For Sale or Lease - Commercial Condominiums MADISON PLACE OFFICE CONDOMINIUMS

1140 SW 11th Avenue, Portland, Oregon







Unit Pricing

Retail	3,223 RSF	\$1,100,000	SOLD
2nd Floor	5.960 RSF	\$1,550,000	\$1,043,000 (\$175/RSF)
3rd Floor	5,960 RSF	\$1,600,000	\$1,043,000 (\$175/RSF)
4th Floor	6,193 RSF	MOVE-IN READY	LEASED
5th Floor	5,791 RSF	MOVE-IN READY	SOLD



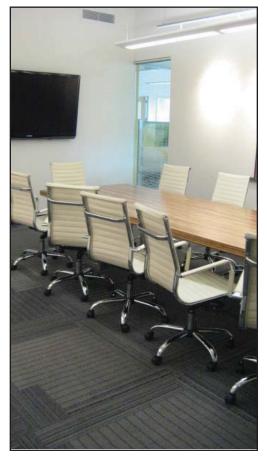


Contact Information

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- 5-story office condo developed in 2006.
- Parking available within one block.
- Vibrant, downtown neighborhood. Near The Eliot Condominiums, Museum Place Lofts & Townhouses.
- The building qualifies for PDC programs, including Quality Jobs Program and the Economic Opportunity Fund.
- Building features include:
 - Zone 3(B) seismic rating.
 - Large double paned operable windows with low (E) glass.
 - Exterior composite metal panel system with water break.
 - Qwest and Comcast office services to the building for cable TV, phone and high speed access.
 - High ceilings with abundant natural light.
 - Inverted membrane roof with 20 year warranty.



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