

6342 SW Macadam Ave - VanderHouwen Building



Location: **VanderHouwen Building**
Southwest Cluster
Johns Landing Submarket
Multnomah County
Portland, OR 97239

Building Type: **Class B Office**

Status: **Built 1954**

Stories: **1**

RBA: **12,200 SF**

Typical Floor: **12,200 SF**

Total Avail: **8,148 SF**

% Leased: **33.2%**

Developer: -

Management: -

Recorded Owner: **Vanderhouwen Properties LLC**

For Sale: **For Sale at \$2,395,000 (\$196.31/SF) - Active**

Expenses: **2008 Tax @ \$1.86/sf**

Parcel Number: **R273097**

Parking: **Ratio of 4.00/1,000 SF**

Amenities: **Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	5,015	8,148	8,148	\$19.50/fs	Vacant	3-5 yrs	Direct
P 1st / Suite B	1,973	8,148	8,148	\$19.50/fs	Vacant	3-5 yrs	Direct
P 1st / Suite C	1,160	8,148	8,148	\$19.50/fs	Vacant	3-5 yrs	Direct

Building Notes

Great location. The building overlooks Willamette River. It sits on two lots. The remainder is used as parking area.



Location: **Design Center Portland**
AKA 740 SW 21st Ave
Southwest Cluster
SW Close-In Submarket
Multnomah County
Portland, OR 97205

Developer: -
 Management: **Peter B Hoffman**
 Recorded Owner: **Peter B Hoffman**

Building Type: **Class B Office**

Status: **Built 1924, Renov 1996**
 Stories: **3**
 RBA: **37,945 SF**
 Typical Floor: **12,648 SF**
 Total Avail: **14,915 SF**
 % Leased: **60.7%**

For Sale: **For Sale at \$3,800,000 (\$100.15/SF) - Active**
 Parcel Number: **R316773, R316786**
 Parking: **10 Surface Spaces @ \$99.00/mo; Ratio of 2.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	5,566	5,566	5,566	\$14.00-\$16.00/mg	Vacant	Negotiable	Direct
P 2nd / Suite 220	3,200	3,200	3,200	\$14.00-\$16.00/mg	Vacant	Negotiable	Direct
P 2nd / Suite 240	3,535	3,535	3,535	\$14.00-\$16.00/mg	Vacant	Negotiable	Direct
P 3rd / Suite 300	2,614	2,614	2,614	\$14.00-\$16.00/mg	Vacant	Negotiable	Direct

Building Notes

Located across from PGE Park, this building is just blocks from the MAX line and Tri-Met bus service. It is perfect for designer showrooms and creative office space. There is plenty of on-site parking available at \$75 per space per month.

Building is 2 stories plus 12,656 SF of semi-finished basement.



Location: **Southwest Cluster**
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97005

Building Type: **Class C Office**

Status: **Existing**

Stories: **2**

RBA: **5,000 SF**

Typical Floor: **2,097 SF**

Total Avail: **5,000 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: **Fyhr Ann L Trust**

For Sale: **For Sale at \$737,500 (\$147.50/SF) - Under Contract**

Expenses: **2008 Tax @ \$1.53/sf**

Parcel Number: **R0116886**

Parking: **14 free Surface Spaces are available**

Amenities: **Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	5,000	5,000	5,000	For Sale Only	30 Days	-	Direct
E 1st	3,188	3,188	4,808	\$13.00/mg	30 Days	Negotiable	Direct
E 2nd	1,620	1,620	4,808	\$13.00/mg	30 Days	Negotiable	Direct



Location: **Southwest Cluster**
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97005

Building Type: **Class C Office**

Status: **Built 1989**

Stories: **2**

RBA: **4,678 SF**

Typical Floor: **2,339 SF**

Total Avail: **4,678 SF**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: **Wells Fargo Bank, N.A.**

For Sale: **For Sale at \$775,000 (\$165.67/SF) - Active**

Expenses: **2010 Tax @ \$1.32/sf; 2010 Ops @ \$4.34/sf**

Parcel Number: **R1129941, R1233775**

Parking: **6 free Surface Spaces are available; 2 free Covered Spaces are available**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,678	4,678	4,678	Negotiable	Vacant	3-5 yrs	Direct

Building Notes

Two-story office building. 10 Minutes to downtown. Good off-street Parking . Move-in ready. Near shopping, retail & medical facilities. Excellent Location for Office users or healthcare professionals

Quality Office Suites

Amenities vary by unit - lunchroom/conference room in second floor suite.

New Carpet and Paint to be Provided by Landlord

Expansive Window Lines for Natural Light

Entire Ground Floor Space Available January 2006

Record/Storage Space Available
Sprinklered
Newer Well Maintained Property



Location: **Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97008**

Building Type: **Class C Office**

Status: **Built 1988**

Stories: **1**

RBA: **11,750 SF**

Typical Floor: **11,750 SF**

Total Avail: **11,750 SF**

% Leased: **100%**

Developer: -
Management: -
Recorded Owner: **Richard E. & Carol M. Ipsen**

For Sale: **For Sale at \$1,650,000 (\$140.43/SF) - Active**

Expenses: **2008 Tax @ \$0.84/sf**

Parcel Number: **R1334844**

Parking: **34 Surface Spaces are available; Ratio of 2.90/1,000 SF**

Amenities: **Corner Lot**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 1st Floor	11,750	11,750	11,750	\$9.00/nnn	30 Days	Negotiable	Direct

Building Notes

March 2000: Richard E. & Carol M. Ipsen, represented by Richie MacFarland purchased this property from Lowell Lebenzon. Please reference Comps# WAC-42149-05-0020.



Location: **Beaverton Park Place South**
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97005

Building Type: **Class B Office**

Status: **Existing**

Stories: **1**

RBA: **16,994 SF**

Typical Floor: **16,994 SF**

Total Avail: **16,994 SF**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: **Goodwill Industries Of Oregon**

For Sale: **For Sale - Active**
 Parcel Number: **R0973290**
 Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	16,994	16,994	16,994	Negotiable	Vacant	Negotiable	Direct



Location: **Bldg 1**
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Tigard, OR 97223

Building Type: **Class B Office/Medical**

Status: **Proposed**

Stories: **1**

RBA: **3,754 SF**

Typical Floor: **3,132 SF**

Total Avail: **3,754 SF**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: **City Bible Church**

For Sale: **For Sale at \$1,029,875 (\$274.34/SF) - Active**

Expenses: **2009 Combined Tax/Ops @ \$5.99/sf**

Parcel Number: **R0284052**

Parking: **15 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 100	3,754	3,754	3,754	\$24.00/nnn	TBD	3-5 yrs	New



Location: **Bldg B**
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Tigard, OR 97223

Building Type: **Class B Office**

Status: **Built Feb 2009**

Stories: **1**

RBA: **5,044 SF**

Typical Floor: **5,044 SF**

Total Avail: **5,044 SF**

% Leased: **0%**

Developer: **Cedar Hills Investments Inc.**
 Management: **-**
 Recorded Owner: **Saarinen Holdings Llc**

For Sale: **This property has 2 condos that are for sale. The size of the for sale condos range from 2,520 SF to 2,524 SF.**

Expenses: **2009 Tax @ \$1.59/sf**

Parcel Number: **R0284178**

Parking: **20 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
1st / Suite A	2,520	2,520	2,520	\$550,000	Negotiable	Vacant	TBD	Direct
Condo For Sale @ \$550,000 (\$218.25/SF)								
1st / Suite B	2,524	2,524	2,524	\$599,000	Negotiable	Vacant	TBD	Direct
Condo For Sale @ \$599,000 (\$237.32/SF)								

Building Notes

-Freestanding Buildings
 -Buildings designed for two tenants
 -Single story office provides 100% USEABLE square footage
 -Located near the convergence of HWY 217 and I-5 at the base of the Tigard Triangle.



Location: **I-5 Corridor Cluster
Wilsonville Submarket
Clackamas County
Wilsonville, OR 97070**

Building Type: **Class B Office**

Status: **Built 2004**

Stories: **2**

RBA: **12,776 SF**

Typical Floor: **6,388 SF**

Total Avail: **4,740 SF**

% Leased: **62.9%**

Developer: -

Management: -

Recorded Owner: **BHG Holly Lane LLC**

For Sale: **For Sale at \$2,990,000 (\$234.03/SF) - Active**

Expenses: **2009 Tax @ \$1.71/sf**

Parcel Number: **00819074**

Parking: **12 Surface Spaces are available; Ratio of 0.94/1,000 SF**

Amenities: **Atrium, Bus Line**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 1st Floor	4,740	4,740	4,740	Negotiable	Vacant	Negotiable	Direct

Building Notes

Located off Parkway Avenue at the Southern Wilsonville exit. Just north of the New Wilsonville Honda facility. Easy access to I-5, the Portland Metro area and into the Willamette Valley. Two story atrium in lobby, elevator served, two oversized conference facilities. Above standard finishes throughout the building.