

FOR SALE

829 NW 19TH AVENUE, PORTLAND, OR 97209
LUXURY OFFICE AND APARTMENT SPACE



Apex Real Estate Partners
415 NW 11th Avenue / Portland, OR 97209
P. 503.595.2840 / www.apexcre.com

Jordan Fezler, Broker
503.595.2844
Jordan@apexcre.com



The Opportunity

Rare opportunity to acquire a striking standalone office property on a coveted corner lot, boasting additional income from a newly renovated apartment unit and surface parking on-site.

This fully revamped property spans four levels. The lower level comprises a spacious \pm 2,068 SF, 2-bedroom, 1-bathroom apartment is currently leased at \$2,495 per month. The main levels offer 7 generous offices, conference room, kitchenette, while the top level features a full kitchen, meeting area, lounge, and restroom. The parking lot, recently re-coated and re-stripped, accommodates 21 spaces, with some leased to neighboring properties.

The property's historic charm has been meticulously preserved by its current owners. They've updated all plumbing and electrical systems, installed a sprinkler system, and created a separate entrance for the lower-level apartment. Original design features such as full-height ceilings with dentil molding and

preserved fireplaces have been enhanced with modern touches. Additionally, unused attic space has been transformed into premium kitchen and meeting areas, along with a high-end bathroom.

This architectural gem holds historical significance in Portland's Alphabet District, at the crossroads of NW 19th Avenue & NW Kearney Street. Designed by Whidden & Lewis, renowned architects behind Portland's City Hall, Concord Building, and prominent pioneer residences, it's known as the Good House, named after its original owner, George Good. The Arts and Crafts design, characterized by distinctive gold bricks, adds to its unique appeal.

This property is a must-see, blending historic elegance with modern functionality.

Building Summary

LOCATION



829 NW 19th Ave
Portland OR 97209

BUILDING SIZE



± 7,138 SF
4 stories

TYPE



Luxury Office and
Apartment Space

YEAR BUILT



1895, Newly Remodeled
with High End Finishes

LAND SIZE



± 0.38 AC /
± 16,553 SF

PARKING



± 21 On-site
Parking Stalls





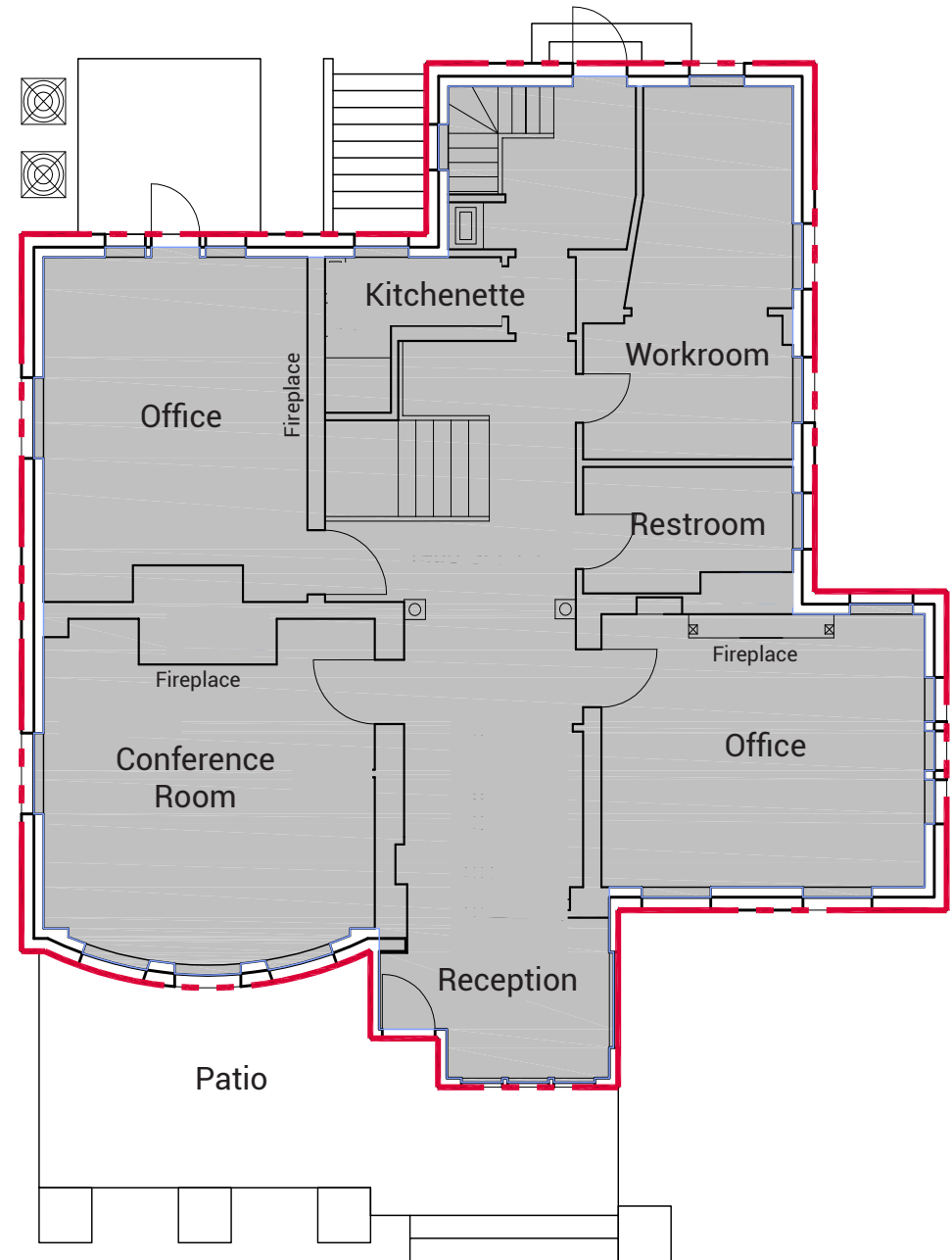
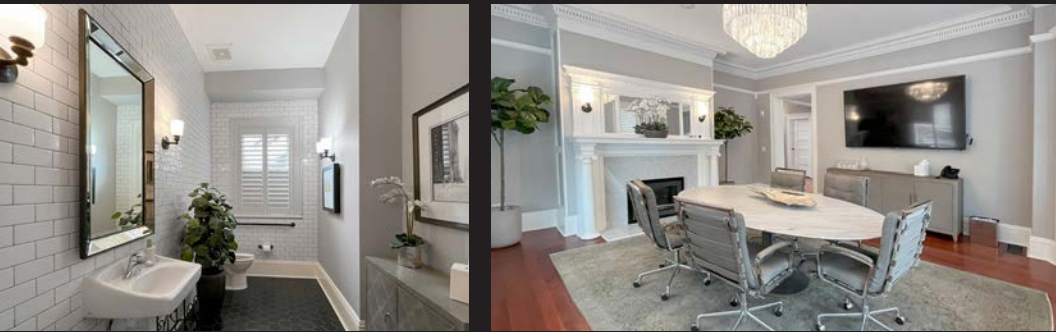
Building Amenities

- Luxury floor plans with efficient layouts
- High end restoration
- Large decorative leaded glass window accentuates the central staircase
- Abundant natural light throughout
- High efficiency stainless steel appliances
- Restored wood flooring
- Five fully functional fireplaces
- Signage opportunity
- ADA accessible



Main Floor Office

- Spacious conference room and two offices featuring fireplaces
- Expansive windows throughout offering abundant natural light
- Convenient kitchenette for easy access
- Recently renovated restroom with floor-to-ceiling tile
- Generously sized, versatile workroom suitable for office tasks and storage needs

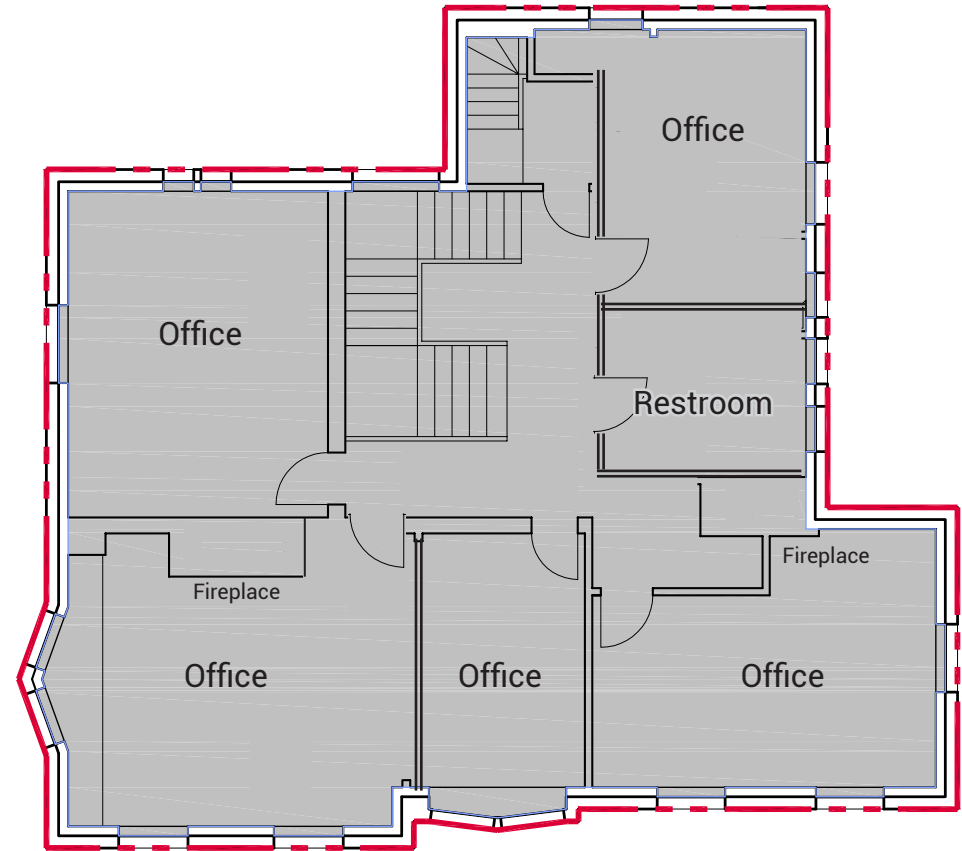
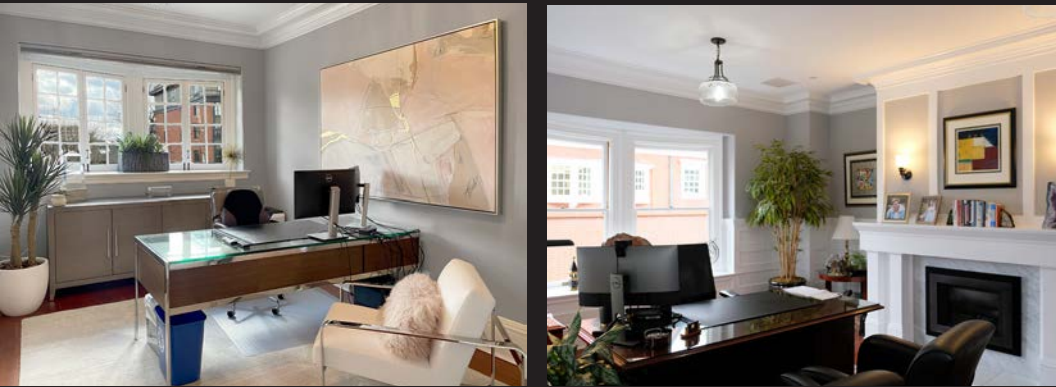


Floor plan may not reflect current build-out



Second Floor Office

- The open stairwell surrounded by 5 large offices enhances the spacious ambiance
- Newly remodeled restroom with high-end floor to ceiling tile
- Excellent natural light

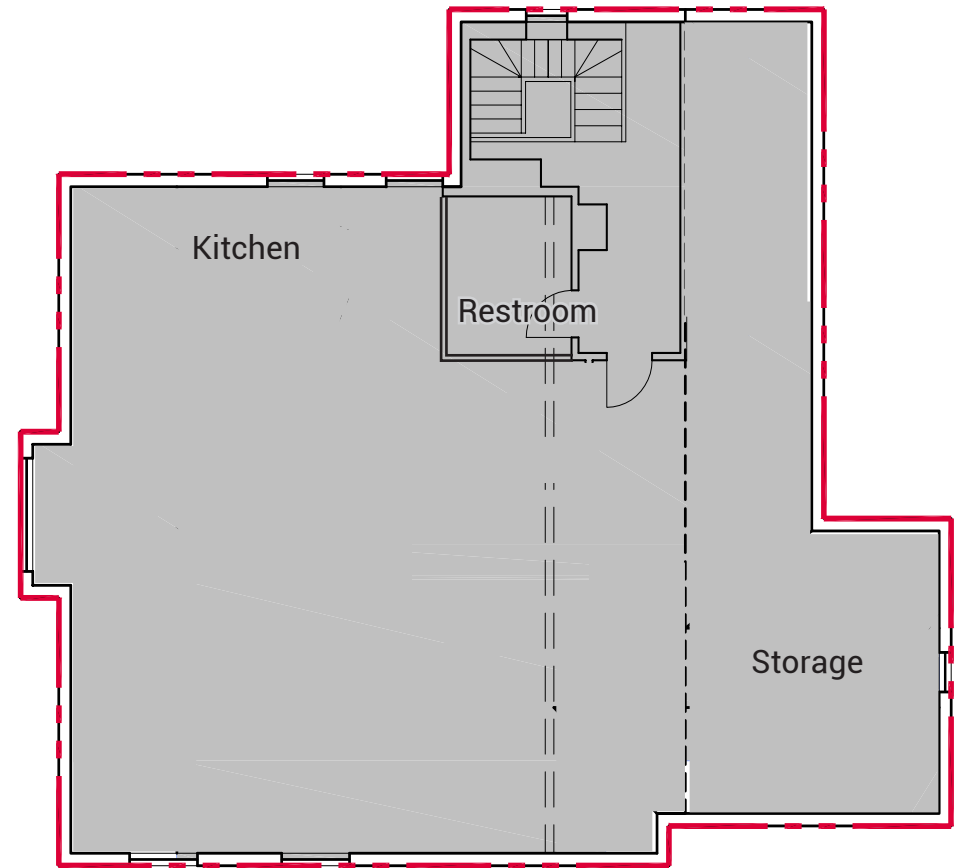


Floor plan may not reflect current build-out



Third Floor Kitchen & Lounge

- Outstanding open design featuring versatile seating arrangements and an integrated bar area
- Beautiful wood accents contribute to a cozy and inviting atmosphere
- Modern kitchen equipped with high-efficiency stainless steel appliances and ample storage
- Contemporary restroom with shower and high-quality decorative tile

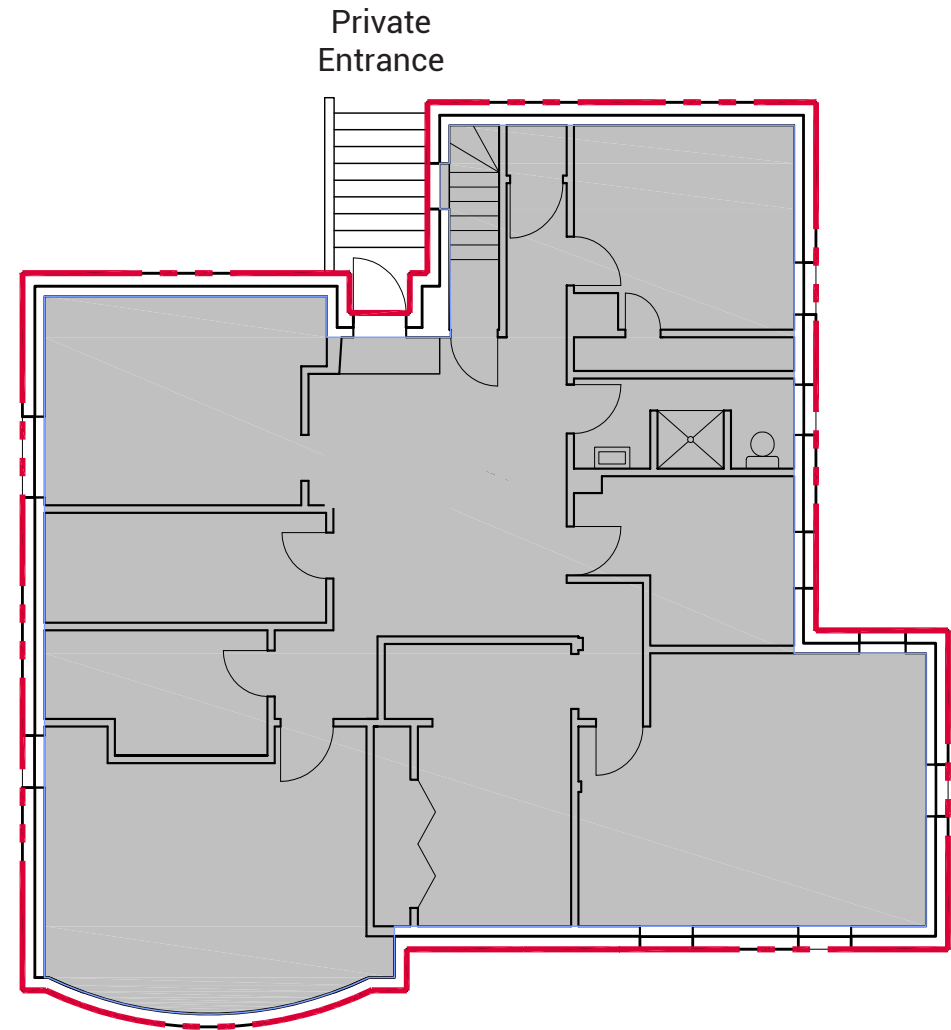


Floor plan may not reflect current build-out



Lower Floor Apartment

- Newly remodeled apartment with built-in revenue stream
- Exclusive private entrance
- Abundant natural light and well-appointed lighting fixtures
- Premium features such as marble countertops, stainless steel appliances, and exquisite decorative tile



Floor plan may not reflect current build-out






Prime Location

829 NW 19th Ave is in an excellent location in the heart of Portland's creative NW neighborhood.

Situated mere steps from Portland's premier offering of restaurants, boutiques and amenities. Not only does the neighborhood provide for all the city has to offer on a cultural level, but it is an easily accessible location for employees and clients commuting from all over the Portland Metropolitan area via surrounding freeways, bridges and mass transit with the Portland Streetcar and TriMet bus just steps away.

-  **WALK SCORE 96**
Walker's Paradise - Daily errands do not require a car
-  **BIKE SCORE 96**
Biker's Paradise - Daily errands can be accomplished on a bike
-  **TRANSIT SCORE 83**
Excellent Transit - World class public transportation

-  **TRIMET STOP (PARTIAL LIST)**
-  **TRIMET BUS**
-  **PORTLAND STREETCAR**

