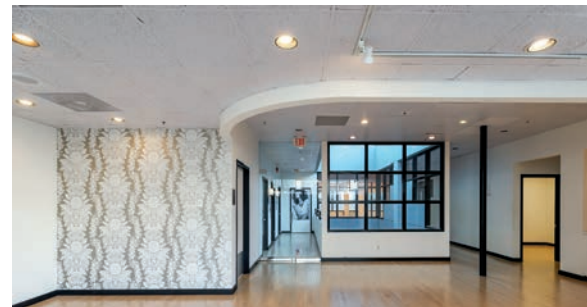




OWNER/USER OR VALUE ADD POTENTIAL

The Charles F. Berg Building represents an opportunity to acquire a historically significant building in Portland's thriving retail core. The property is located on Broadway Avenue, Portland's most prominent boulevard, adjacent to Nordstrom and Pioneer Courthouse Square. The pedestrian counts in the surrounding blocks are the highest in Portland. The property also has excellent access to the TriMet MAX transit lines connecting the central city with the Portland International Airport to the east and Intel and Nike to the west. The 19,424 SF building is 82% occupied with one 3,530 SF vacancy.

The below market office leases and retail repositioning opportunity at the building provide long-term investment upside. The building's existing vacancy also presents opportunity for a partial owner/user. The seller will also consider financing terms to qualified buyers.



FOR A COMPLETE OFFERING MEMORANDUM, PLEASE CONTACT

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PROPERTY SUMMARY

611-615 SW Broadway Avenue
Portland, OR 97205

ADDRESS

Four, plus basement

BUILDING STORIES

19,424

BUILDING SQUARE FEET

4,792 square feet

LAND AREA

CX(d)

ZONING

1902

YEAR BUILT

82%

OCCUPANCY

Six

NUMBER OF TENANTS

\$5,000,000

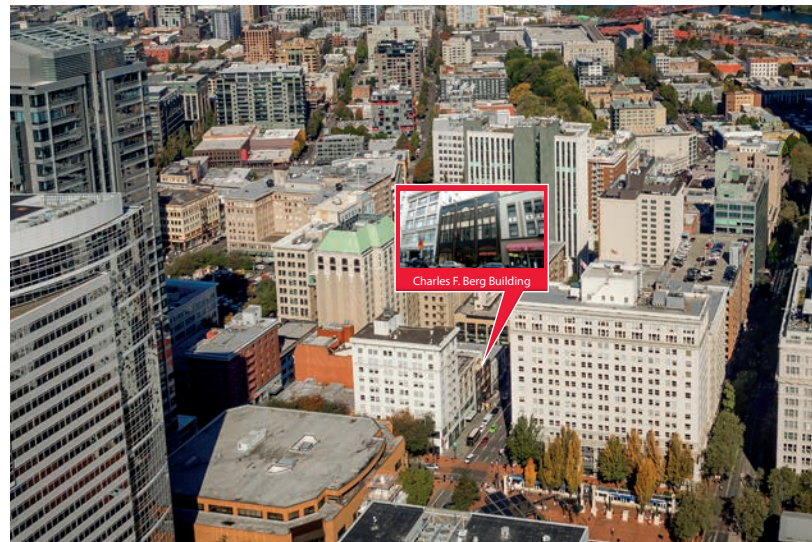
ASKING PRICE

\$1,100,000 down with the balance
at 4.5% interest only, fixed for five
years and ballooning in ten.

POTENTIAL SELLER TERMS

INVESTMENT HIGHLIGHTS

- Pride of Ownership CBD Investment
- Seller Will Finance Sale with Attractive Terms
- Owner/User Potential - 3,530 SF Available
- Below Market Office Rents
- Retail Repositioning Potential
- Historically Significant Building
- Broadway Location - Portland's Most Significant Boulevard
- Excellent Transit Connectivity - Adjacent to Four MAX Lines
- Heart of The Retail Core - Portland's Highest Pedestrian Counts
- Located in Opportunity Zone



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