

FOR SALE

# 1400 SW MONTGOMERY ST

PORLAND, OR



*Move-in ready office building on the edge  
of downtown Portland*

**km** Kidder  
Mathews

*Conveniently located office building in beautiful setting with off-street parking*

ADDRESS	1400 SW Montgomery St Portland, OR
BUILDING AREA	± 7,200 SF
LAND AREA	0.23 AC (±10,000 SF)
YEAR BUILT	1904, renovated 1984
ZONING	Conditional Office in RM2
PARCEL NUMBERS	R246941, R246942, & R246943
PARKING	10 stalls
SALE PRICE	\$2,100,000 (\$293/SF)

**\$2.1M**

SALE PRICE

**7,200**

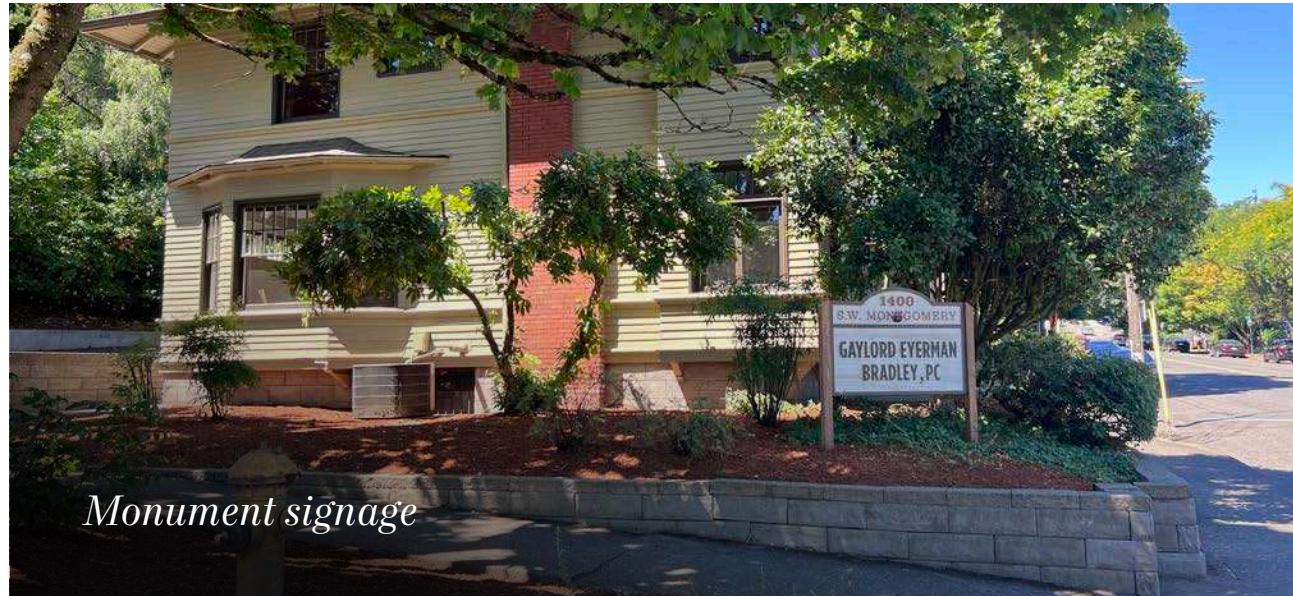
SQUARE FEET

**\$293**

PRICE PER SF

**10**

PARKING STALLS



1400 SW MONTGOMERY ST

*Beautifully finished professional office building with significant updating.*

## BUILDING HIGHLIGHTS

12 private offices

3 staff work areas

Reception area

Conference room

Kitchen

4 bathrooms

2 full basements

Attic in the east wing

New roof on east building

Updated HVAC

Partially sprinkled



# WARM AND INVITING WORK ENVIRONMENT

PROVIDING YOU WITH  
EVERYTHING AN  
OFFICE NEEDS

Move-in ready condition

Flexible office layout

Break/Conf/Work rooms

Bright & airy throughout

Multiple storage areas

Private off-street parking

Security System in place

Monument signage

Conveniently located

Quiet & beautiful setting

AVAILABLE FOR SALE



MULTIPLE  
BUILDING  
UPDATES



NEWLY  
PAINTED  
EXTERIOR



BEAUTIFULLY  
LANDSCAPED



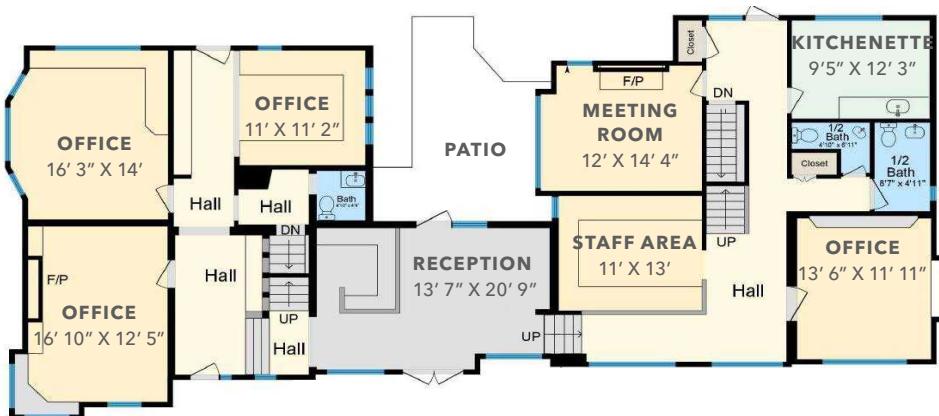
OPERABLE  
WINDOWS



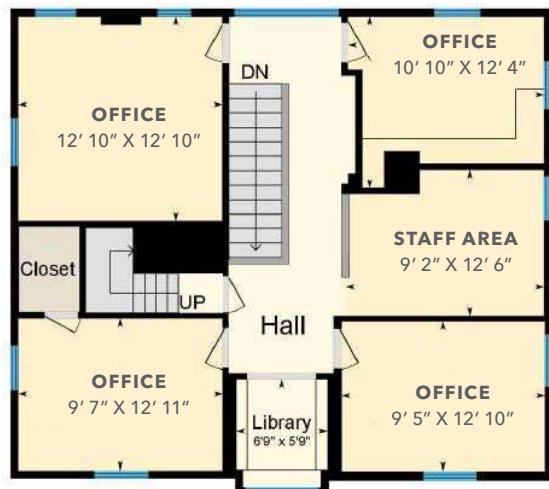
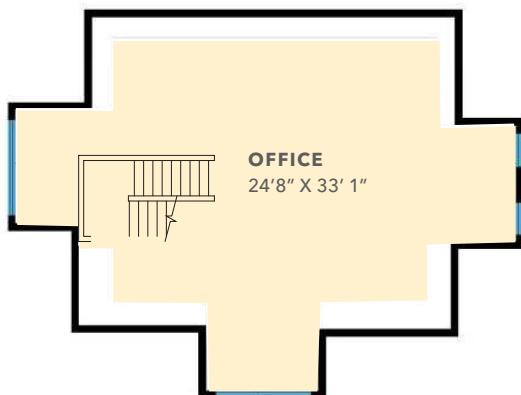
KIDDER MATHEWS

1400 SW MONTGOMERY ST

## FLOOR PLANS - FIRST FLOOR



## FLOOR PLANS - 2ND & 3RD FLOORS (WEST WING)



1400 SW MONTGOMERY ST

## FLOOR PLANS - 2ND FLOOR (EAST WING)



AVAILABLE FOR SALE

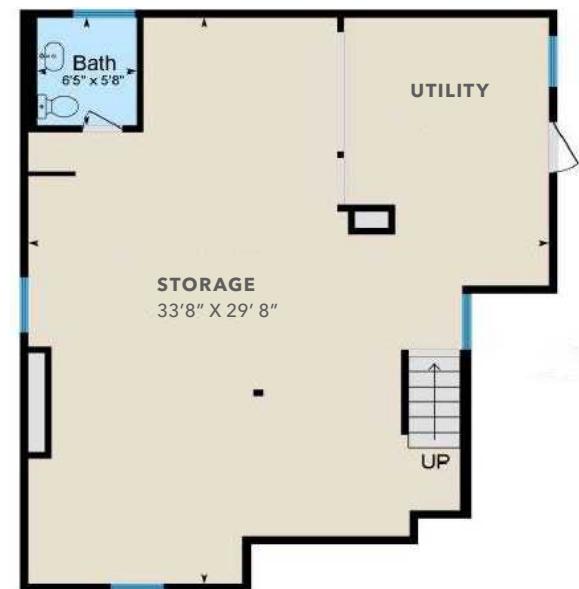
KIDDER MATHEWS

## STORAGE AREA

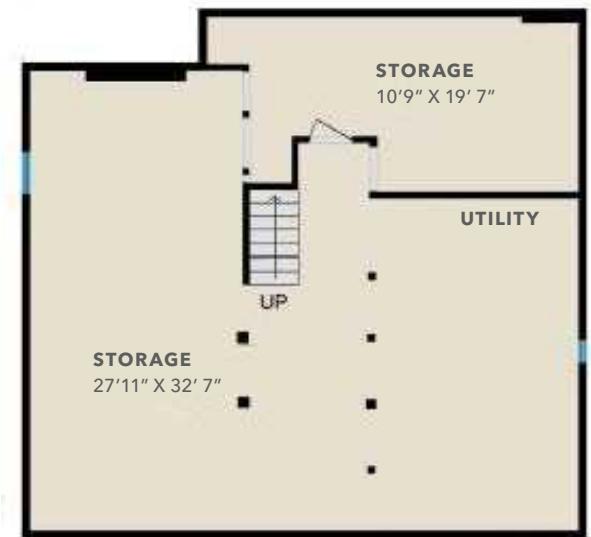
East Attic



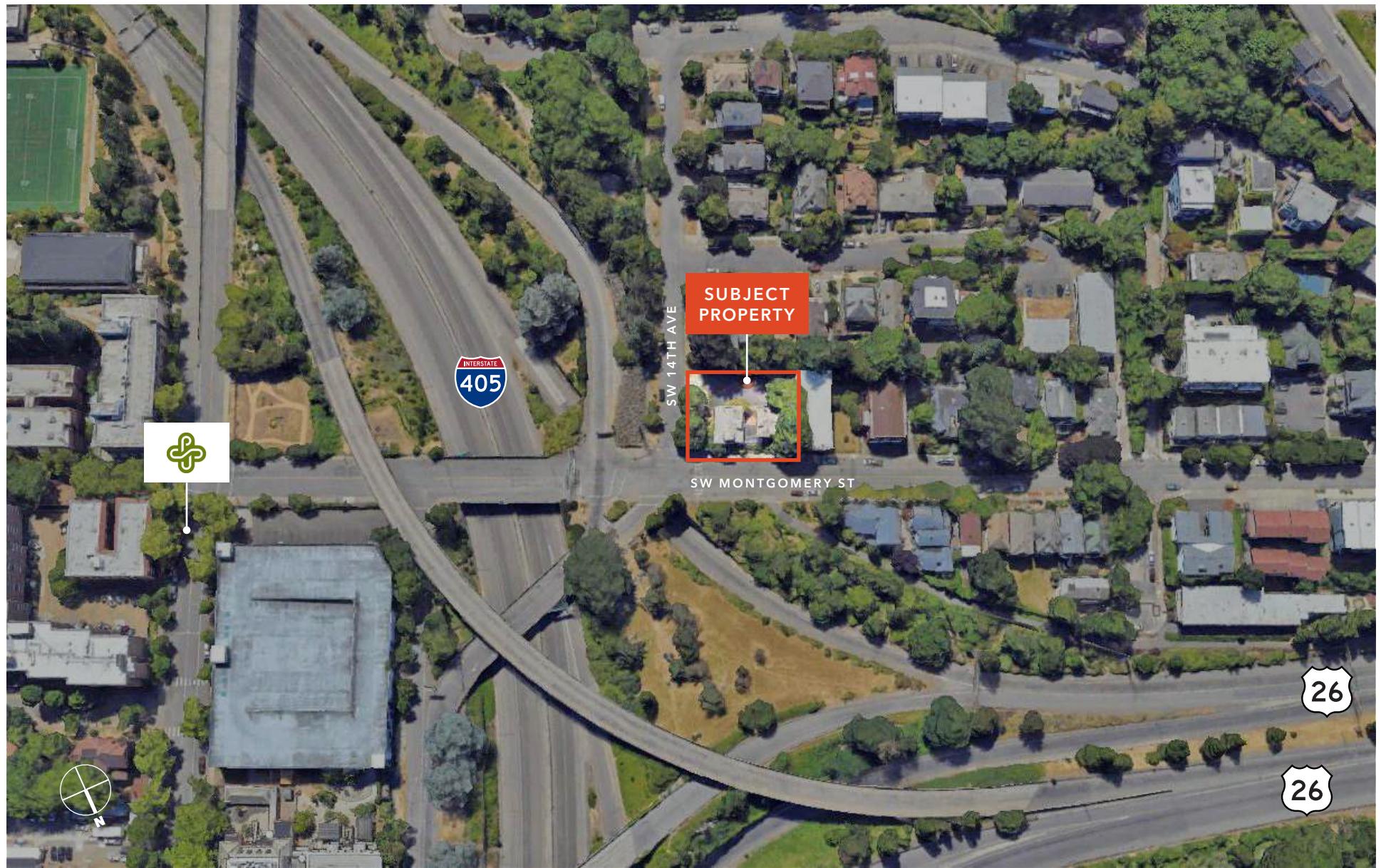
West Basement



East Basement



1400 SW MONTGOMERY ST



# 1400 SW MONTGOMERY ST





## 1400 SW MONTGOMERY ST

*For more information on  
this property, please contact*

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**km** **Kidder**  
**Mathews**