

FOR SALE



SE POWELL OFFICE BUILDING

3620 SE POWELL BLVD | PORTLAND, OR 97202

For more information or a property tour, please contact:

DOUG CARTER

503.225.8499

DougC@norris-stevens.com

DUANE LINK

503.225.8465

Duanel@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

SE POWELL OFFICE BUILDING

3620 SE Powell Blvd | Portland, OR 97202

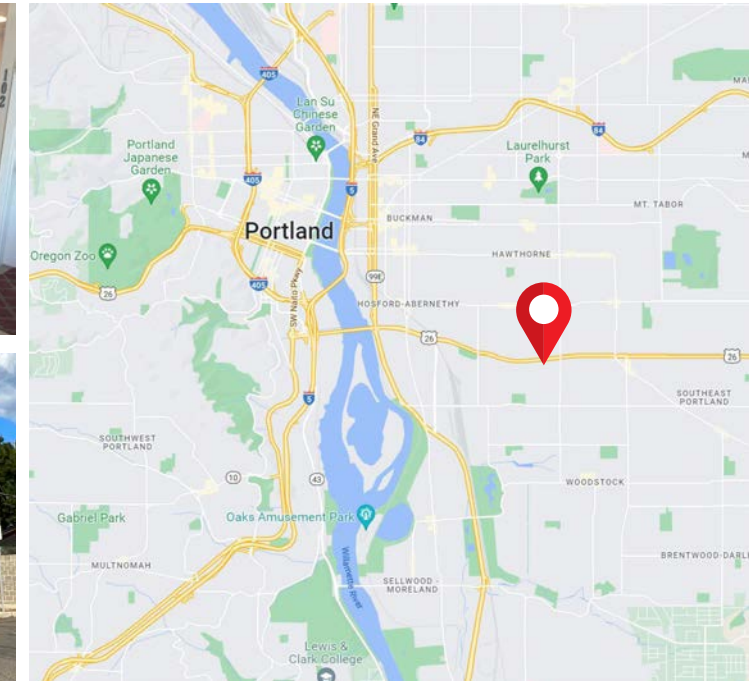
TWO-STORY OFFICE BUILDING FOR SALE

DETAILS

- Building size: ± 10,800 SF
- Site size: ± 0.29 acres (12,632 SF)
- Year built: 2017
- Offering price: \$4,200,000
- Cap rate: 7%
- NOI: \$304,000

FEATURES

- Elevator served
- Great visibility on SE Powell Blvd with 31,478 ADT
- Excellent location just 10 minutes from downtown Portland and 20 minutes from Portland International Airport
- Tenants include Roots Dental, Edward Jones, Bravespace Counseling
- ± 3,960 SF of vacancy
- Natural light, high ceilings (1st floor)
- Free parking
- Security cameras
- In-suite bathrooms
- Frequent bus line
- **For more detailed information including financial data, contact broker for a confidentiality agreement**



For more information or a property tour, please contact:

DOUG CARTER

503.225.8499

DougC@norris-stevens.com

DUANE LINK

503.225.8465

Duanel@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

PROPERTY PHOTOS



SE POWELL OFFICE BUILDING

3620 SE POWELL BLVD | PORTLAND, OR 97202



For more information or a property tour, please contact:

DOUG CARTER

503.225.8499

DougC@norris-stevens.com

DUANE LINK

503.225.8465

Duanel@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

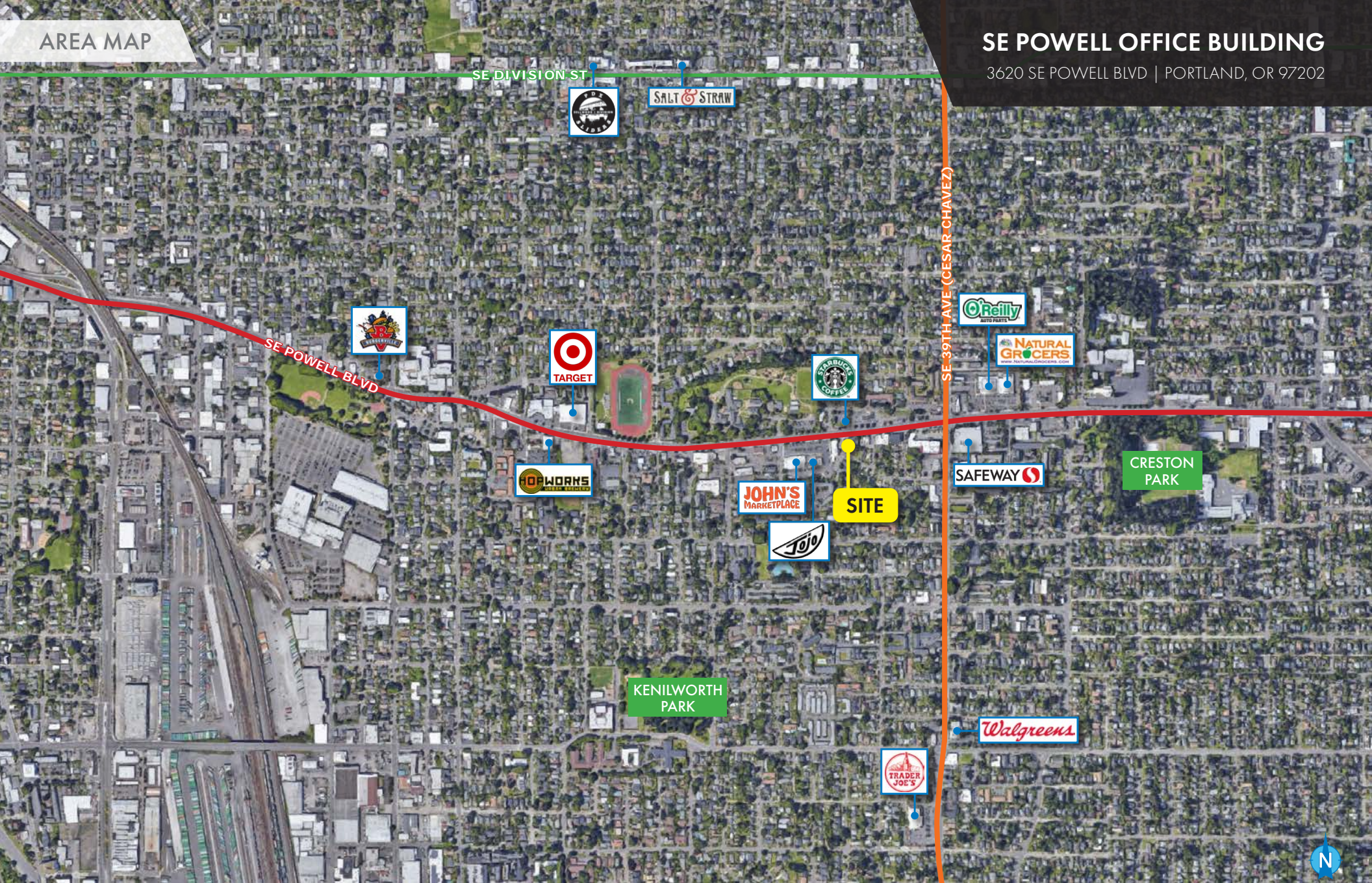
Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENS.COM



For more information or a property tour, please contact:

DOUG CARTER

503.225.8499

DougC@norris-stevens.com

DUANE LINK

503.225.8465

Duanel@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENS.COM