



FOR SALE OR LEASE

240 First Building

240 SW First Avenue / Portland, OR 97204
4,910 RSF

CLASS A HISTORIC LANDMARK



Class A Office Space in Historic Landmark

Sale Price: **\$2,500,000**

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



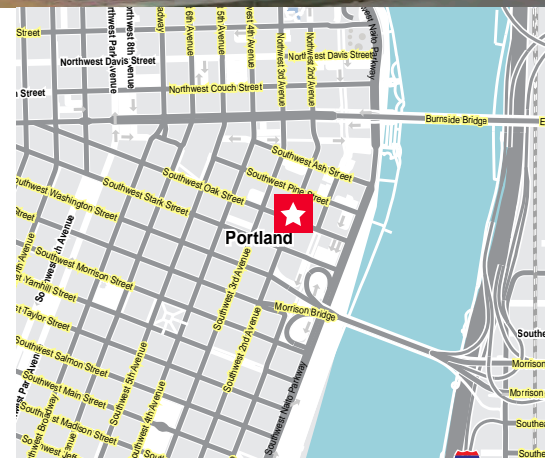
97
Walk Score



95
Transit Score



99
Bike Score



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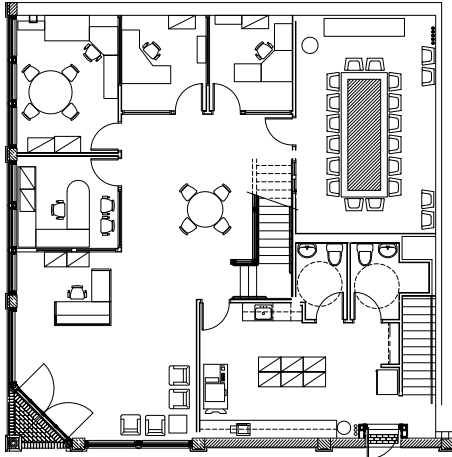


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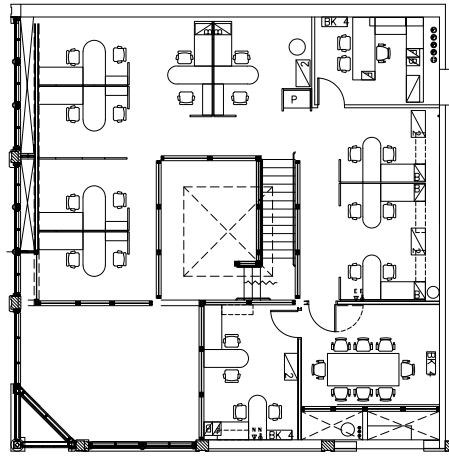
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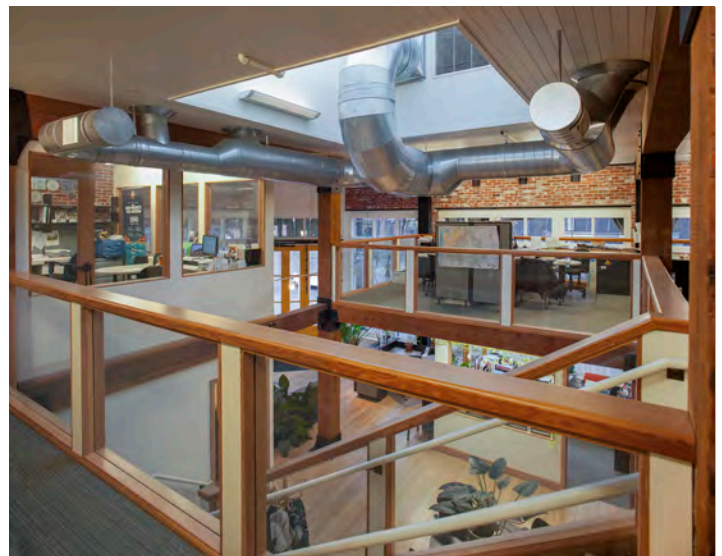
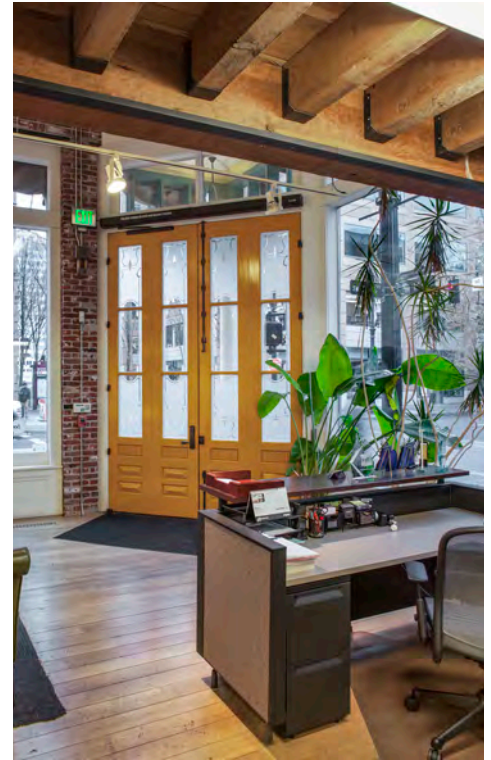
Floor plans and photos



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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