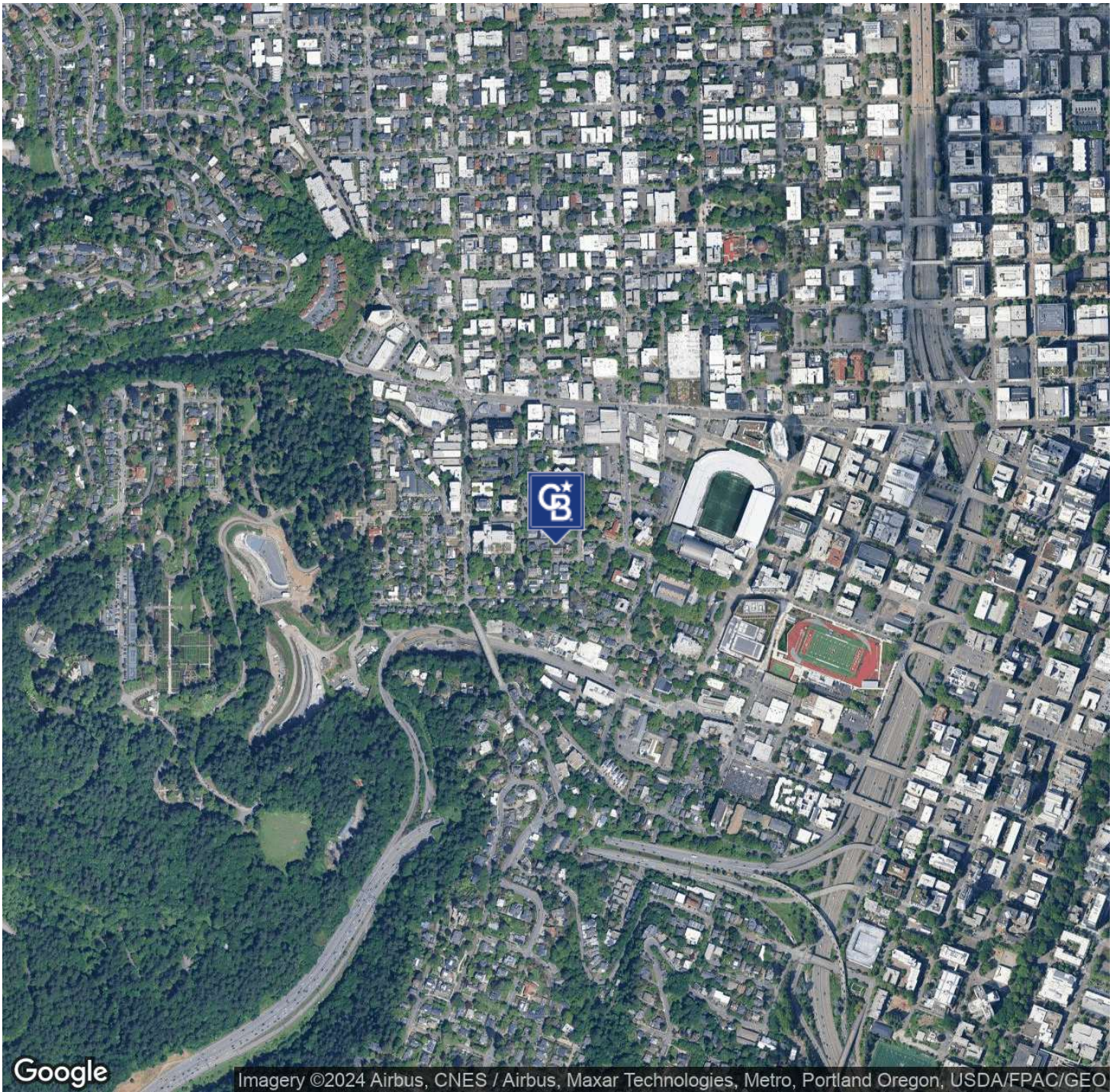


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AERIAL MAP

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Google

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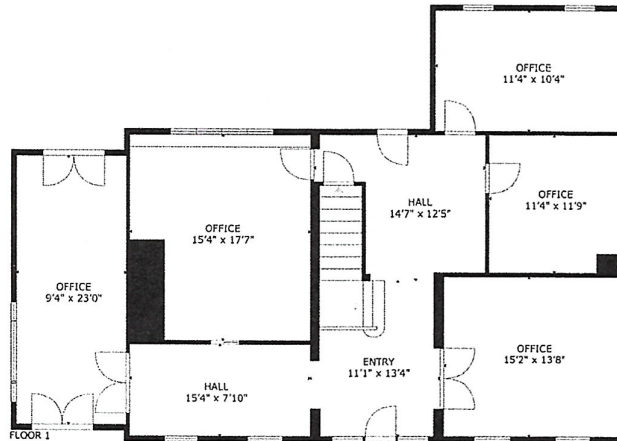
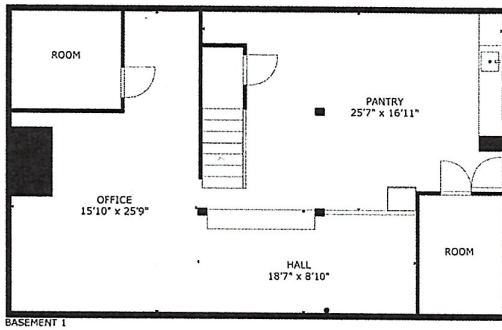
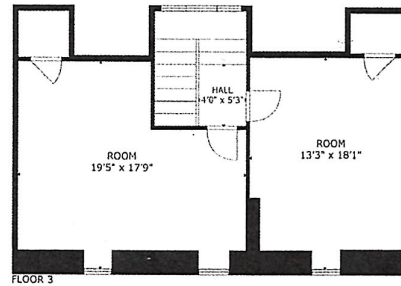
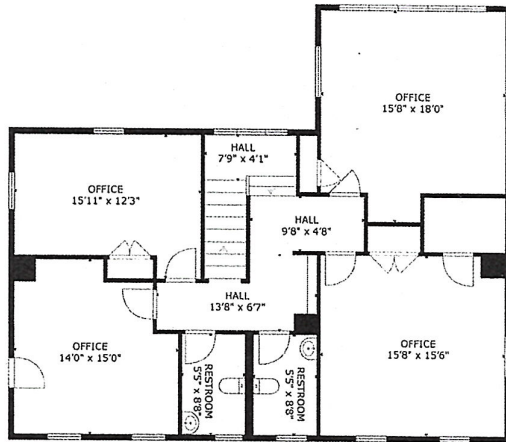


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FLOOR PLAN

SW PORTLAND OFFICE BUILDING

2165 SW Main St Portland, OR 97205



GROSS INTERNAL AREA
 BASEMENT 1: 1108 sq.ft, FLOOR 1: 1485 sq.ft, FLOOR 2: 1248 sq.ft, FLOOR 3: 688 sq.ft
 TOTAL: 4529 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



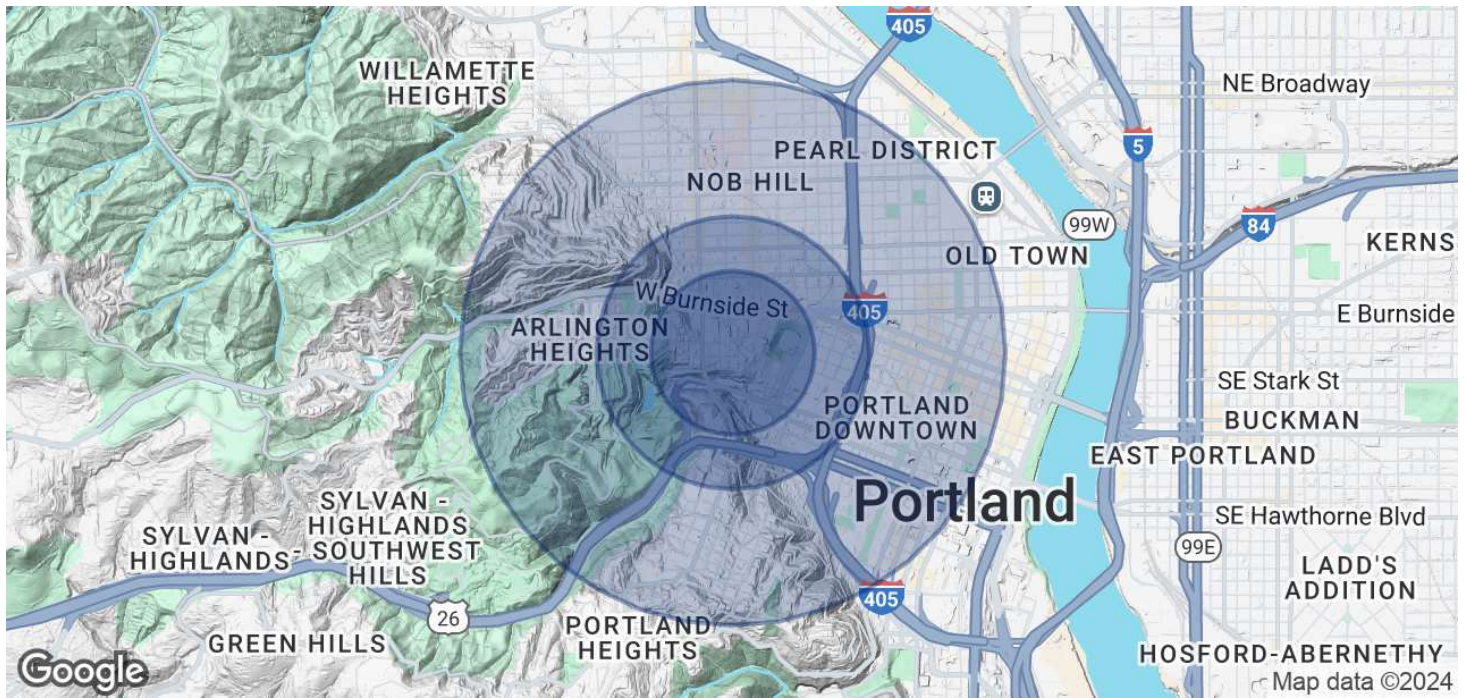
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,480	12,613	40,742
Average Age	42	40	42
Average Age (Male)	42	40	42
Average Age (Female)	42	39	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,208	8,131	25,485
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$129,620	\$105,380	\$116,263
Average House Value	\$867,416	\$810,251	\$852,392
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	10.4%	11.0%	10.6%

Demographics data derived from AlphaMap

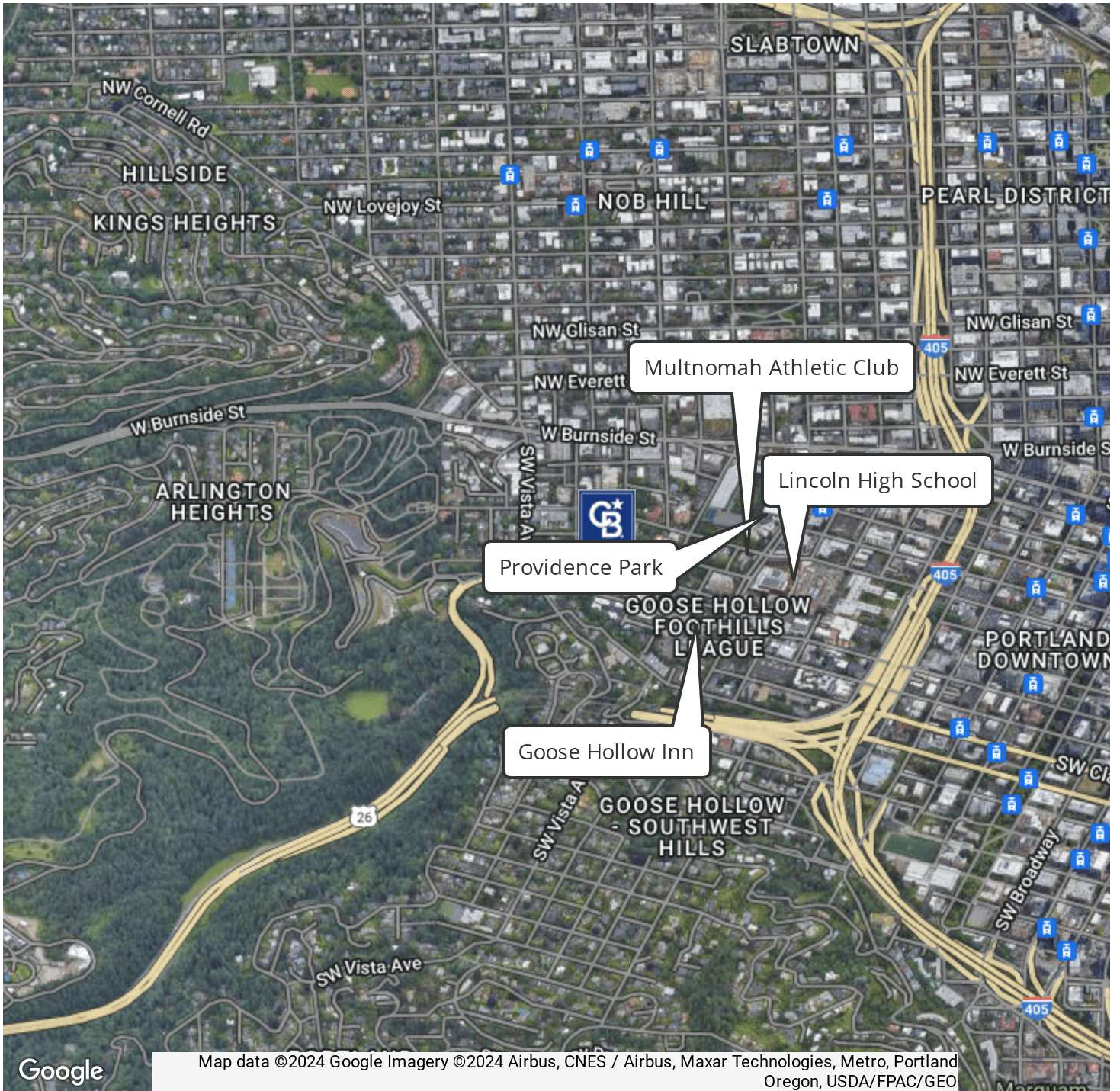
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SURROUNDING POINTS OF INTEREST

SW PORTLAND OFFICE BUILDING
2165 SW Main St Portland, OR 97205





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 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
Clark County Rental Association
Commercial Association of Realtors OR/WA

648 - NRT

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SUMMER BLOOM

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