

FOR SALE

# 1400 SW MONTGOMERY ST

PORTLAND, 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*

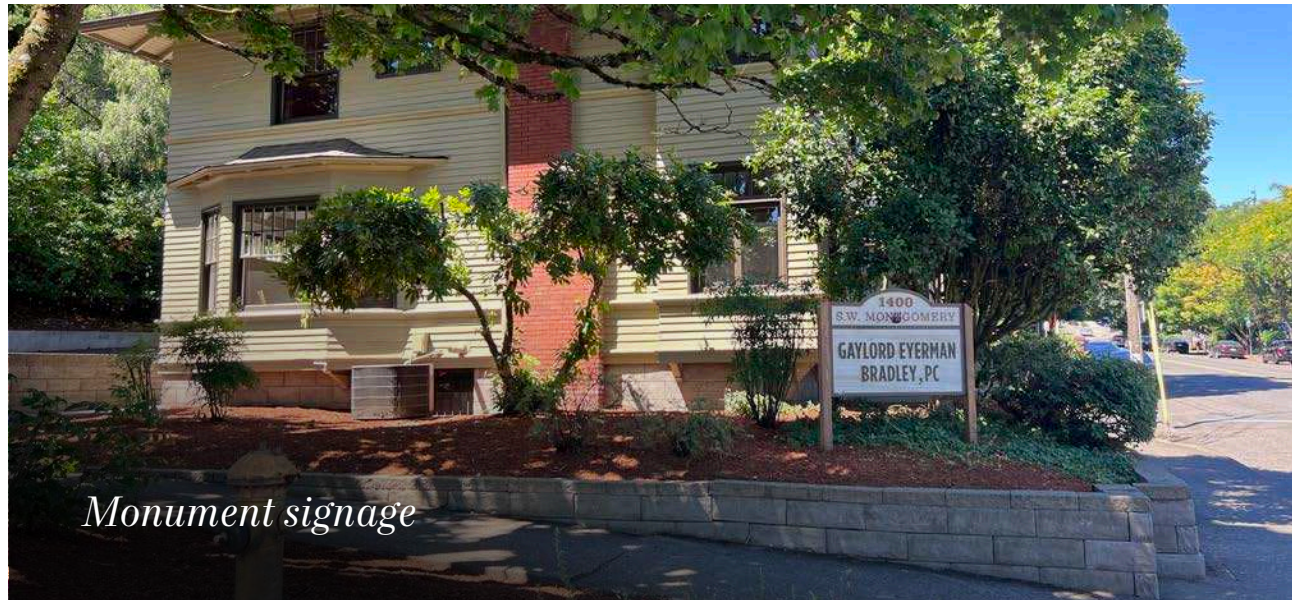
PRICE PER SF

*10*

PARKING STALLS



*Ample parking*



*Monument signage*



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 spinkled

AVAILABLE FOR SALE

KIDDER MATHEWS



1400 SW MONTGOMERY ST

# 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



MULTIPLE  
BUILDING  
UPDATES



NEWLY  
PAINTED  
EXTERIOR



BEAUTIFULLY  
LANDSCAPED



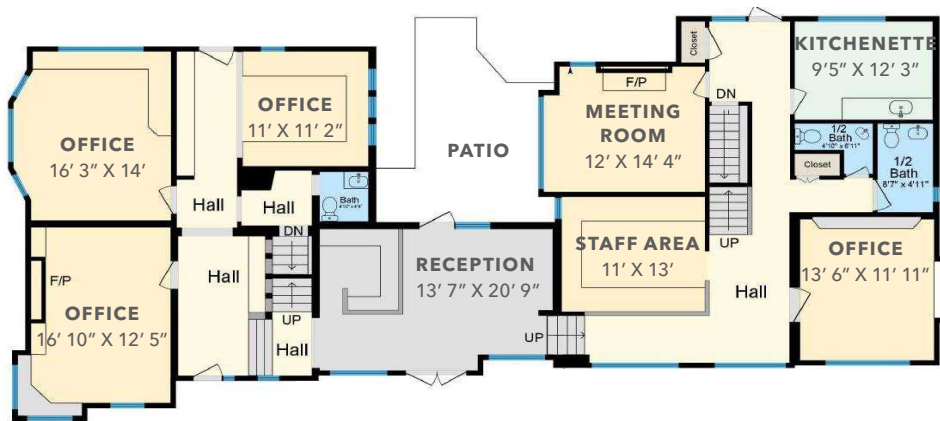
OPERABLE  
WINDOWS

AVAILABLE FOR SALE

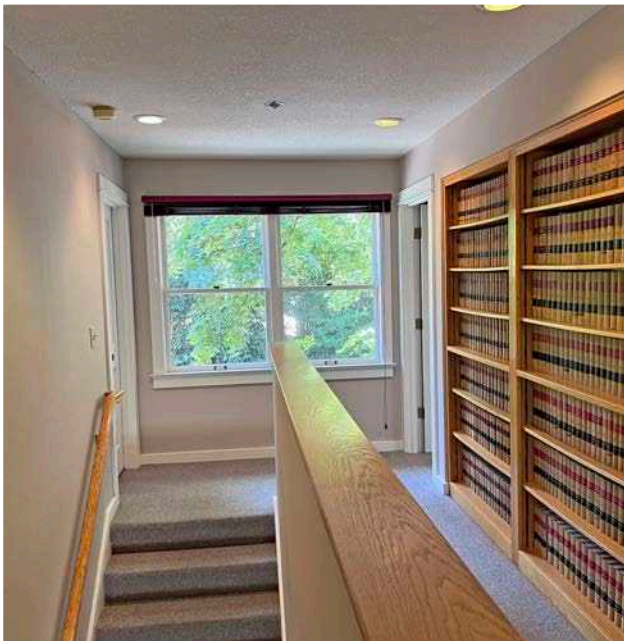
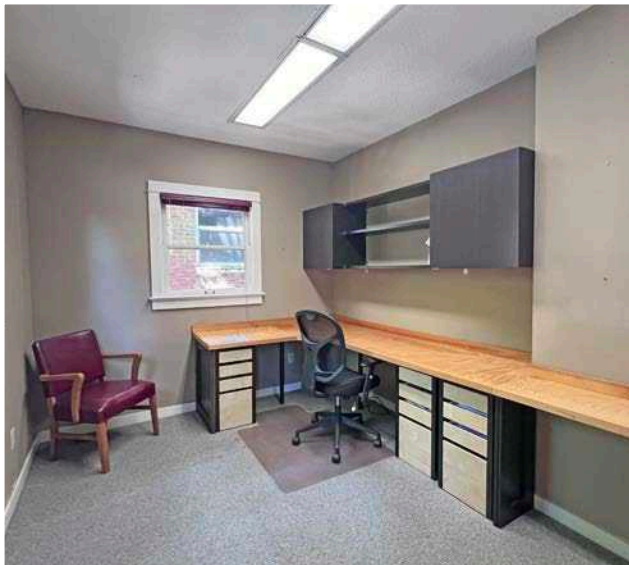
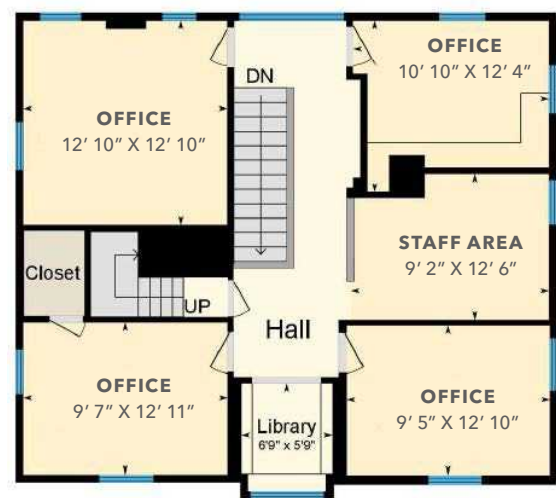
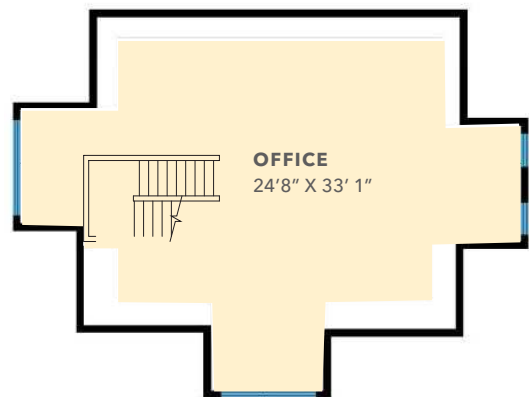
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## FLOOR PLANS - FIRST FLOOR

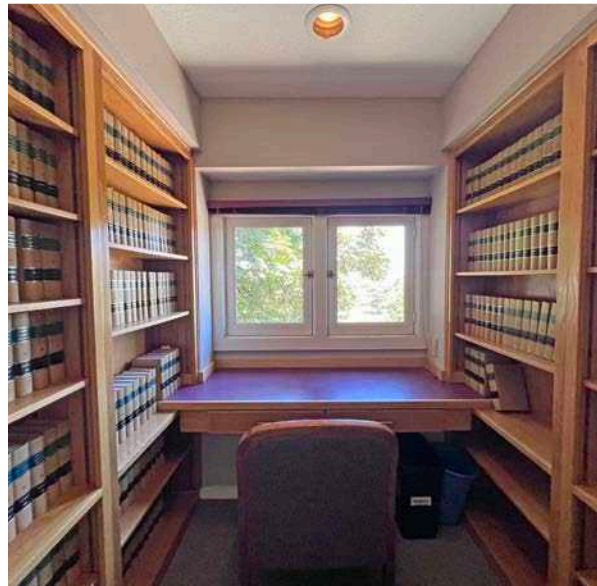


FLOOR PLANS -  
2ND & 3RD FLOORS  
(WEST WING)



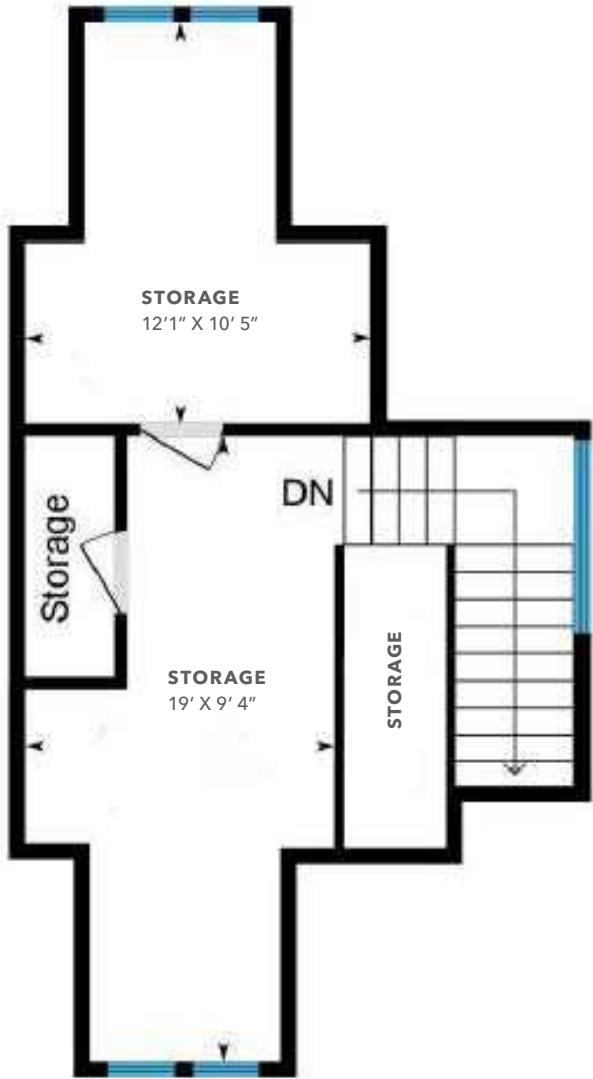


## FLOOR PLANS - 2ND FLOOR (EAST WING)



# STORAGE AREA

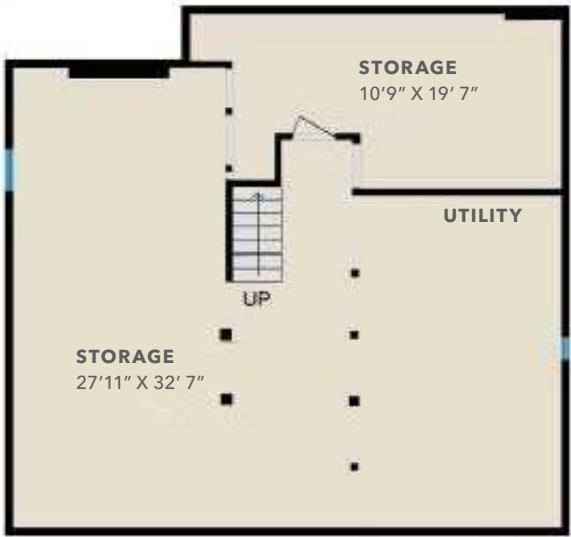
East Attic



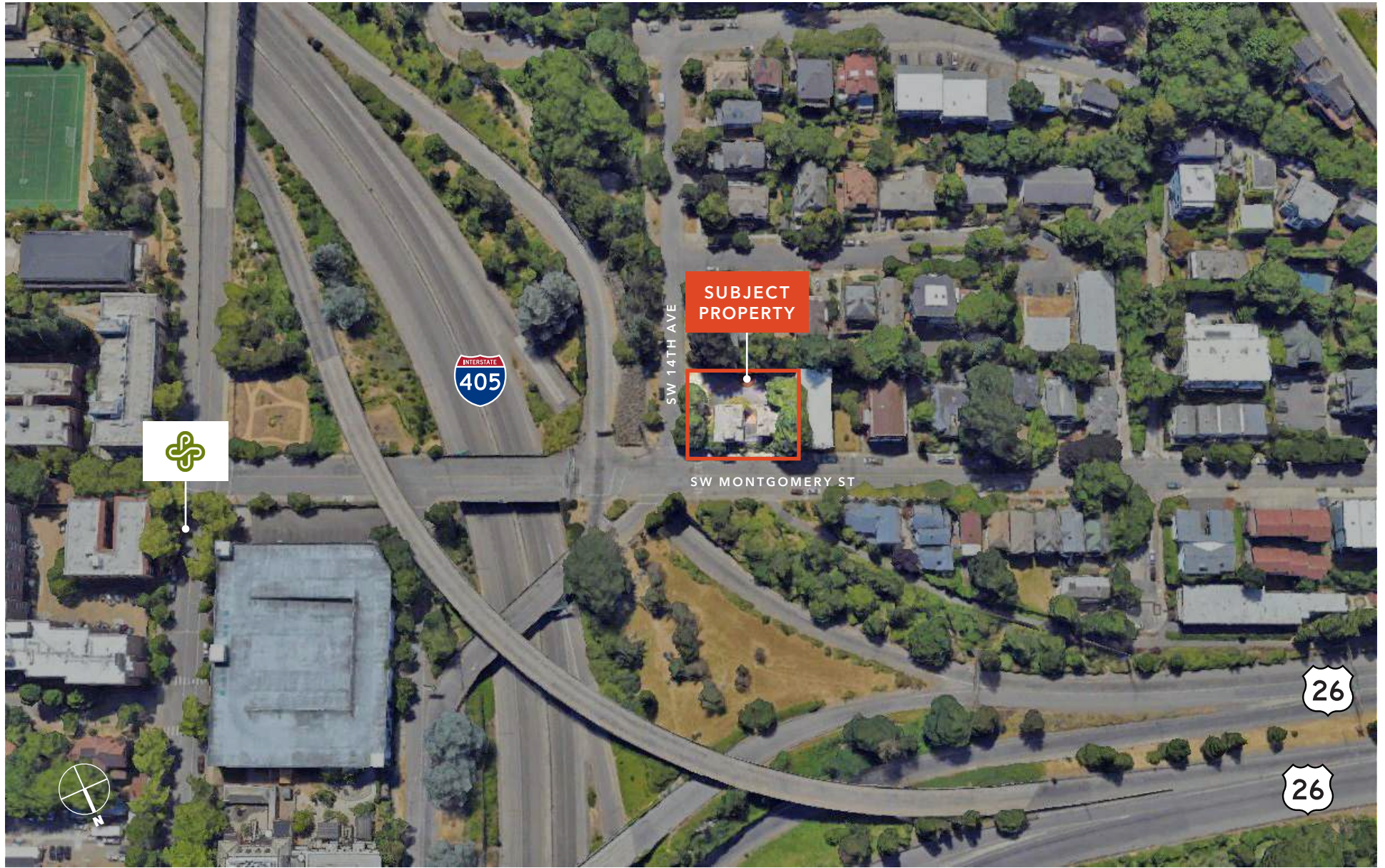
West Basement



East Basement









1400 SW MONTGOMERY ST



Powell's  
Books

PIONEER  
PLACE

Old Town

Pearl District

Downtown

Willamette River

PROVIDENCE  
PARK

THE RITZ-CARLTON®

LINCOLN  
HIGH SCHOOL

SAFeway

MENEMANS

BLUE STAR  
DONUTS & COFFEE

PORTLAND  
ART MUSEUM

PORTLAND

Portland State  
University

GOOSE  
PRAIRIE  
JRM

LeakyRoof  
Portland Design

SUBJECT  
PROPERTY

INTERSTATE  
405

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AVAILABLE FOR SALE

KIDDER MATHEWS





## 1400 SW MONTGOMERY ST

*For more information on  
this property, please contact*

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