

WILLAMETTE
RIVER

SUBJECT
PROPERTY

4540 S KELLY AVE

PROPERTY DETAILS

Building SF	8,466
Year Built	1908
Land SF	17,799 SF
Building Type	three story office building
Occupancy	100% occupied by single tenant
Property Type	office
Zoning	Commercial Mixed Use 2 (CM2)
SALE PRICE	\$2,875,000
LEASE RATE	\$18.00 PSF NNN

INVESTMENT HIGHLIGHTS

HIGHLY desirable location in close-in Johns Landing

19 ONSITE -parking spaces

LARGE window line with an abundant of natural light

SPECTACULAR views of Mt. Hood and the willamette River

HIGH EXPOSED ceilings

MASSIVE OUTDOOR deck for entertaining clients

EASY ACCESS to downtown, bridges, and I-5

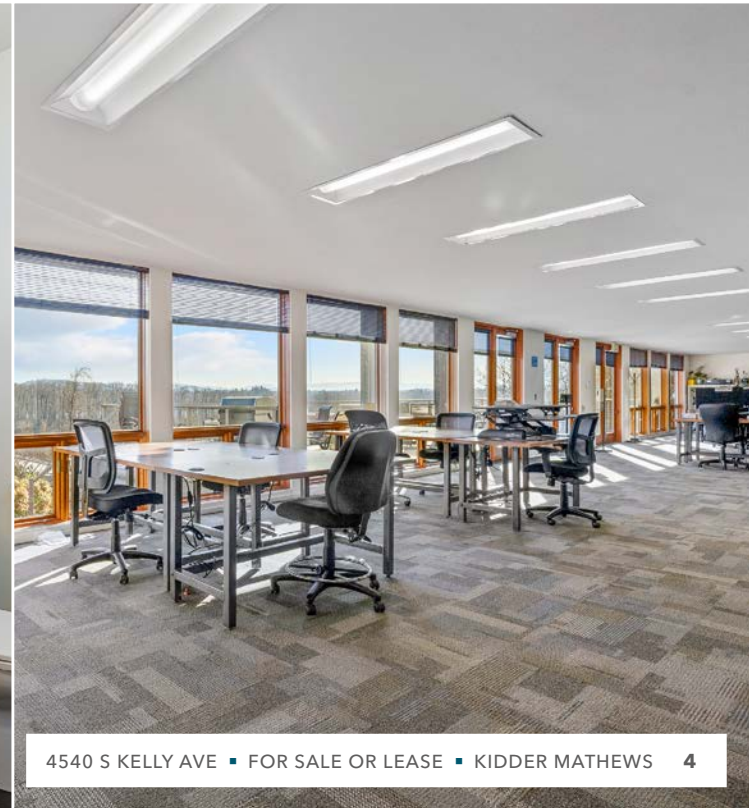
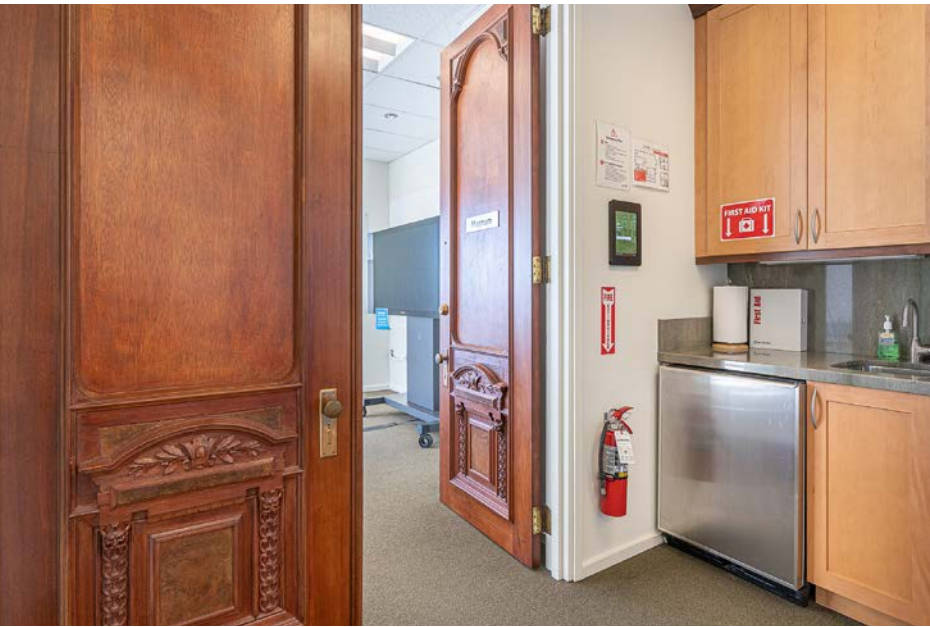
NUMEROUS shopping and restaurants nearby



INTERIOR

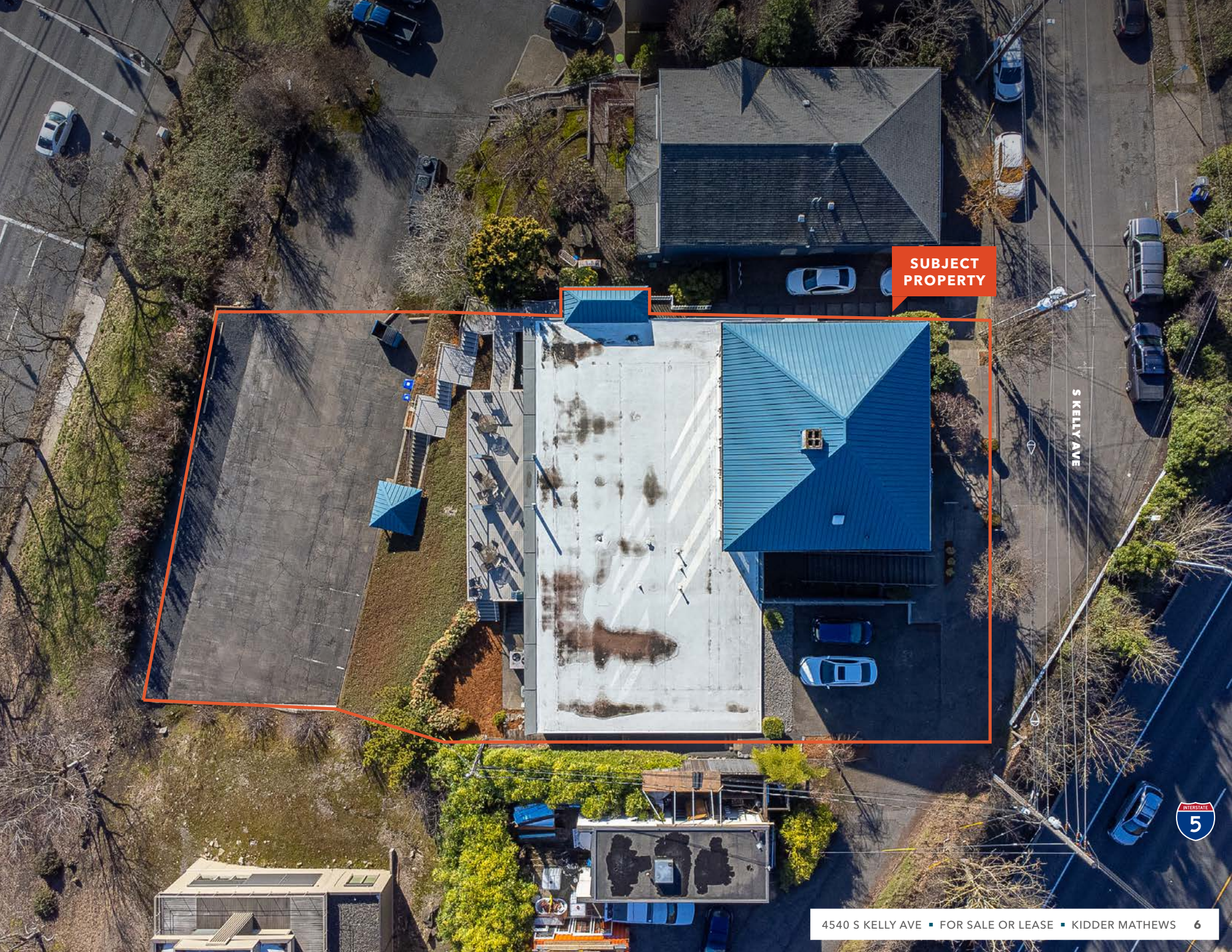


INTERIOR



EXTERIOR





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S KELLY AVE



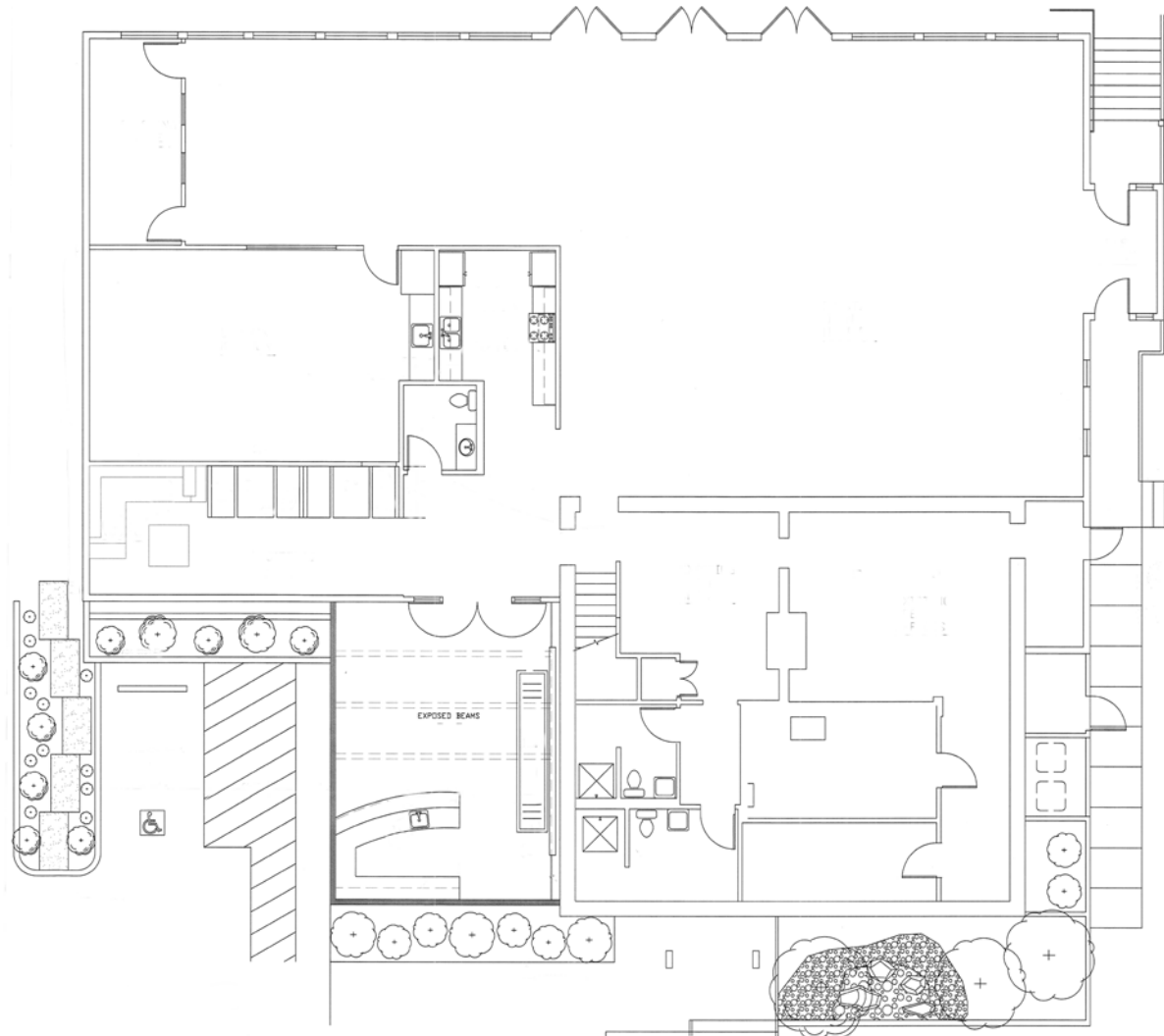


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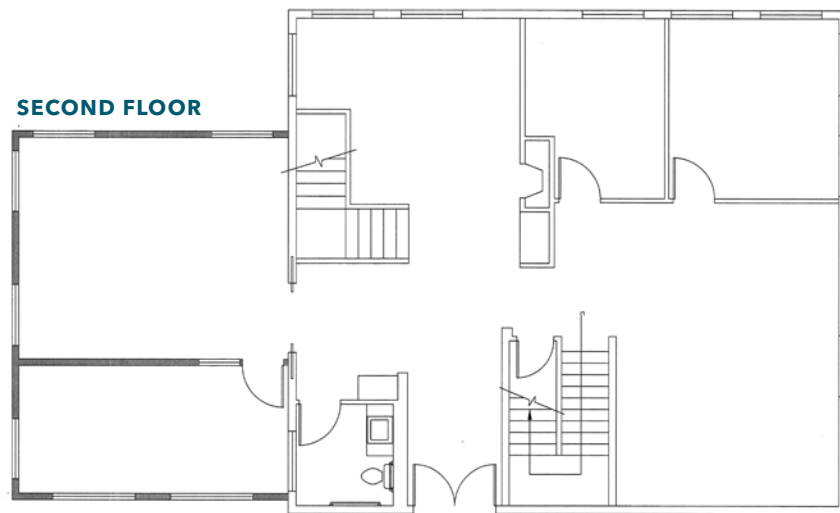
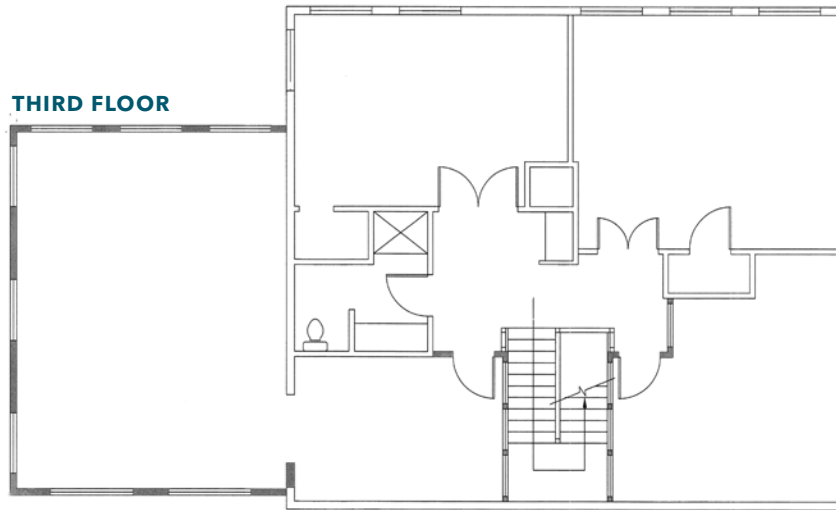
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FLOOR PLAN

FIRST FLOOR



FLOOR PLAN



AMENITIES



FOOD & DRINK

- 1 The Old Spaghetti Factory
- 2 Siam Umami
- 3 Jolly Roger
- 4 Chart House
- 5 Jola Cafe
- 6 Bamboo Grove Hawian Grille
- 7 Blue Star Donuts
- 8 Elephants Deli
- 9 McMinamins
- 10 Buffalo Gap
- 11 Lair Hill Bistro
- 12 Dough Zone
- 13 PDX Sliders
- 14 Baston PDX
- 15 Papa Haydn
- 16 The MAC'D Window
- 17 Coco Donuts
- 18 Holy Ghost Bar
- 19 Adaot Cafe
- 20 Pine State Biscuits
- 21 Original Hotcakes House
- 22 Sukis Bar
- 23 Love Potions Espresso
- 24 Ruse Brewing

RETAIL

- 1 Tesla
- 2 Wells Fargo
- 3 The Circut Boulding Gym
- 4 Fred Myers
- 5 Zupan's
- 6 Trader Joes

HOTEL

- 1 Rivers Edge

OTHER

- 1 OHSU
- 2 Willamette Sailing Club
- 3 Oaks Park

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