

★ THREE KINGS †



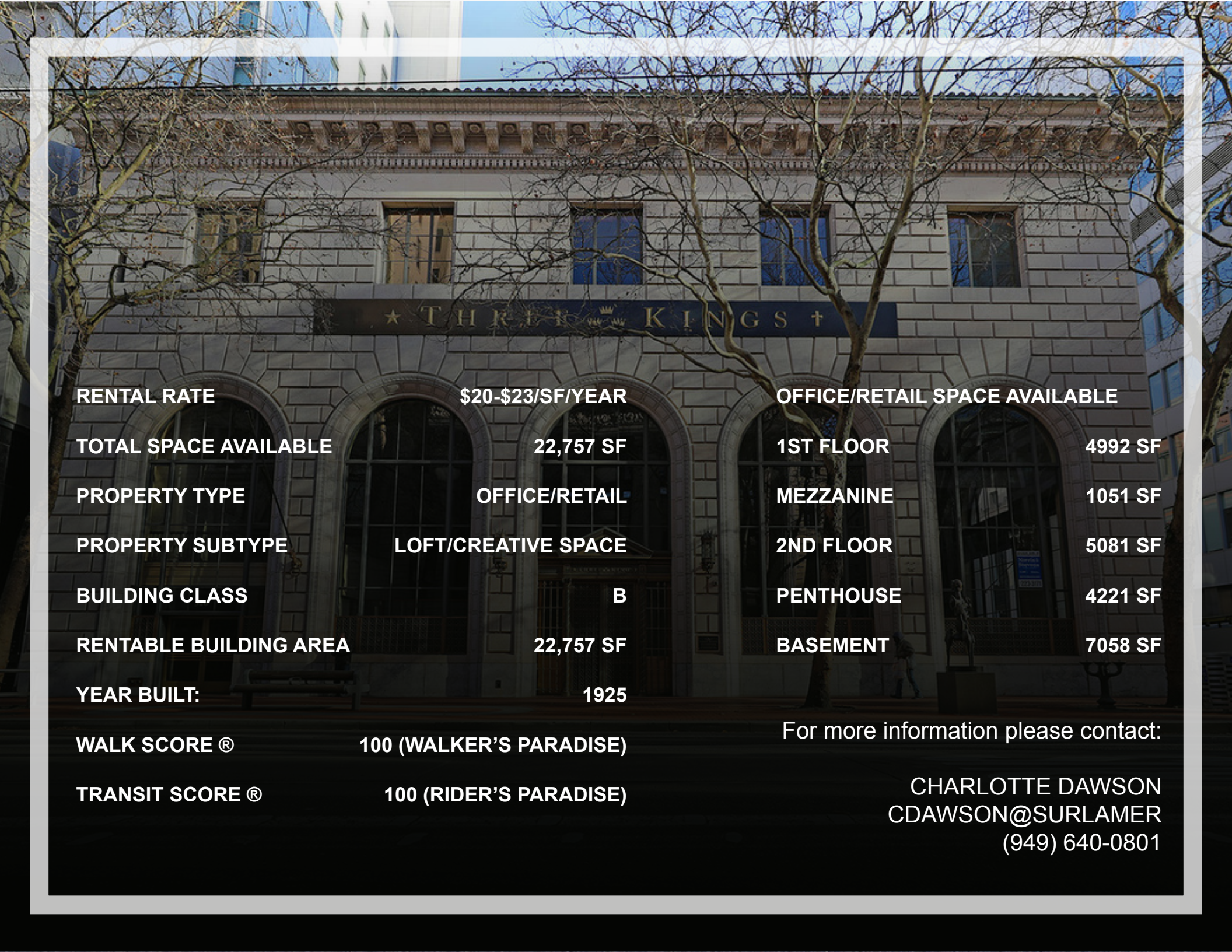
# THREE KINGS

320 SW 6TH AVE • PORTLAND, OR



(949) 640-0801





**RENTAL RATE** **\$20-\$23/SF/YEAR**

**TOTAL SPACE AVAILABLE** **22,757 SF**

**PROPERTY TYPE** **OFFICE/RETAIL**

**PROPERTY SUBTYPE** **LOFT/CREATIVE SPACE**

**BUILDING CLASS** **B**

**RENTABLE BUILDING AREA** **22,757 SF**

**YEAR BUILT:** **1925**

**WALK SCORE ®** **100 (WALKER'S PARADISE)**

**TRANSIT SCORE ®** **100 (RIDER'S PARADISE)**

**OFFICE/RETAIL SPACE AVAILABLE**

**1ST FLOOR** **4992 SF**

**MEZZANINE** **1051 SF**

**2ND FLOOR** **5081 SF**

**PENTHOUSE** **4221 SF**

**BASEMENT** **7058 SF**

For more information please contact:

**CHARLOTTE DAWSON**  
**CDAWSON@SURLAMER**  
**(949) 640-0801**



## FEATURES

Built in 1923 and on the National Register of Historic Places since 1978.

Ornate marble entrance with original decorative 30-foot high ceiling on main level.

2 showers on lower level with lockers for employees who prefer to bike to work.

Floor-to-ceiling picture windows with automatic blinds on main level.

Convenient to banking, dining, shopping and MAX/Bus lines.

Elevator service.

## HISTORY

This location was the site of the first Portland Central Library, which moved to its present site in the early 1920's. The Bank of California saw the lot as fit to build a Portland branch and hired local notable architect A.E. Doyle to design it. Doyle's chief designer Charles K. Green had traveled abroad to study Greco-roman architectural forms in the 1910's. His research resulted in three Italianate buildings, of which the Bank of California Building was the first. The others were the Chicago/Italianate Pacific Building, an early skyscraper. The exterior lights on the Public Services Building are of the same design of those on the Bank of California Building.

## **BASEMENT**

SPACE AVAILABLE 7,058 SF  
RENTAL RATE \$23/SF NNN  
DATE AVAILABLE NOW  
SERVICE TYPE NEGOTIABLE  
SPACE TYPE RELET  
SPACE USE OFFICE  
LEASE TERM NEGOTIABLE

## **GROUND FLOOR**

SPACE AVAILABLE 4,992 SF  
RENTAL RATE \$23/SF NNN  
DATE AVAILABLE NOW  
SERVICE TYPE NEGOTIABLE  
BUILT OUT AS BANK  
SPACE TYPE RELET  
SPACE USE RETAIL  
LEASE TERM NEGOTIABLE

## **MEZZANINE**

SPACE AVAILABLE 1,051 SF  
RENTAL RATE UPON \$23/SF NNN  
DATE AVAILABLE NOW  
SERVICE TYPE NEGOTIABLE  
SPACE TYPE RELET  
SPACE USE OFFICE  
LEASE TERM NEGOTIABLE

## **2ND FLOOR**

SPACE AVAILABLE 5,081 SF  
RENTAL RATE UPON \$20/SF NNN  
DATE AVAILABLE NOW  
SERVICE TYPE NEGOTIABLE  
SPACE TYPE RELET  
SPACE USE OFFICE  
LEASE TERM 2 - 5 YEAR

## **PENTHOUSE**

SPACE AVAILABLE 4,221 SF  
RENTAL RATE UPON \$20/SF NNNV  
DATE AVAILABLE NOW  
SERVICE TYPE NEGOTIABLE  
SPACE TYPE RELET  
SPACE USE OFFICE  
LEASE TERM 2 - 5 YEARS



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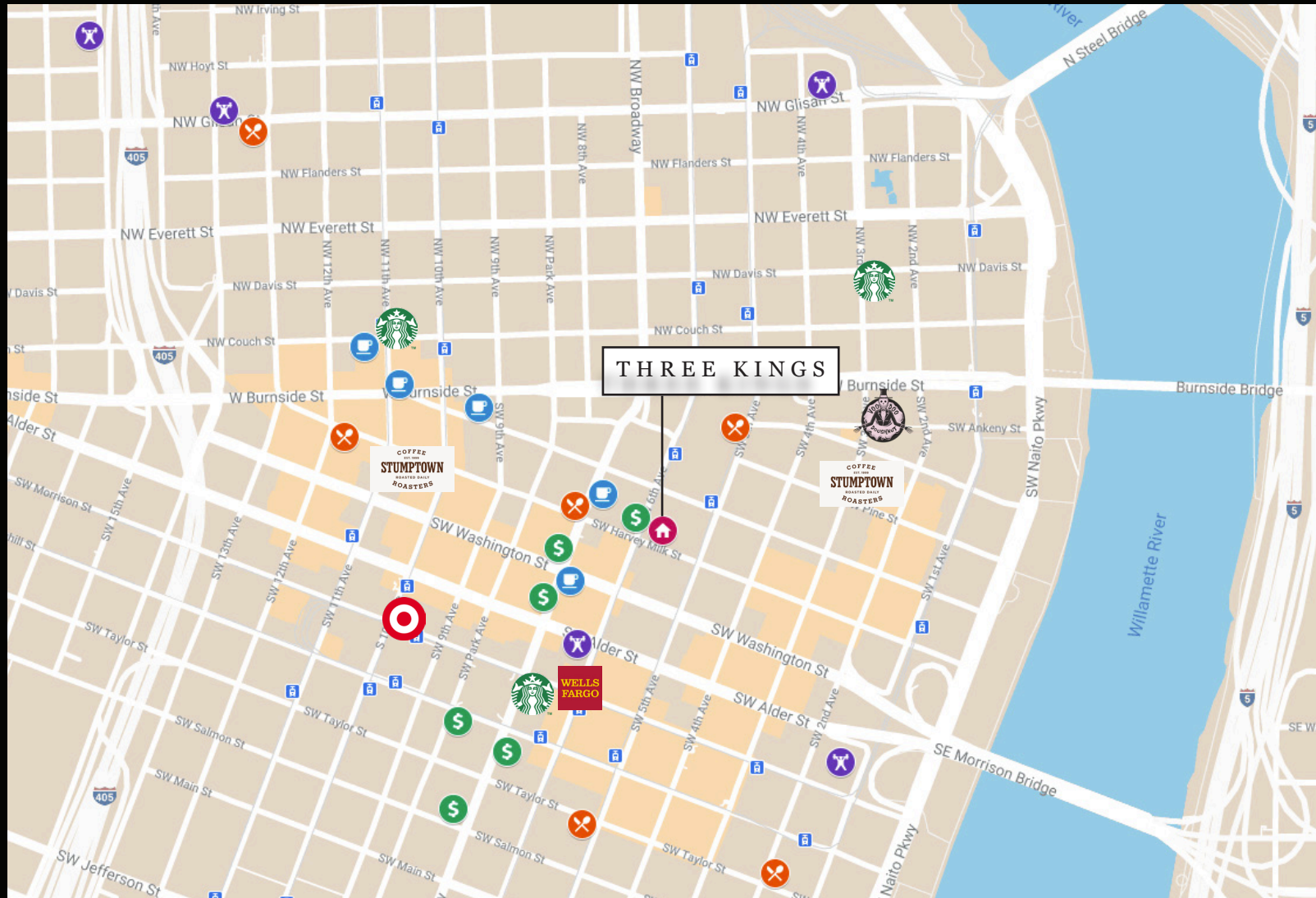
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# CONVENIENTLY LOCATED

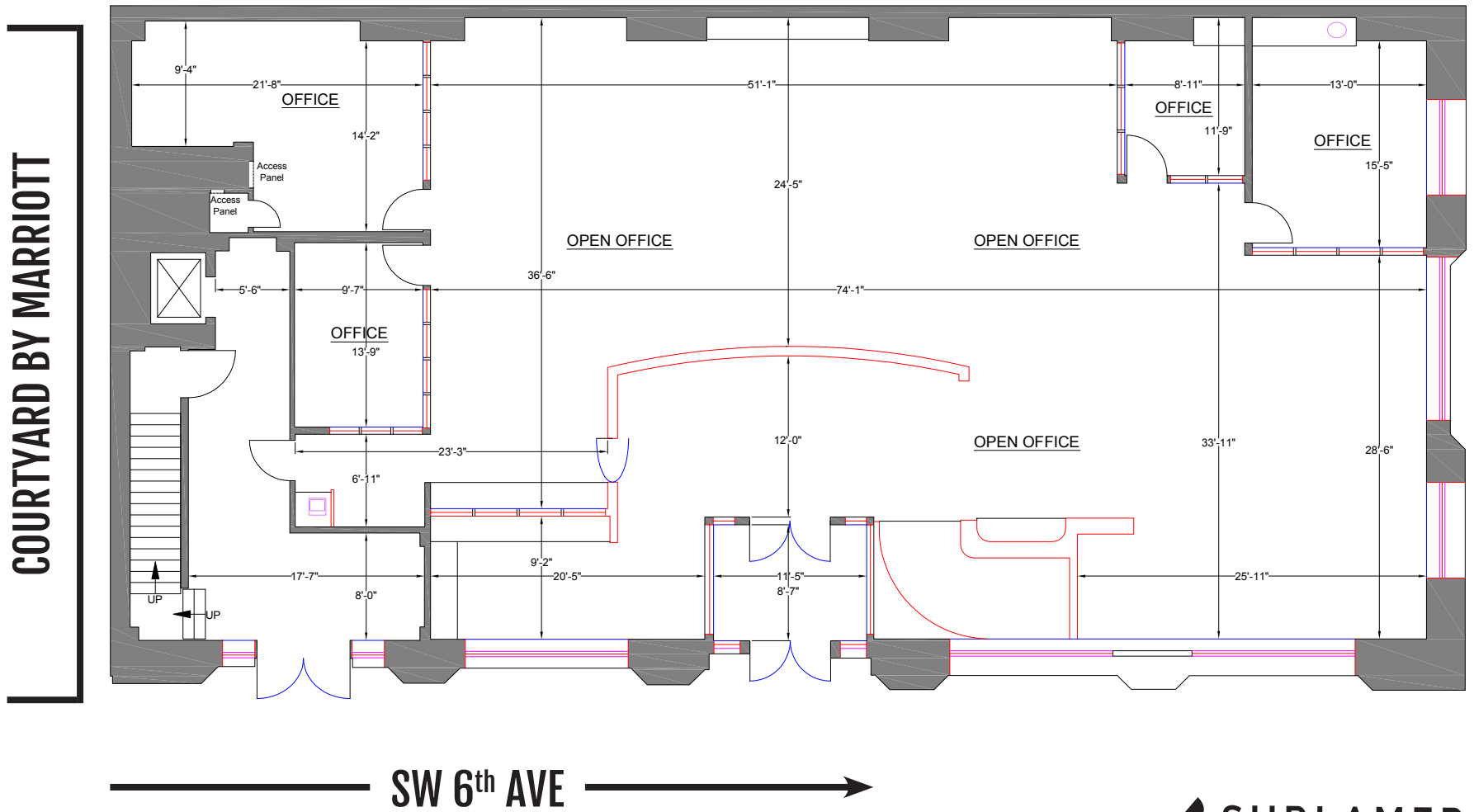


CONVENIENT TO BANKING, DINING, SHOPPING AND MAX/BUS LINES



**THREE KINGS**  
320 SW 6<sup>TH</sup> AVE  
PORTLAND, OR

**GROUND FLOOR**  
**MEASURED AREA: 4,992 SF**



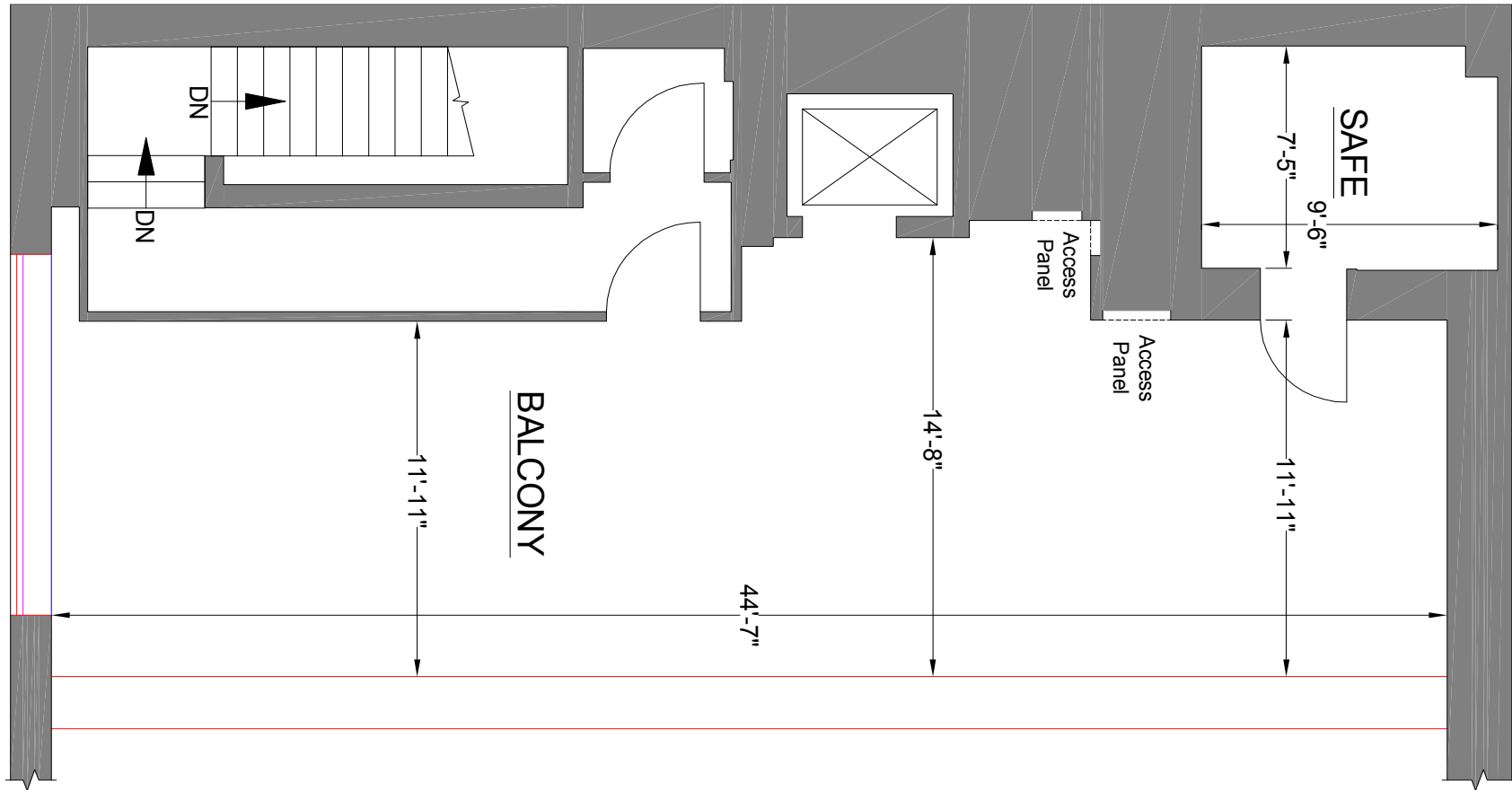


# THREE KINGS

320 SW 6<sup>TH</sup> AVE  
PORTLAND, OR

MEZZANINE

MEASURED AREA: 1,051 SF





**THREE KINGS**  
320 SW 6<sup>TH</sup> AVE  
PORTLAND, OR

**SECOND FLOOR**  
**MEASURED AREA: 5,081 SF**

