

FOR SALE OR LEASE

1400 SW MONTGOMERY ST

PORTLAND, OR



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

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	\$1,650,000 (\$229/SF)
LEASE RATE	\$12.00 NNN

\$1.65M

SALE PRICE

\$12.00

LEASE RATE, NNN

\$229

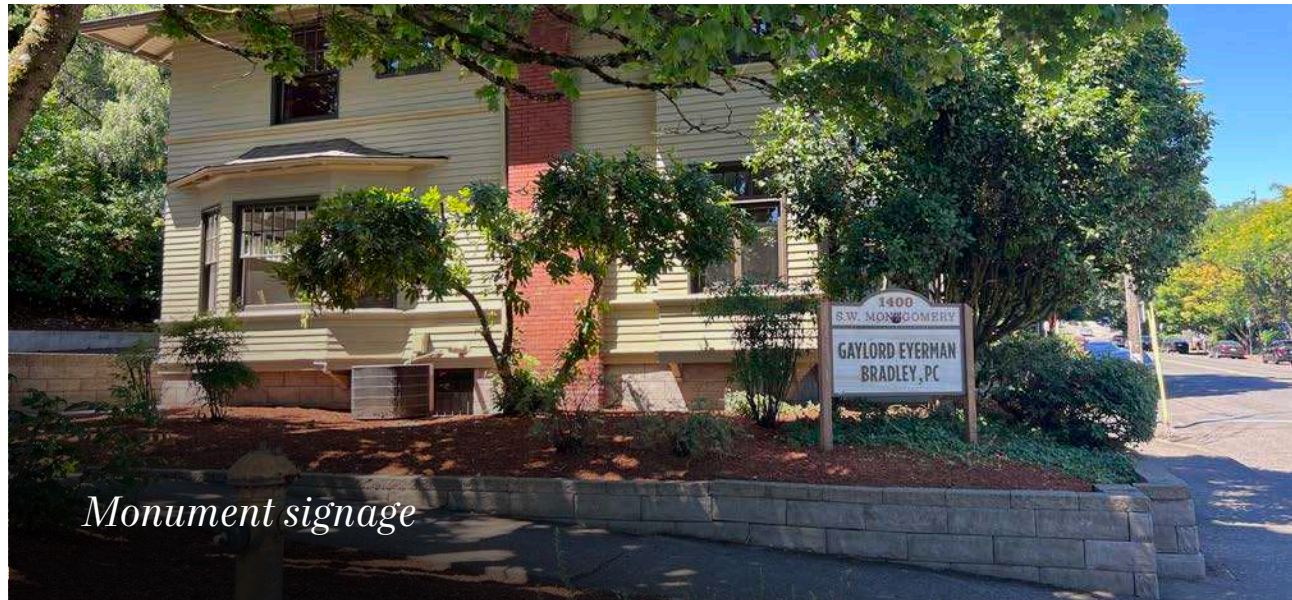
SALE PRICE/SF

±7,200 SF

BUILDING AREA



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 sprinklered

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

1400 SW MONTGOMERY ST

WARM & 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

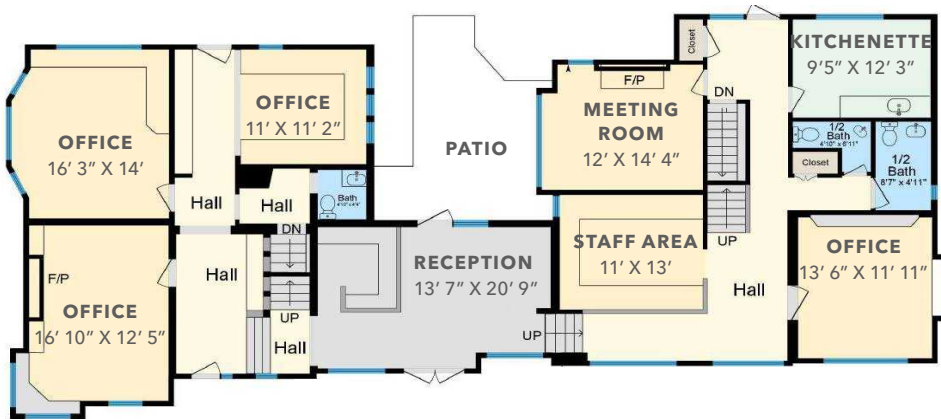


OPERABLE
WINDOWS

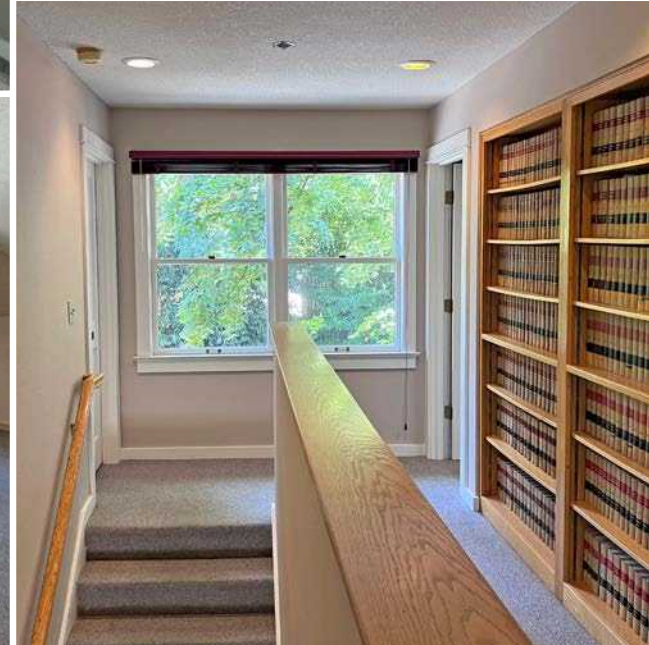
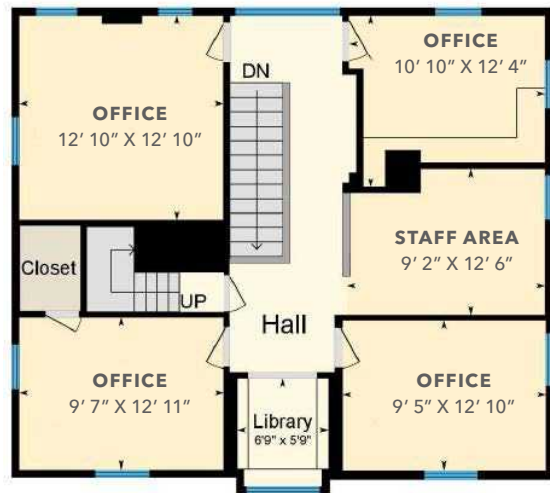
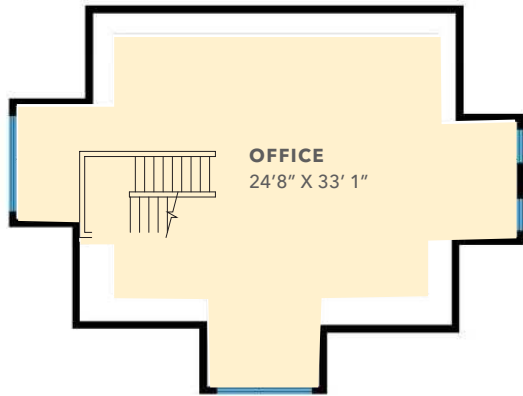
AVAILABLE FOR SALE OR LEASE

KIDDER MATHEW

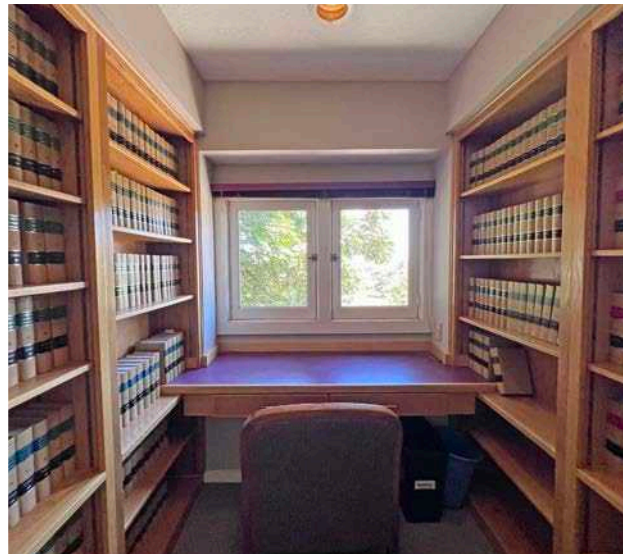
FLOOR PLANS - FIRST FLOOR



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



FLOOR PLANS - 2ND FLOOR (EAST WING)



STORAGE AREAS

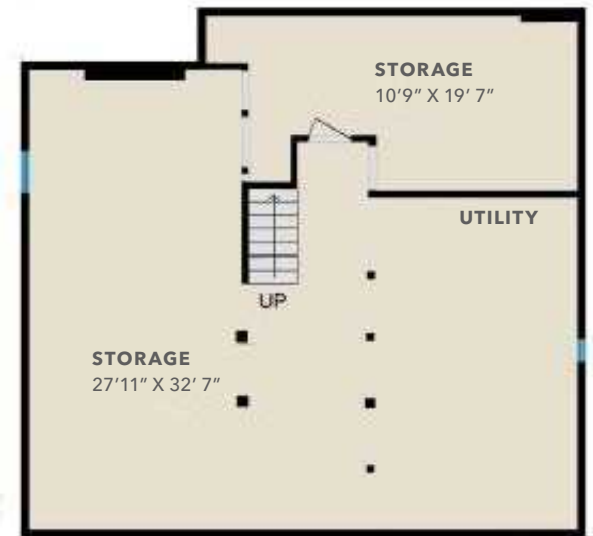
East Attic



West Basement



East Basement







Powell's
Books

PIONEER
PLACE

Old Town

Pearl District

THE RITZ-CARLTON®

Downtown

Willamette River

PROVIDENCE
PARK

LINCOLN
HIGH SCHOOL

SAFeway

MENEMANS

BLUE STAR
DONUTS + COFFEE

PORTLAND
ART MUSEUM

M
Mehamuk Athletic Club

Down
The
Line
Im

PORTLAND

INTERSTATE
405

Portland State
University

SUBJECT
PROPERTY

Leaky
Roof
Portland

INTERSTATE
405

26



1400 SW MONTGOMERY ST

*For more information on
this property, please contact*

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Mathews