

# Fully-Leased Office Investment Opportunity

11010 SE DIVISION STREET, PORTLAND, OR 97266



FOR SALE

Joe Kappler

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**MACADAM  
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COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

Located just 10 blocks from Interstate 205, this three-story office building, including a basement storage area, offers investors the opportunity to purchase a fully leased property. Built in 2008, the building is 16,199 SF along with an additional 2,260 SF of lower-level storage space. The office building is equipped with a four-stop elevator and 55 parking stalls. Each floor is demised into multiple suites with ample lobby space on each floor and two internal stairwells.

## PROPERTY HIGHLIGHTS

- Building and monument signage
- 3.44/1,000 parking ratio
- Professionally managed and maintained
- CE zoned property on 31,876 SF of land
- Weighted Average Lease Term: 3.1 years

## OFFERING SUMMARY

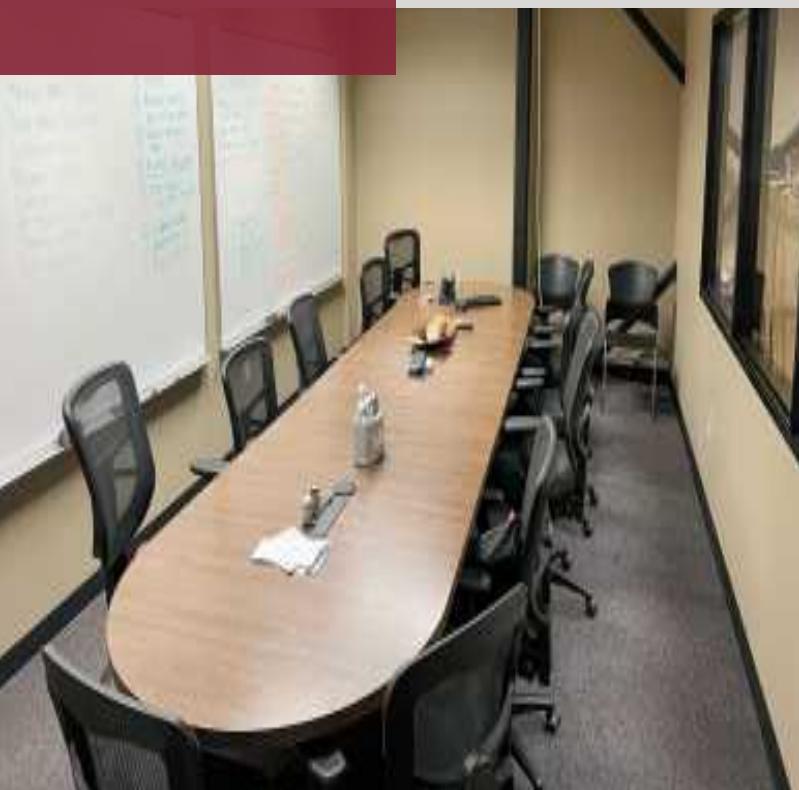
Sale Price:	\$4,750,000
Lot Size:	31,876 SF
Building Size:	18,459 SF
NOI:	\$298,142.00
Cap Rate:	6.28%



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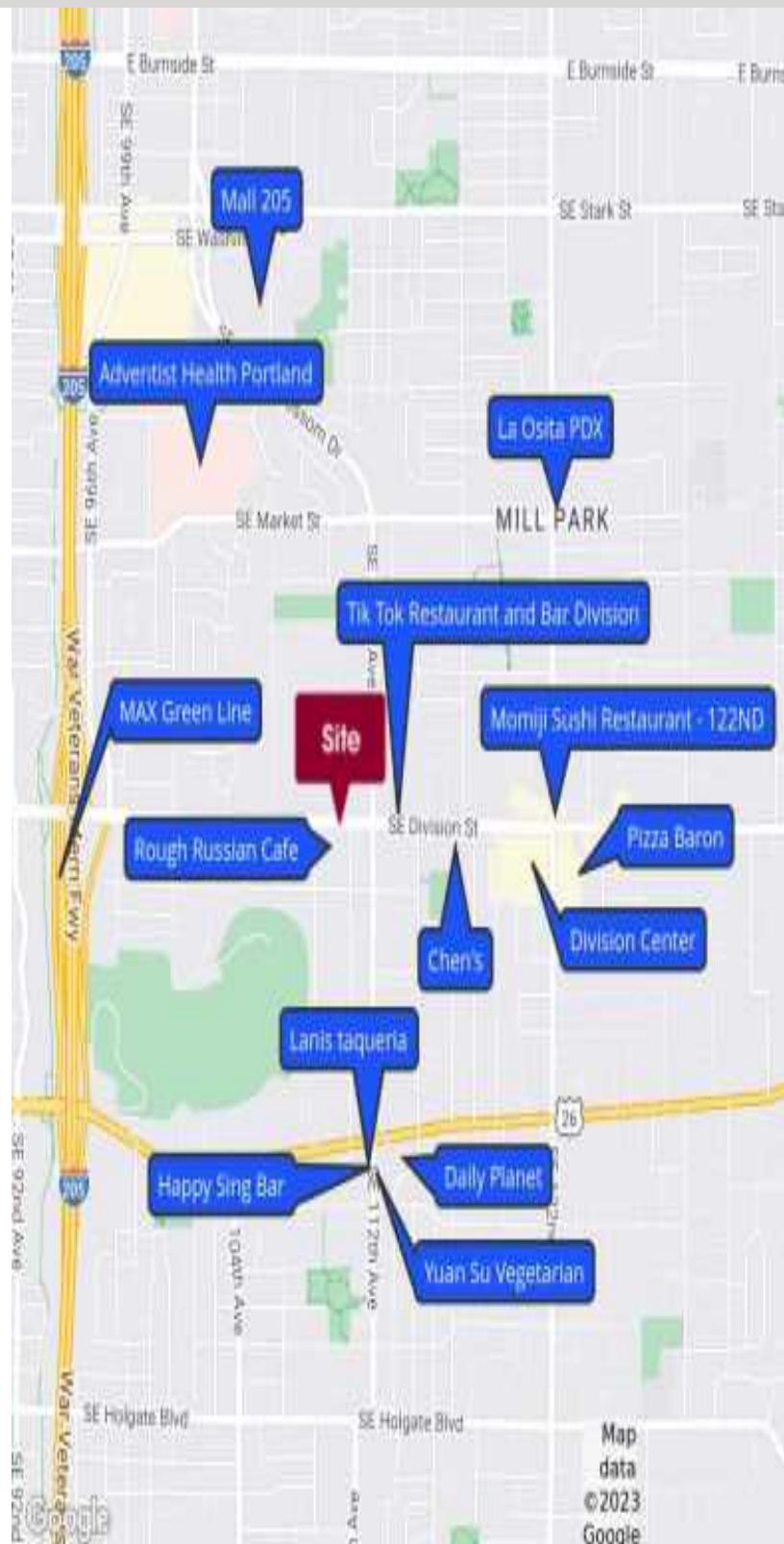


## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	18,710	162,248	398,374
Median age	36.8	35.4	35.5
Median age (Male)	36.6	35.4	35.5
Median age (Female)	36.9	35.6	35.7
Average HH income	\$46,178	\$51,939	\$57,691
Average house value	\$229,568	\$227,928	\$284,895

## LOCATION OVERVIEW

Located on Division Street, a major four-lane east/west arterial in Southeast Portland, the property is just east of Interstate 205 and near major employers and destinations such as Adventist Medical Center, Mall 205, and is close to various restaurants. The property has excellent public transportation access, with a bus stop right across the street and a MAX station less than a mile away.



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