

# HISTORIC DURHAM HOUSE

2138 SW SALMON STREET | PORTLAND, OR 97205

## OFFERING MEMORANDUM



DO NOT DISTURB TENANTS

PRICE ADJUSTED: ~~\$2,600,000~~ **\$2,230,000**

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



THOMAS MCDOWELL

Senior Broker, Investment Properties

503.225.8473 (O)

TomM@norris-stevens.com

RAYMOND DUCHEK

Senior Broker, Investment Properties

503.225.8492 (O)

RaymondD@norris-stevens.com

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DECEMBER 2022



# HISTORIC DURHAM HOUSE

2138 SW SALMON ST  
PORTLAND, OR 97205

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## CONTACT INFO

### THOMAS MCDOWELL

Senior Broker, Investment Properties  
503.225.8473 (O)  
TomM@norris-stevens.com

### RAYMOND DUCHEK

Senior Broker, Investment Properties  
503.225.8492 (O)  
RaymondD@norris-stevens.com

### NORRIS & STEVENS

900 SW 5th Ave, 17th Floor  
Portland, Oregon 97204  
503.223.3171 • [www.norris-stevens.com](http://www.norris-stevens.com)



View from SW Salmon Street



# EXECUTIVE SUMMARY



The Durham House was constructed in 1890 in the Queen Anne Victorian style. It is ideally located at the top of SW Salmon Street above the Multnomah Athletic Club/Providence Park complex. This prominent corner property with two elegant entrances is available for the first time in over 26 years.

The property consists of three stories, a daylight lower level, and a stately Carriage House for approximately 8,917 square feet with a total of 24 rentable suites.

The immediate neighborhood of Kings Hill is graced with many historically significant homes with office tenants, creating one of the more prominent urban mixed-use areas in Portland.

The Durham House has many amenities on each level including shared reception/waiting areas, restrooms, Povey Brothers stain glass windows, break areas, plus several levels with exterior decks. Large iron lions flank the formal north and west entrances. This property is ideally positioned for professionals seeking a quality, high-end space.

## PROPERTY SUMMARY

<b>Address:</b>	2138 SW Salmon Street
<b>City/State/Zip:</b>	Portland, OR 97205
<b>Building size:</b>	± 8,917 SF ± 1,100 SF decks
<b>Parcel area:</b>	± 8,000 SF
<b>Parking:</b>	4 onsite, plus generous street parking
<b>Zoning:</b>	RM3 - Residential Multi Dwelling Grandfathered Office
<b>Occupancy:</b>	15 out of 24 suites; 55% by square footage
<b>Asking price:</b>	<del>\$2,600,000</del> <b>\$2,230,000</b>
<b>Price per square foot:</b>	\$250

For detailed financial information, contact broker



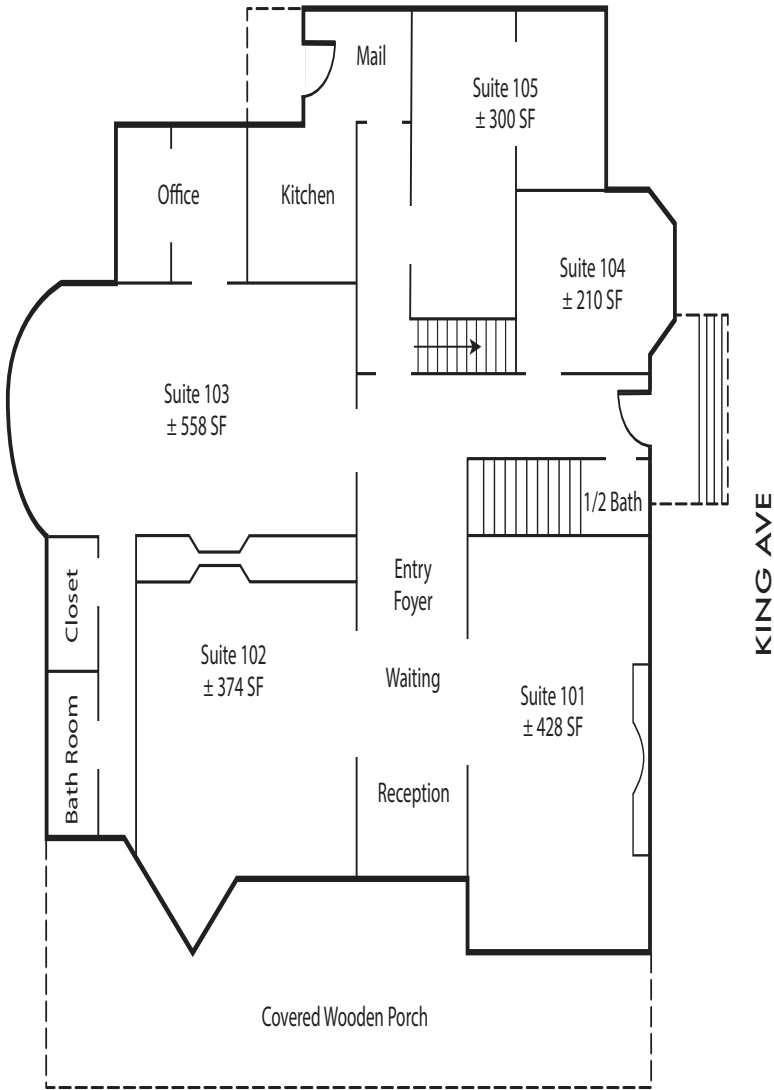
The Carriage House is ADA accessible



- Highly visible building with multiple long-term tenants
- Consistent high occupancy pre-pandemic
- Well situated 4 blocks to I-405 entrances and 2 blocks to Highway 26
- Attractive offices with view windows and waiting spaces in common areas
- Included in purchase are all area rugs, almost all wall art, and the majority of common area furniture
- The Durham House has been well maintained:
  - 2020 capital improvements - \$58,678 (including kitchen appliances, new central A/C third floor)
  - New boiler in 2015
- Priced well below replacement cost at \$250 per square foot
- Flexible space for tenant expansion and contraction
- Minutes to walk to multiple restaurants and shopping
  - Uptown Shopping Center
  - NW 23rd and NW 21st shopping
  - 4 blocks to highly walkable Washington Park
  - 2 blocks from the Multnomah Athletic Club
- Convenient to transportation
  - 2 block to Max light rail platform
  - TriMet bus stop at Durham House

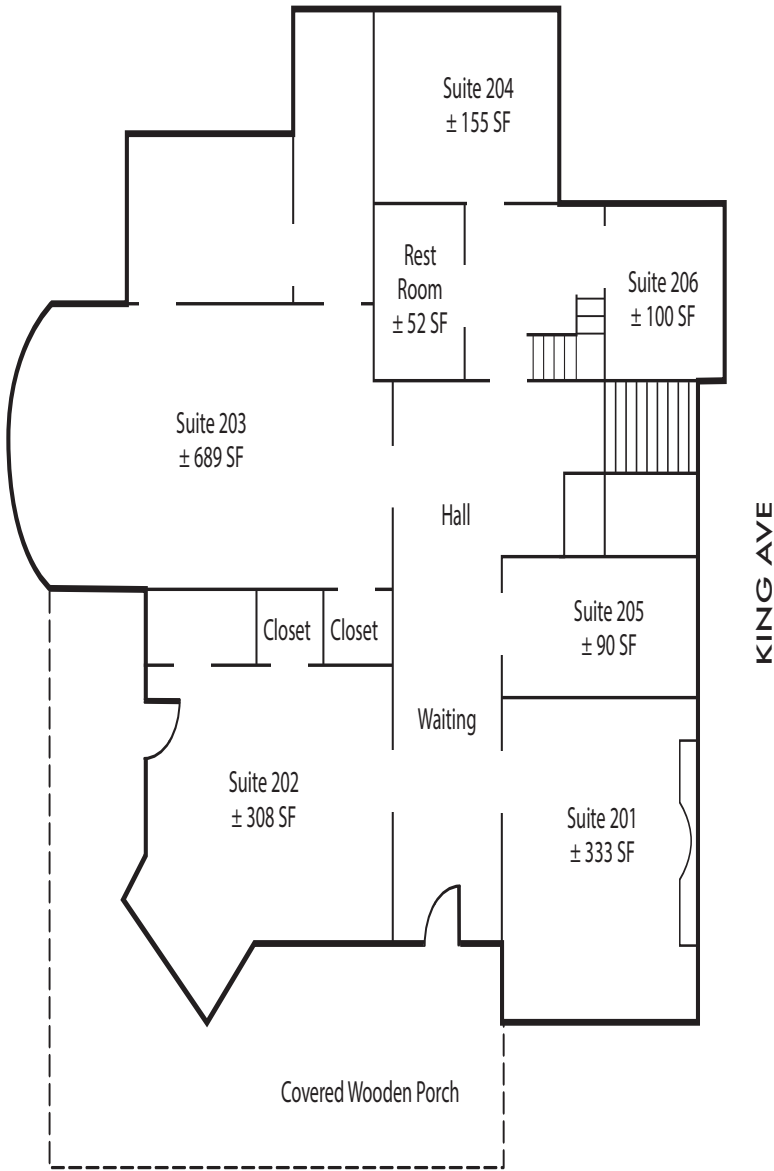
FLOOR PLANS

FIRST FLOOR



SALMON STREET

SECOND FLOOR



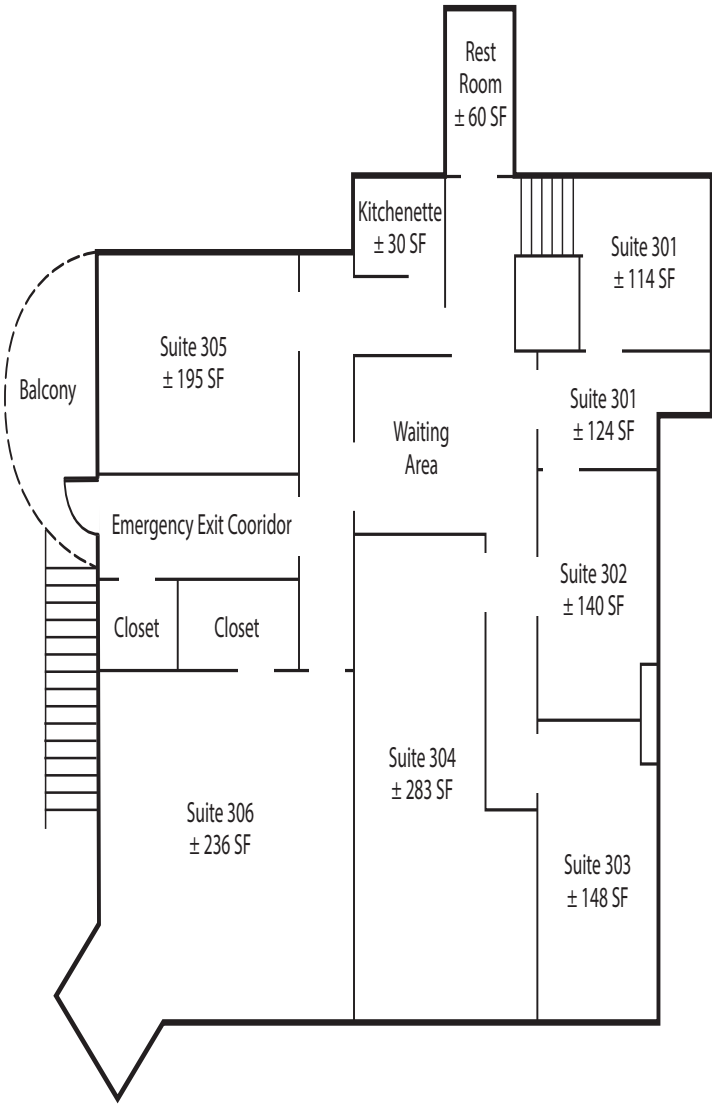
SALMON STREET

Approximate office configurations, not to scale



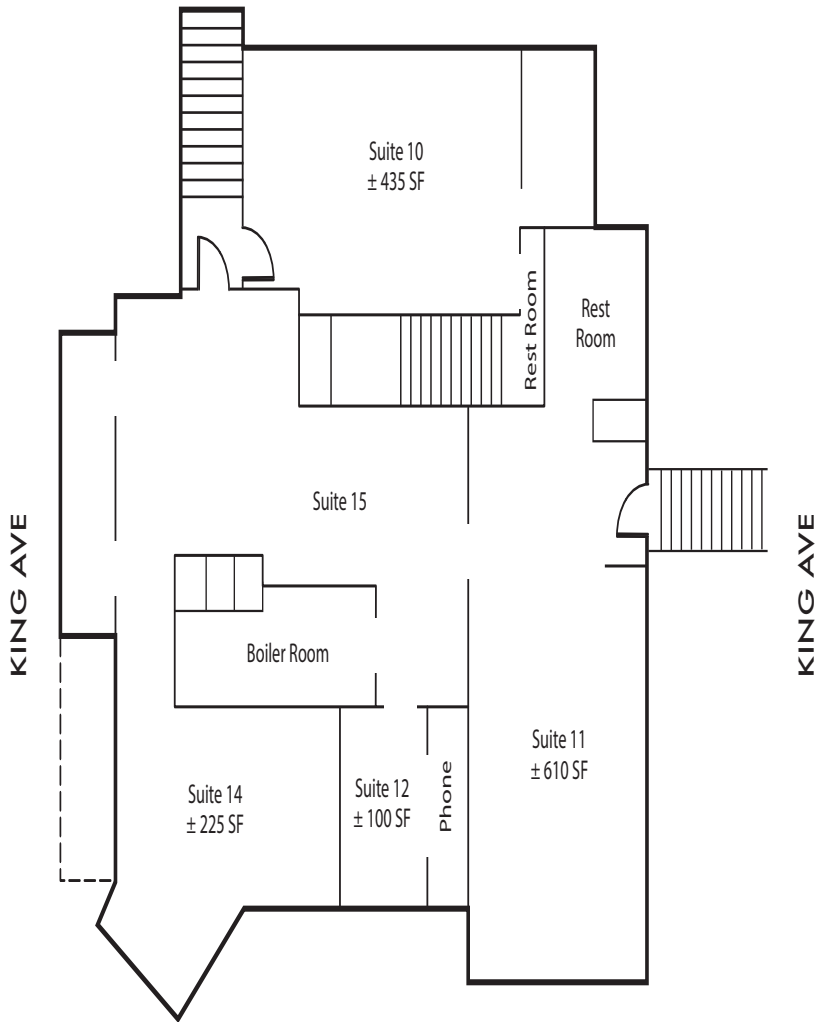
FLOOR PLANS

THIRD FLOOR



SALMON STREET

DAYLIGHT LOWER LEVEL



KING AVE

KING AVE

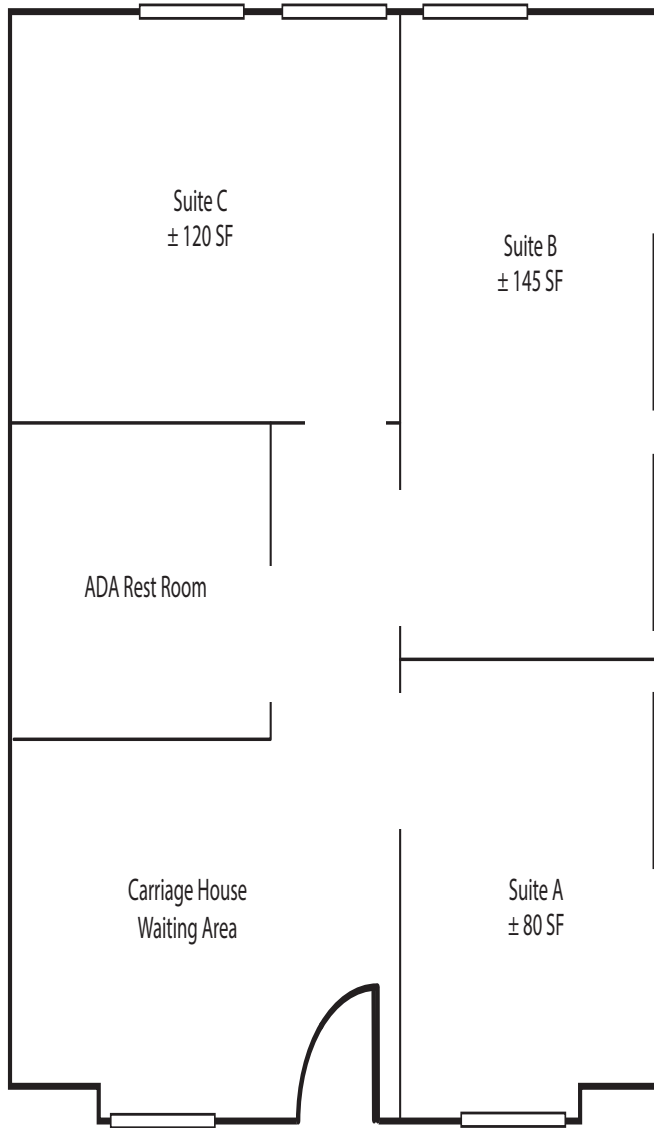
SALMON STREET

Approximate office configurations, not to scale



## FLOOR PLANS

### CARRIAGE HOUSE



Approximate office configurations, not to scale



The Carriage House waiting area

## INTERIOR PHOTOS



Main floor front hall with waiting area



Suite 102



First floor kitchen



Suite 101



Suite 101



Second floor waiting area



## INTERIOR PHOTOS



Second floor waiting area



Suite 203



Main staircase with Povey Brothers stain glass



Suite 203 supply storage room and coat closet



Third floor waiting area



Third floor rest room



## LOCATION

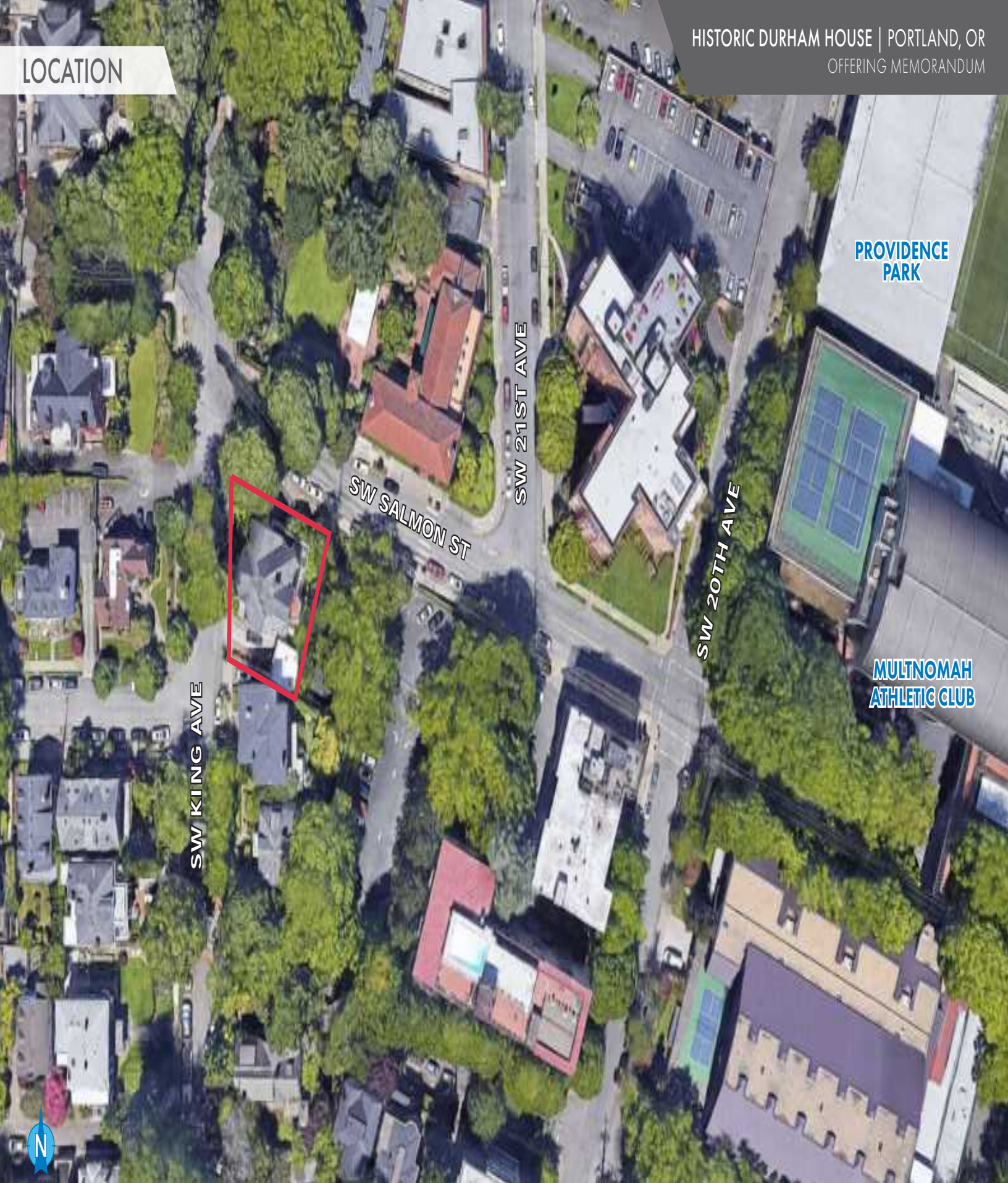
## HISTORIC DURHAM HOUSE | PORTLAND, OR OFFERING MEMORANDUM





## LOCATION

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PROVIDENCE  
PARK

MULTNOMAH  
ATHLETIC CLUB

N

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503.223.3171 • NORRIS-STEVENSON.COM

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## LOCATION

## HISTORIC DURHAM HOUSE | PORTLAND, OR OFFERING MEMORANDUM







SW Salmon Street entrance

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