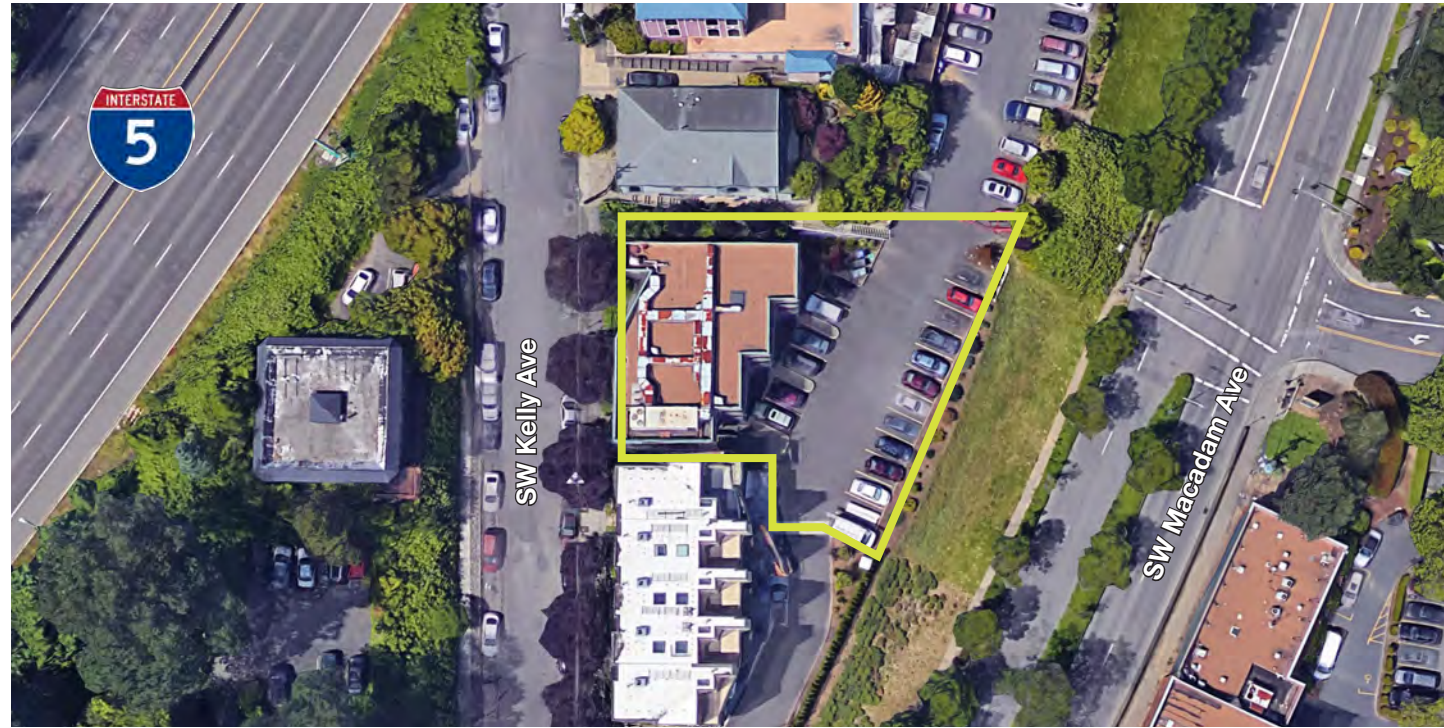


AERIALS



PHENOMENAL OWNER-USER OFFICE BUILDING WITH MT. HOOD AND WILLAMETTE RIVER VIEWS

\$2,250,000

7,316 SF Building

Lot Size: 12,528 SF

1st floor – 1,216 SF

2nd floor – 3,000 SF

3rd (top) floor – 3,100 SF

Private parking with nineteen (19) stalls

Highly visible location above Macadam Avenue

On-building signage opportunity

Shower room

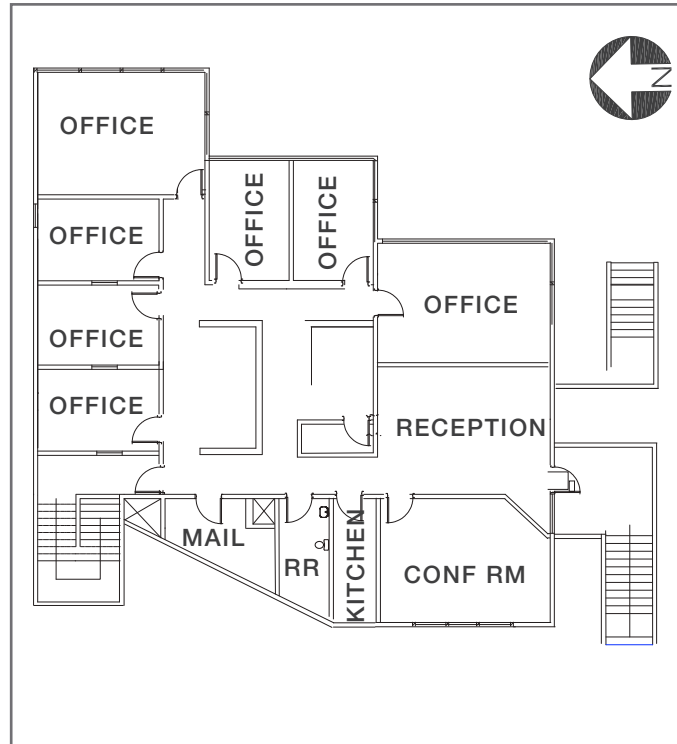
Storage room



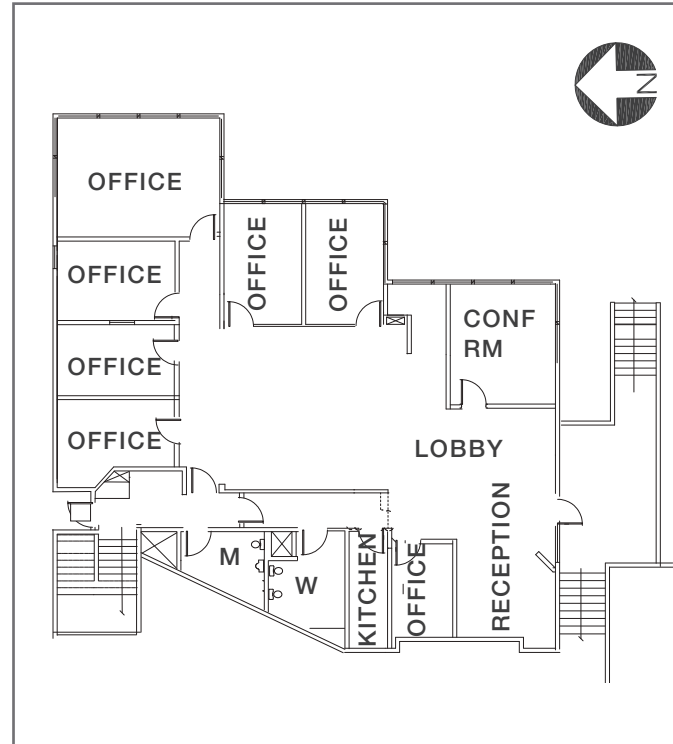
CONTACT Kevin Joshi
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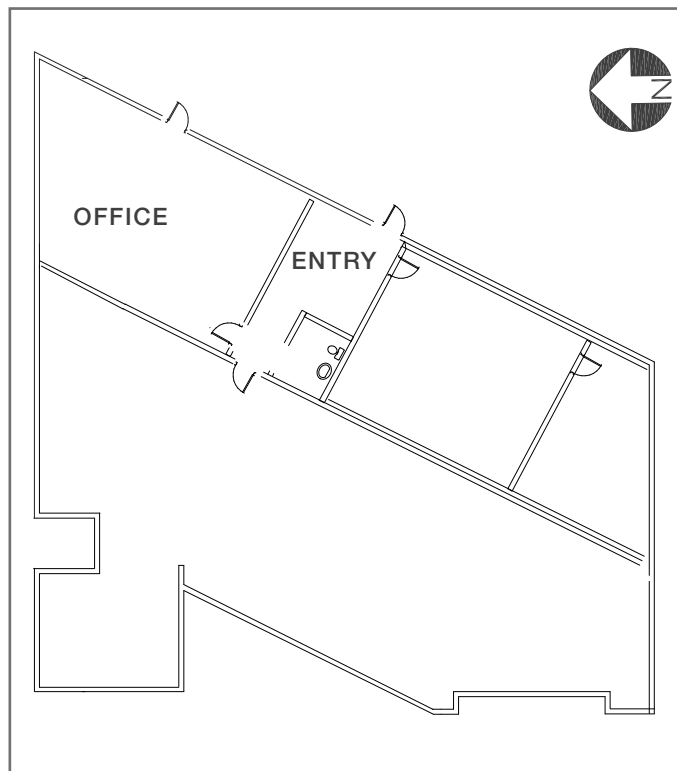
TOP FLOOR | 3,100 SF



SECOND FLOOR | 3,000 SF



GROUND FLOOR | 1,216 SF



AMENITIES

Rare opportunity for a small office building that provides expansive river/mountain views, abundant **on-site parking**, and several other amenities

Be to downtown Portland in under 2 minutes from this highly convenient location, or jump onto I-5, I-405, or Barbur Boulevard heading elsewhere just as quickly

Within a short distance, amenities abound, including: Elephants Deli, Chevron, Postal Annex, River's Edge Hotel & Spa, and Starbucks

Building occupants can also enjoy easy access to the waterfront trail just across the street for a walk, run, or bike ride and then catch a quick shower in the building's private shower

Walk to OHSU's new South Waterfront facilities, aerial tram, and max line

