

EXCELLENT OWNER/USER OPPORTUNITY FOR SALE

DAVID SCHLEICH ADMINISTRATION BUILDING

2828 SW NAITO PARKWAY, PORTLAND, OR 97201



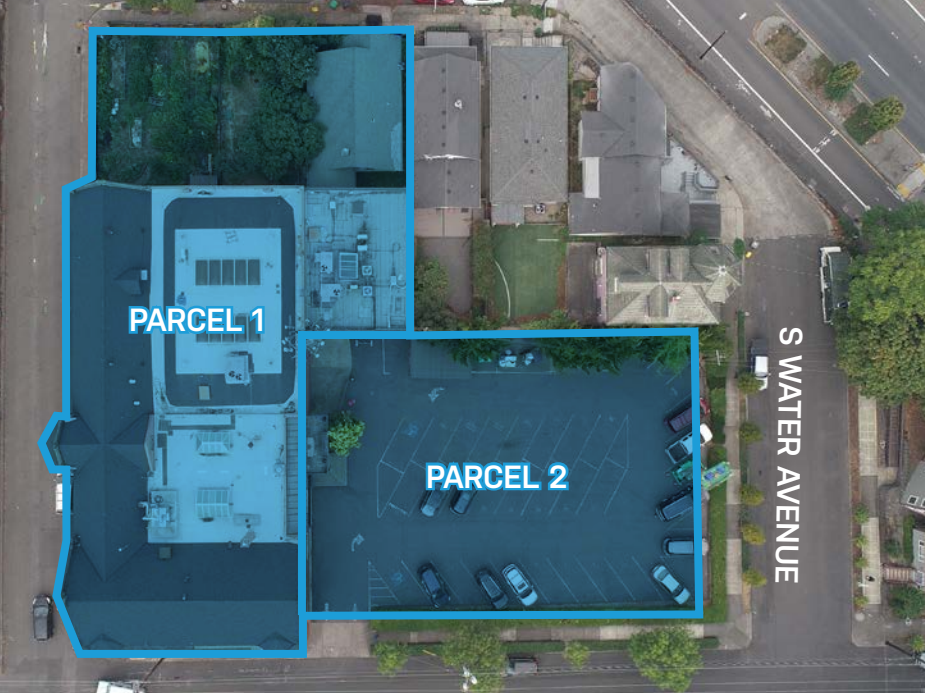
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DAVID SCHLEICH ADMINISTRATION BUILDING

\$3,650,000

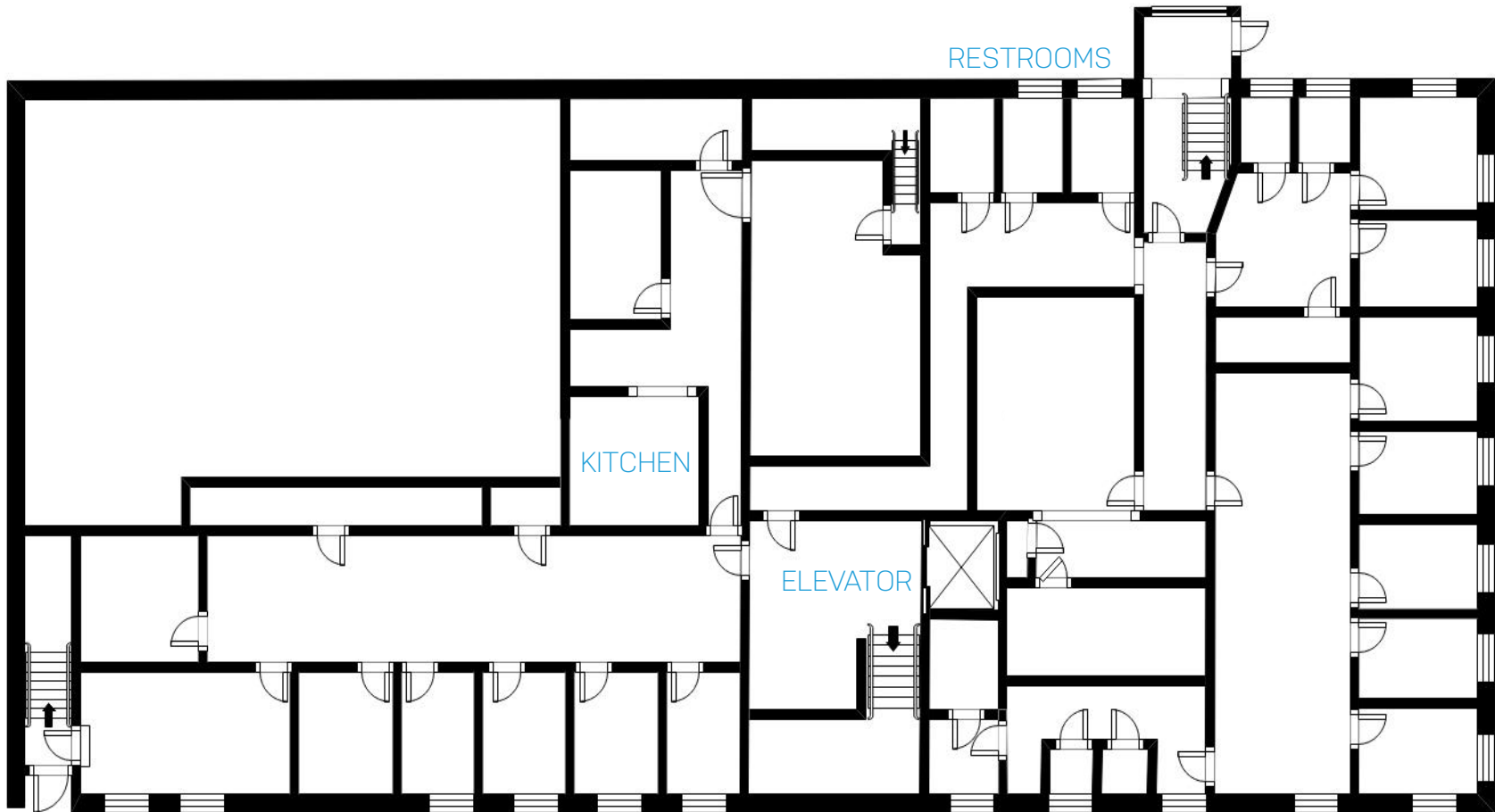
This historic building currently holds offices for faculty and staff. The property has ample parking on-site as well as excess land being used as garden space. There is also income being generated from the cell tower lease on-site.

The property is ADA accessible with an elevator serving each floor and the build-out is move-in ready with ample offices, conference rooms, kitchenettes/break areas, storage and even an outdoor deck.

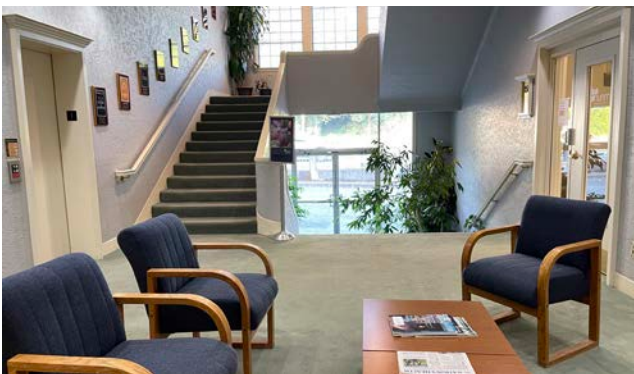
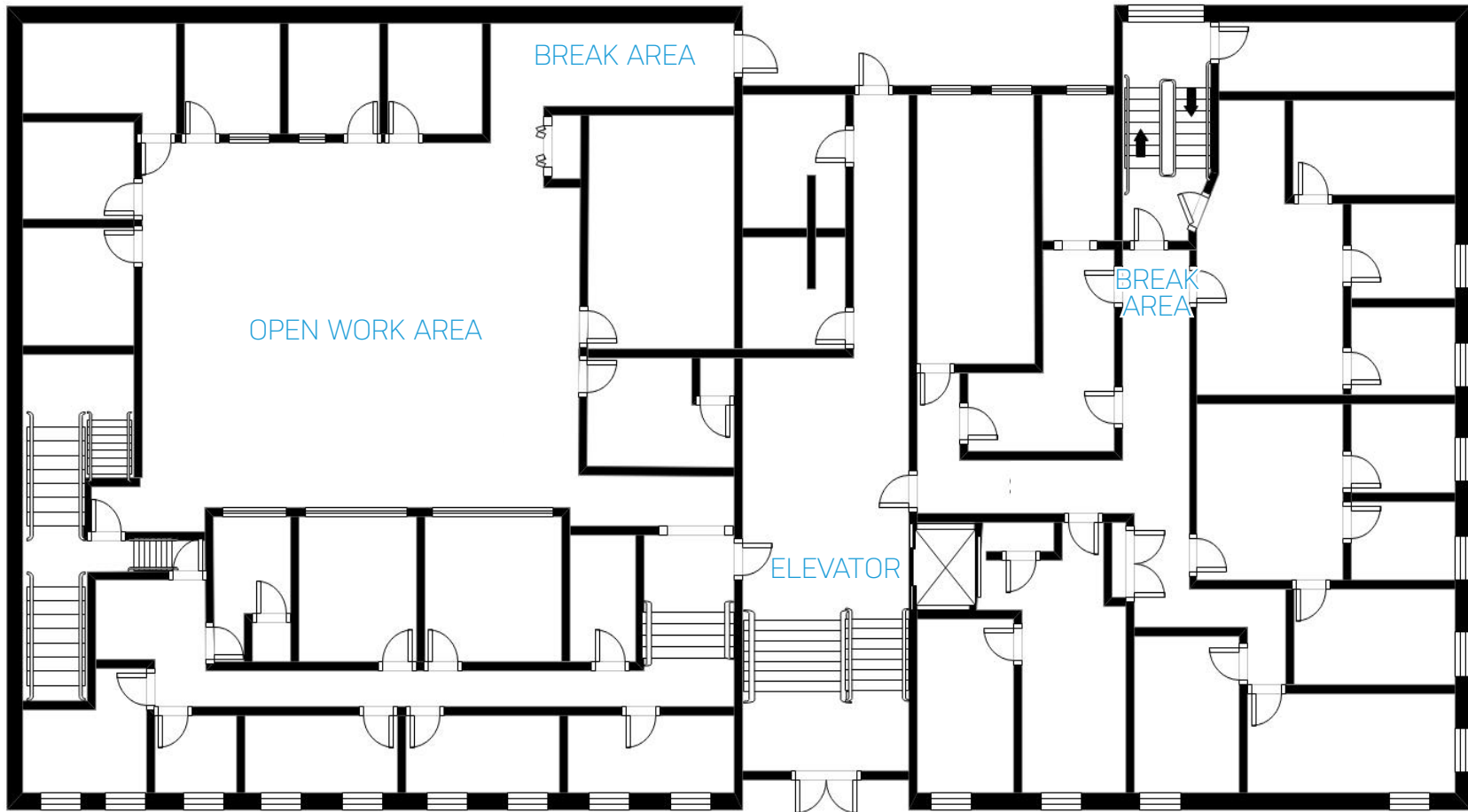


Building Type:	Office
Building Size:	± 28,028 SF with additional attic space
Year Built:	1923
Stories:	3 with additional attic space
Land Size:	Total ± 31,779 SF / ± 0.73 AC Parcel 1: ± 17,779 SF / 0.41 AC Parcel 2: ± 14,000 SF / 0.32 AC
Parking:	± 33 surface stalls
Base FAR:	3:1
Buildable SF:	Buildable FAR is ± 84,084 SF
Zoning:	C12 - Campus Institutional 2
Urban Renewal Area:	North Macadam
Opportunity Zone:	Yes
Parcel:	Parcel 1: R128820 Parcel 2: R128819
Cell Tower:	<ul style="list-style-type: none"> The cell tower has been leased to AT&T since 1990. The current 5-year lease term began January 2021 and includes five 5-year renewal options. Rent is \$21,999.96/year, increasing 12% annually

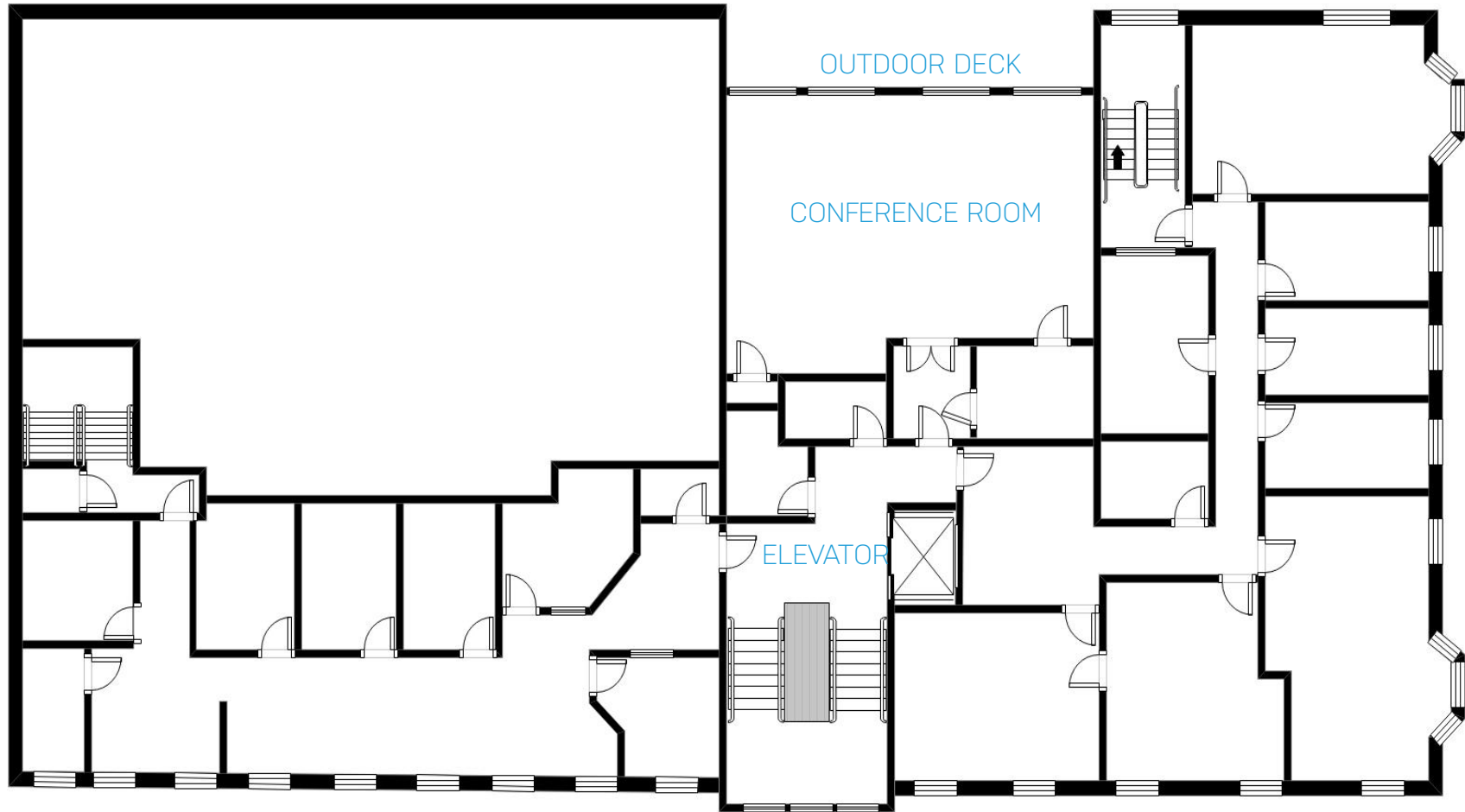
1ST FLOOR PLAN - EAST WING



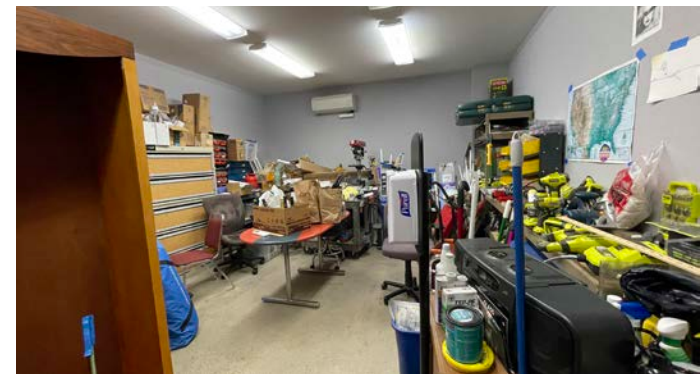
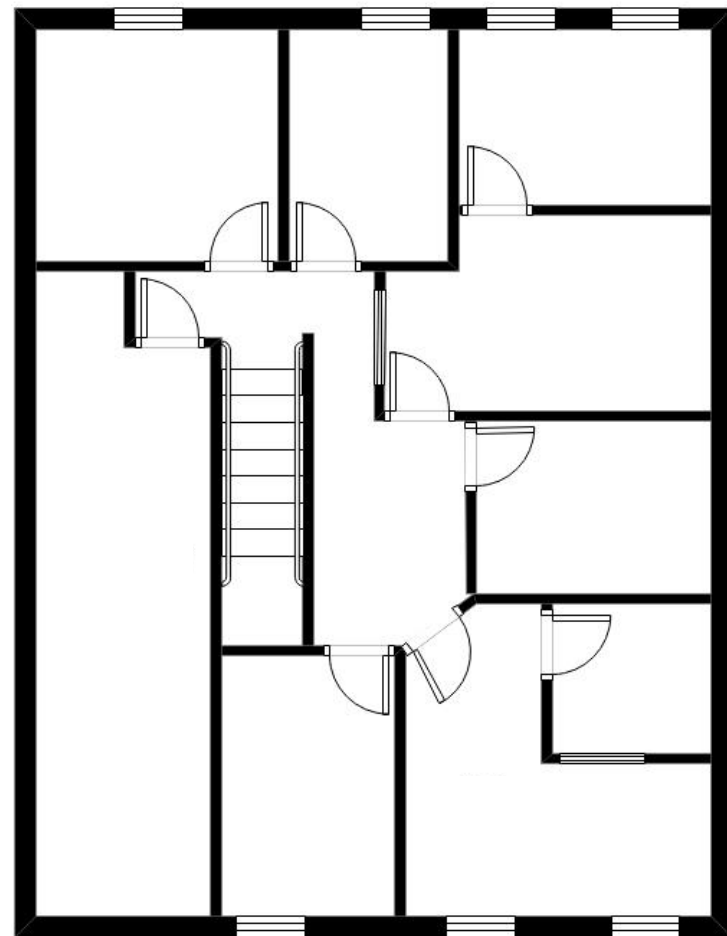
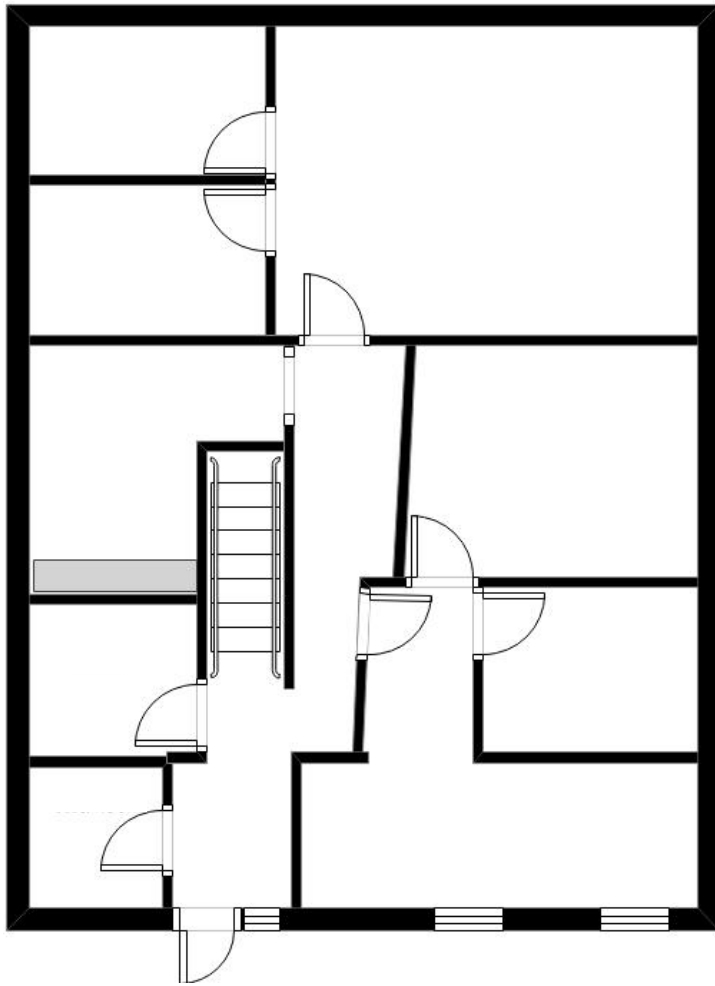
2ND FLOOR PLAN - EAST WING



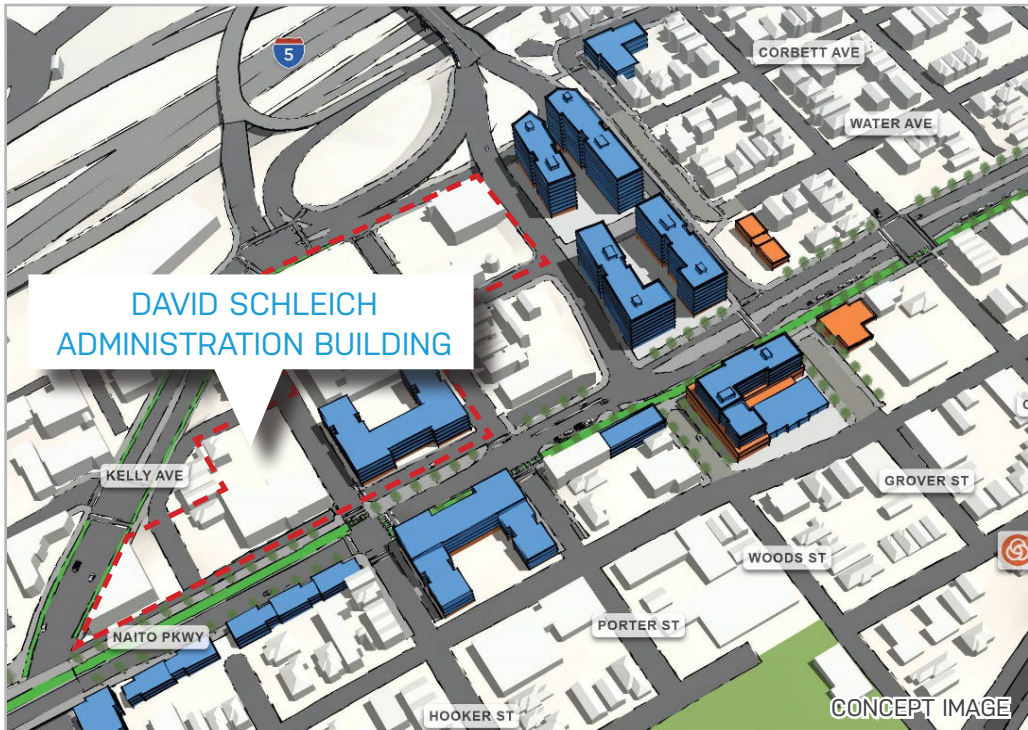
3RD FLOOR PLAN - EAST WING



1ST & 2ND FLOOR PLAN - WEST WING



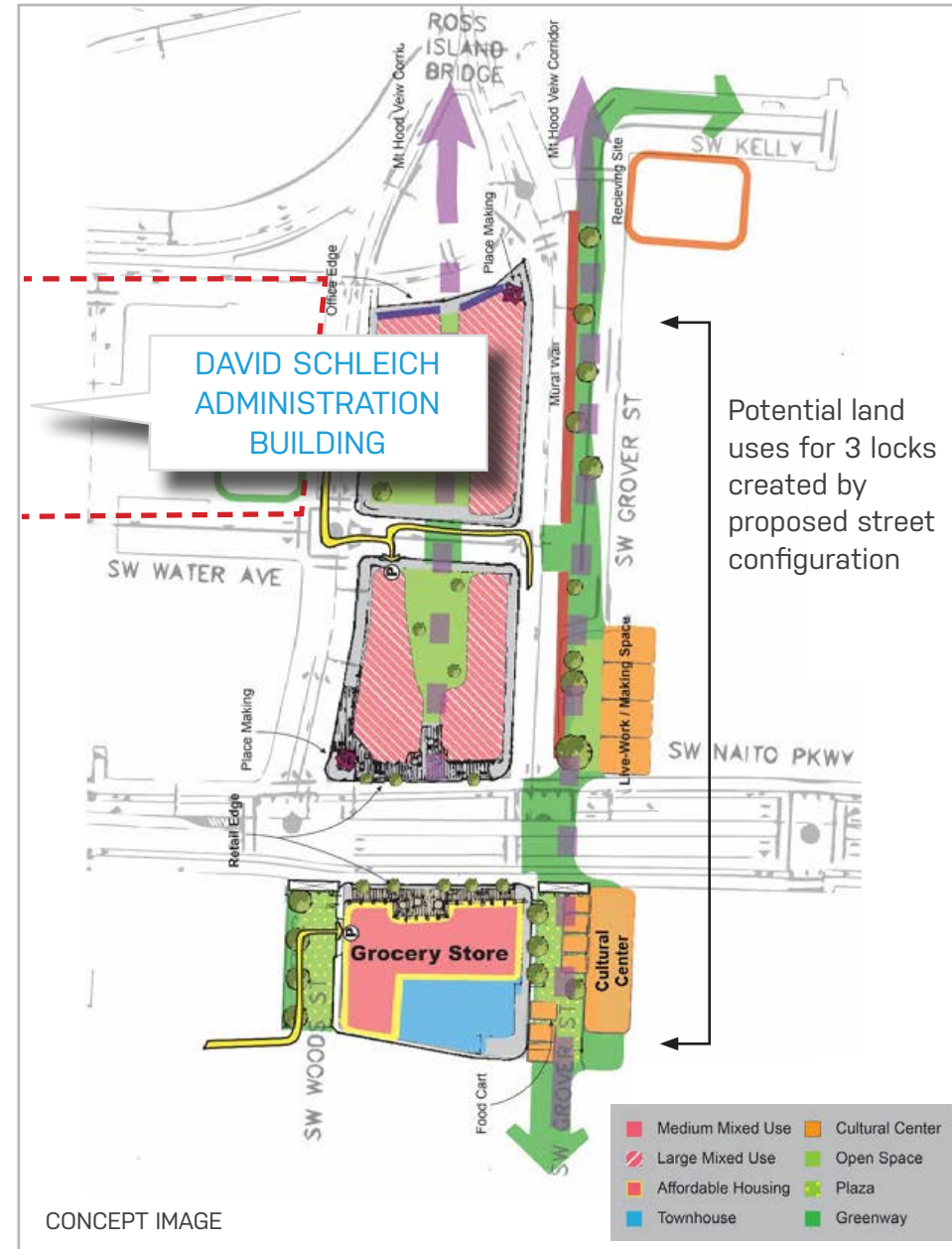
PLANNED IMPROVEMENTS & DEVELOPMENT



There are innovative plans for the Ross Island Bridgehead and Naito Parkway to streamline access and for the neighborhood to function as a network of multimodal streets while opening up access and the potential for new development opportunities in the neighborhood.

The Portland Bureau of Transportation states this project will improve connections for commuters, reduce cut-through traffic, and open up publicly owned land for development of much needed housing.

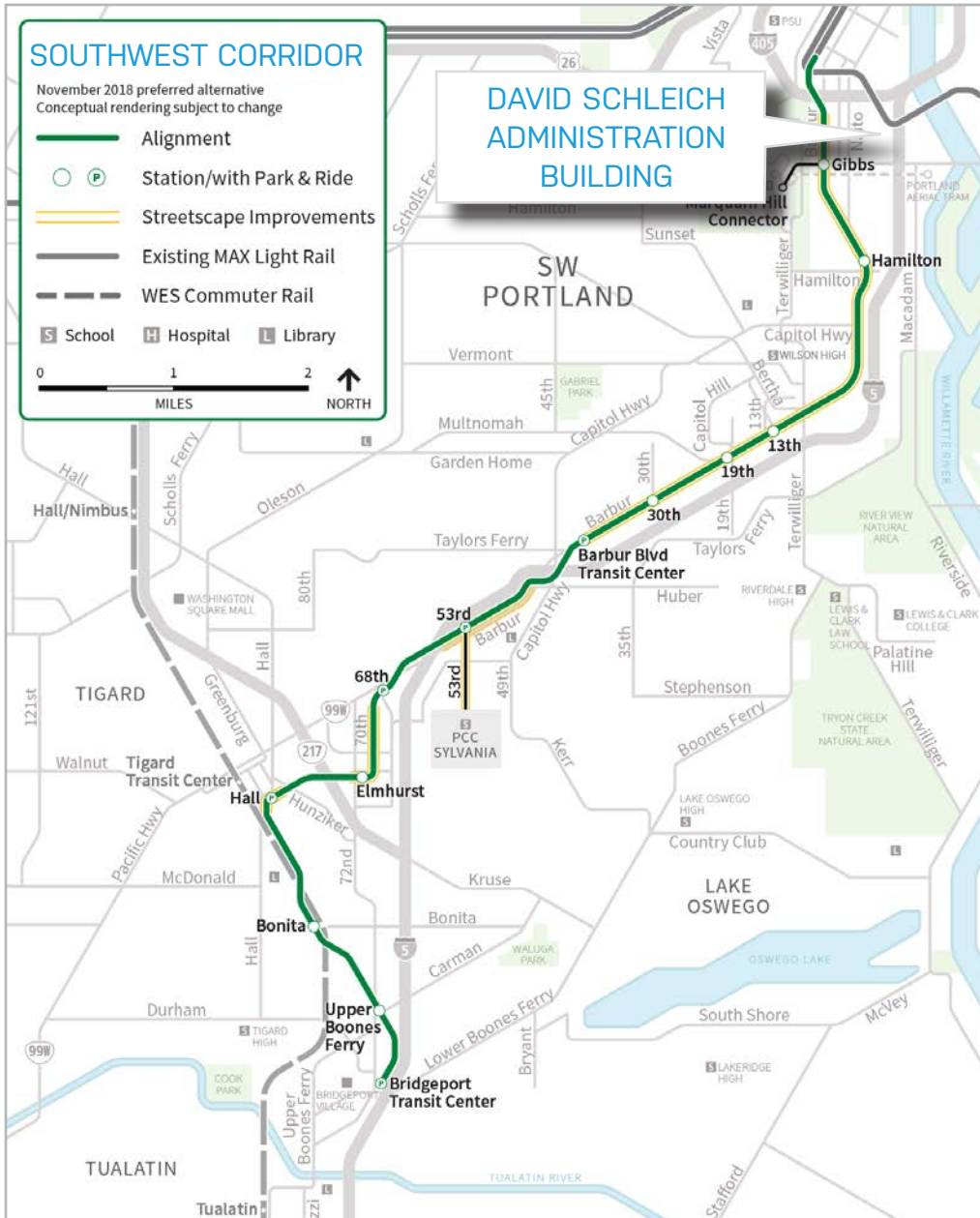
Redirection of traffic and improved pedestrian and bicycle connections will allow residents to safely reach currently inaccessible parts of their neighborhood and rebuild local street connections between South Portland neighborhoods



Potential land uses for 3 locks created by proposed street configuration

- Medium Mixed Use
- Large Mixed Use
- Affordable Housing
- Townhouse
- Cultural Center
- Open Space
- Plaza
- Greenway

PROPOSED TRIMET TRANSPORTATION EXPANSION



SOUTHWEST CORRIDOR

According to Trimet the Southwest Corridor Light Rail Project is a proposed MAX light rail line that would provide a 30-minute trip between Downtown Portland and Tualatin.

The high-capacity transit project was planned for one of the most congested travel corridors in the region, and to support the estimated 400,000 new residents expected by 2040. It would include coordinated investments to foster connected, affordable communities where all people can live, work and thrive.

The project was based on the Final Conceptual Design Report, published in 2020, and would include:



11 mile route with 13 stations and 5 Park & Rides



1.6 miles of transit-only lanes



10 miles of new sidewalks & 6 miles of improved bike facilities



Inclined elevator connecting Marquam Hill with Barbur Blvd



37,500 daily trips



28,000 jobs created by the project

EXCELLENT LOCATION

The David Schleich Administration Building is just minutes to downtown and countless amenities including local and national retailers, restaurants, cafes and entertainment. The proximity to I-5, I-405 and Hwy 26 offers immediate access to all over the Portland Metropolitan Area.



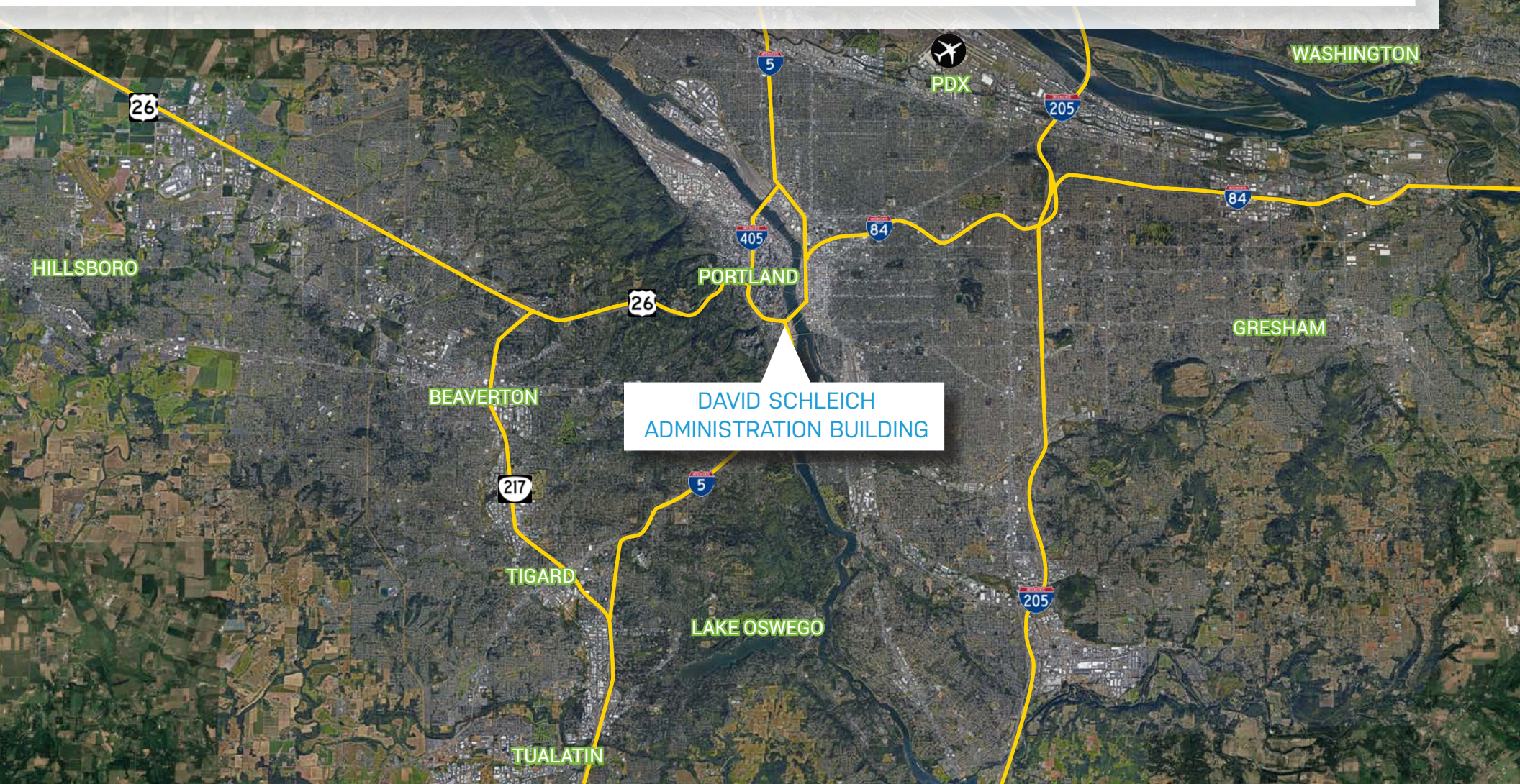
2 MINUTES TO
DOWNTOWN PORTLAND



18 MINUTES TO
PDX INTERNATIONAL AIRPORT



20 MINUTES TO
WASHINGTON



STRONG DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES
2023 Population:	27,248	190,288	449,716
2028 Projected Population:	28,632	197,304	462,188
2010 - 2028 Growth:	46%	29%	19%
Median Age:	37.2	39.8	40.3

HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2023 Households:	15,901	99,716	208,301
2028 Projected Households:	16,742	103,501	214,124
2010 - 2028 Growth:	49%	31%	20%
Renter Occupied:	81%	67%	52%

ECONOMICS

	1 MILE	2 MILES	3 MILES
Average Household Income	\$85,243	\$108,794	\$113,329
Consumer Spending:	\$421.1M	\$3.3B	\$7.4B

DAYTIME EMPLOYMENT

	1 MILE	2 MILES	3 MILES
Businesses:	8,783	27,498	40,502
Employees:	152,055	301,784	400,724



DAVID SCHLEICH
ADMINISTRATION BUILDING

GREAT TRANSIT PROXIMITY



DAVID SCHLEICH
ADMINISTRATION BUILDING

LAIR HILL BISTRO

LAIR HILL PARK

COMMUNITY GARDEN

COMMUNITY GARDEN

S PORTER STREET

TILKUM CROSSING

ROSS ISLAND BRIDGE

- MAX
- STREETCAR
- BUS