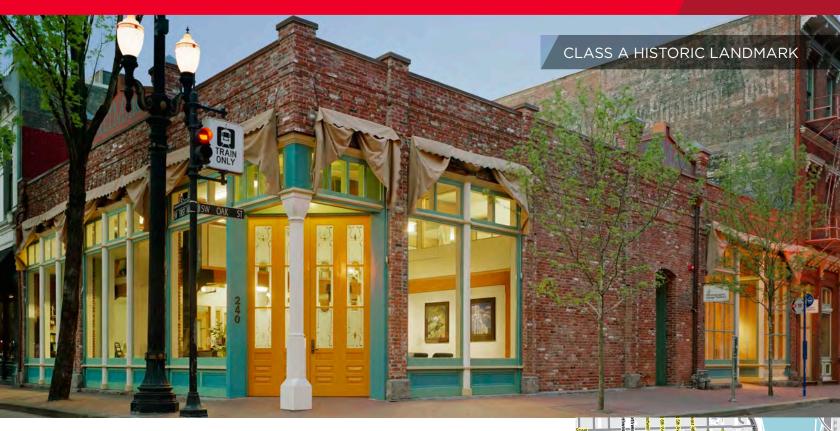


FOR SALE OR LEASE

240 First Building

240 SW First Avenue / Portland, OR 97204 4.910 RSF



Class A Office Space in Historic Landmark

\$2,500,000 Sale Price:

Lease Rate: \$25.00/SF Modified Gross

Property Highlights

- · Beautifully remodeled space in historic landmark building on corner of SW Oak & First
- Five private offices, two conference rooms, collaborative work spaces and basement storage
- · Skylights and floor-to-ceiling windows bring in natural light
- Abundant transit options, including bus service, MAX light rail, and Portland Streetcar
- · Landlord to pay taxes, insurance and maintenance

Available Space

First Floor	2,975 RSF
Mezzanine	1,935 RSF

Basement (Storage) 2,975 RSF Basement Rate: \$9/SF







Bike Score

Walk Score Transit Score **Mark Carnese**

Executive Director

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Tom Usher

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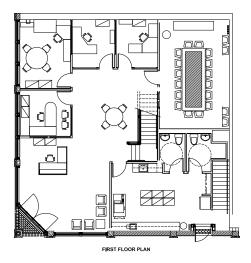


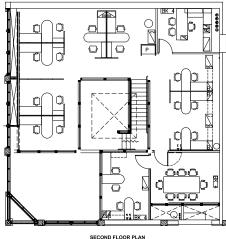
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Floor plans and photos











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