

High-End Owner/User Opportunity

1645 NW HOYT STREET, PORTLAND, OR 97209

FOR SALE

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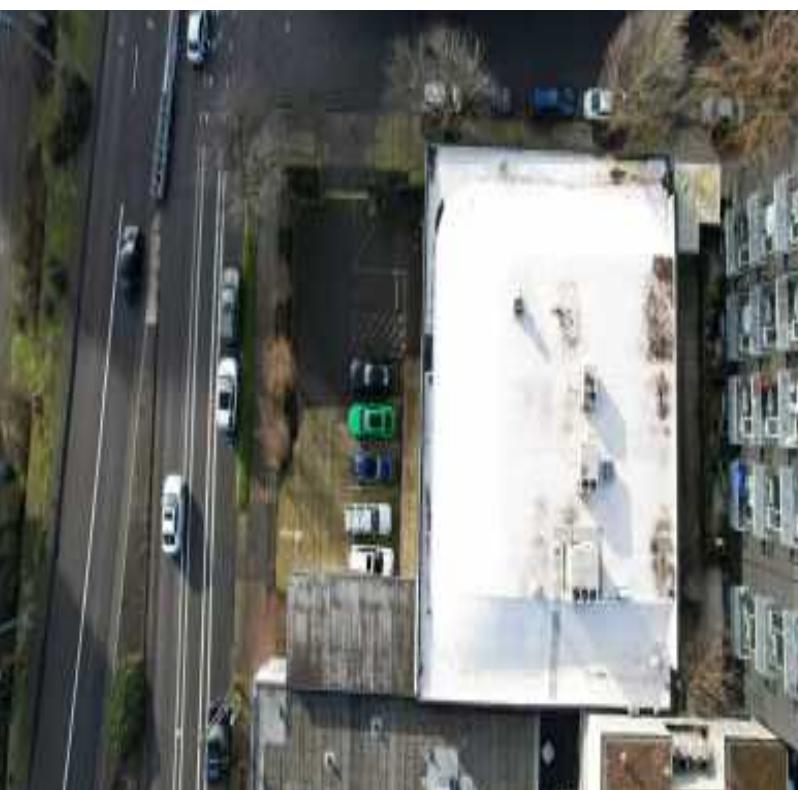
2 Centerpointe Drive, Suite 500 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

1645 NW Hoyt Street, Portland, OR 97209



PROPERTY DESCRIPTION

A phenomenal building, completely upgraded including seismic, offered for sale. The property is located in a desirable NW Portland location with close proximity to Slabtown and the Pearl District. The building provides an open and flexible working condition with dedicated conference and break area spaces. 6 dedicated and fenced off-street parking spaces are included with the property.

PROPERTY HIGHLIGHTS

- High-end buildout with flexible configuration
- Dedicated off-street parking
- Owner/user opportunity
- Pride of ownership, control ownership expenses

OFFERING SUMMARY

Sale Price:	Contact Broker For Pricing
Lot Size:	13,033 SF
Building Size:	7,500 SF
Zoning:	CM3 (Commercial Mixed Use 3, City of Portland)

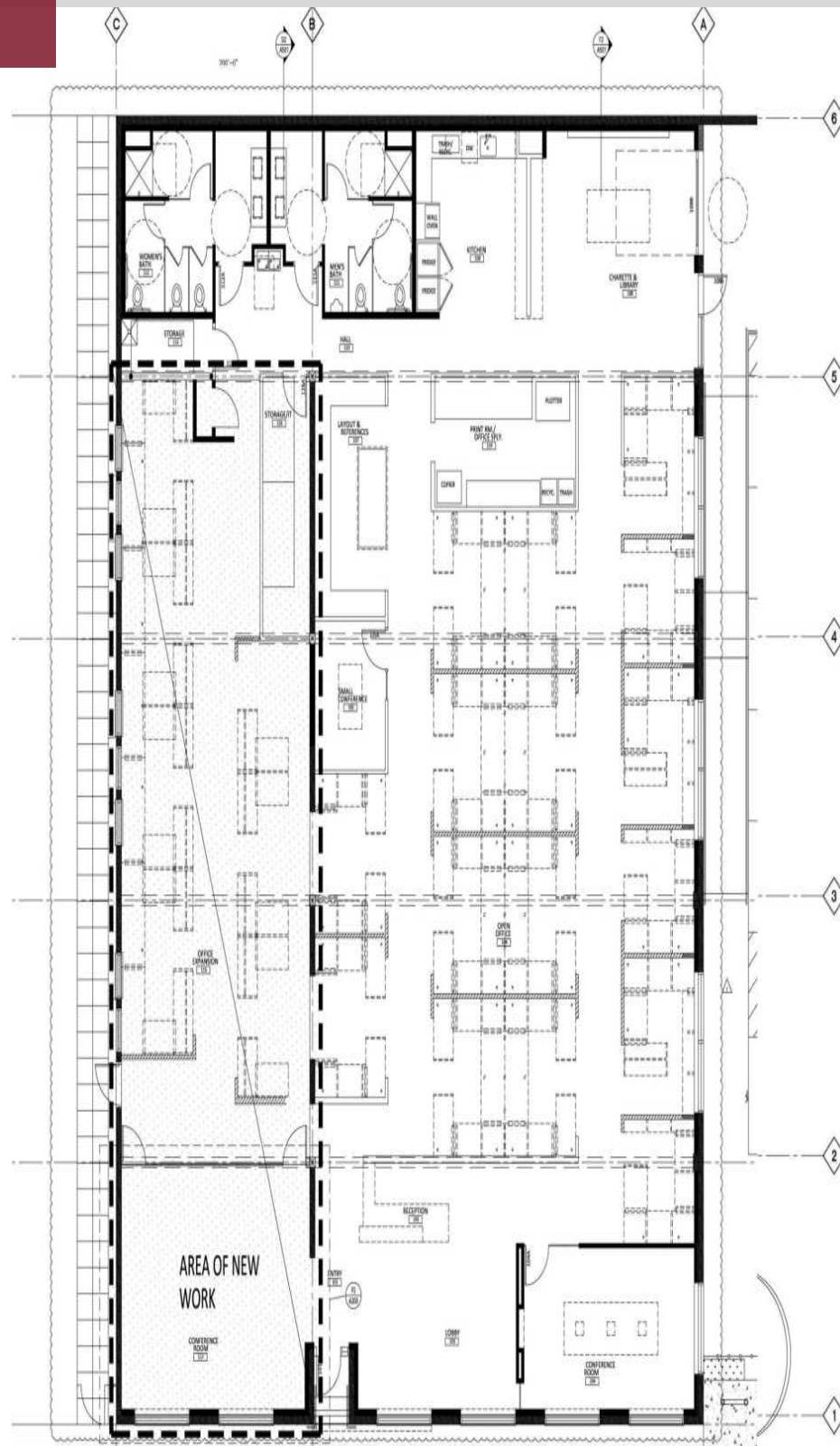


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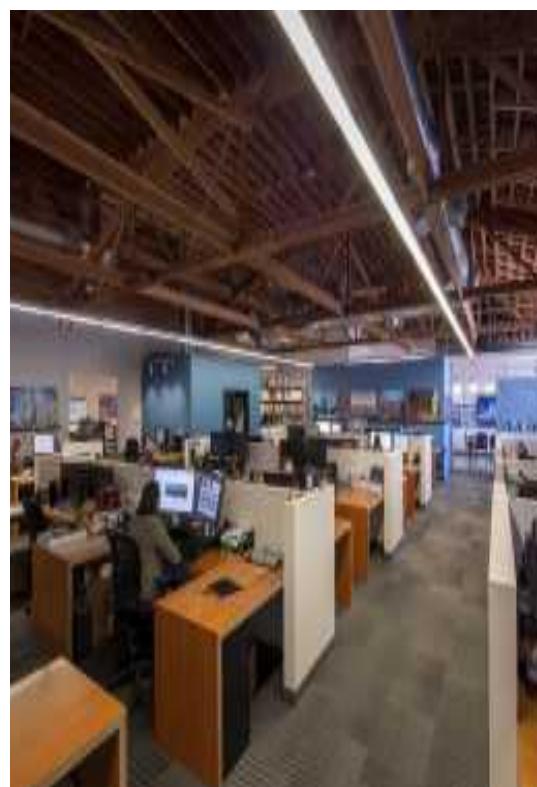
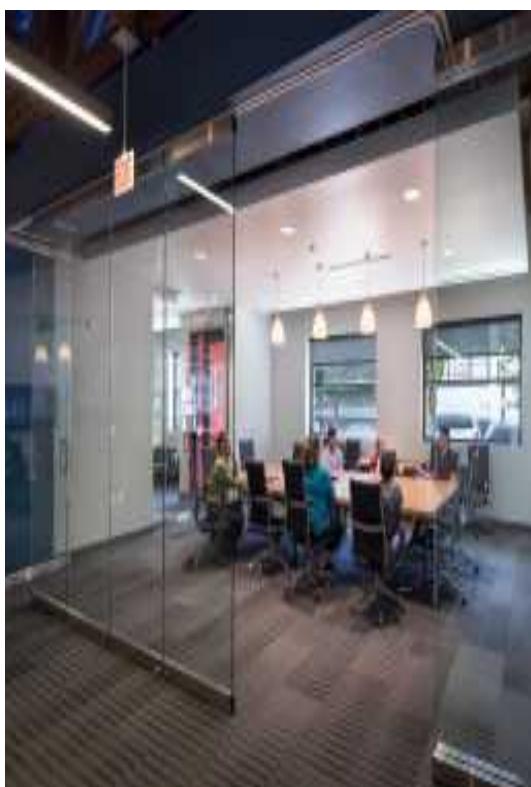
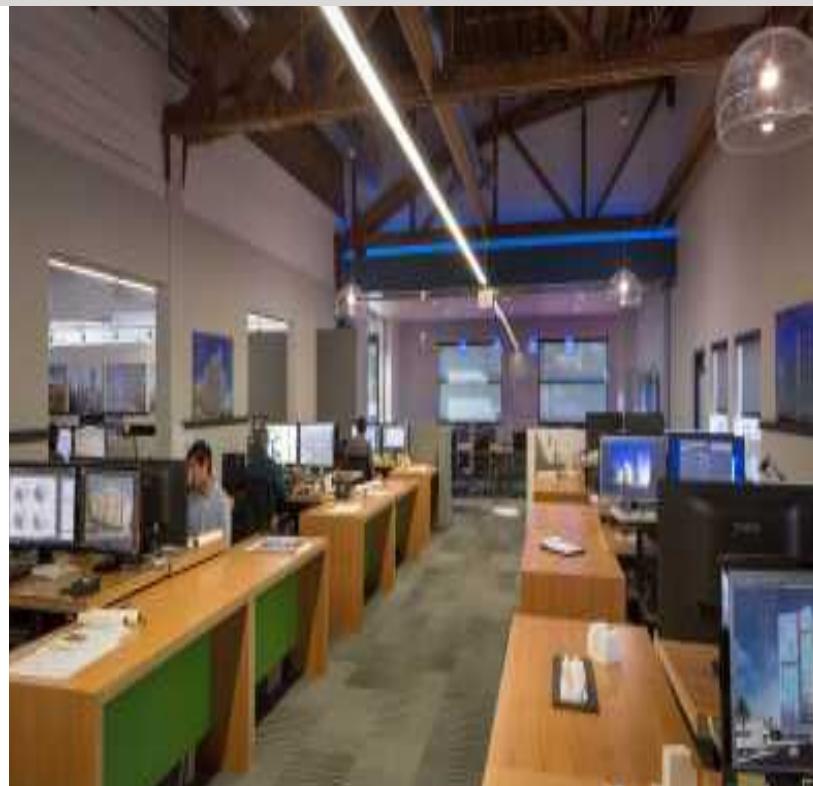
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DEMOCRAPHICS

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
Total population	3,972	17,378	39,416
Median age	36.1	39.1	40.2
Median age (Male)	39.1	39.4	39.9
Median age (Female)	35.3	39.4	40.5
Total households	3,073	13,276	29,189
Total persons per HH	1.3	1.3	1.4
Average HH income	\$85,683	\$86,106	\$79,997
Average house value	\$183,267	\$271,154	\$344,455

LOCATION OVERVIEW

The building is located near two of the most highly desirable submarkets in the Portland area, the Pearl District and Slabtown. The property is easily accessible from I-405, providing ease of access to most of Portland. Numerous amenities within walking distance.

LOCATION

	TEXT	TIME
I-405	0.5 mi	3 min
I-5	1.9 mi	5 min
Portland International Airport	11.4 mi	24 min



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