

FOR SALE OR LEASE

1400 SW MONTGOMERY ST

PORTLAND, OR



*Move-in ready office building on the edge
of downtown Portland*

Conveniently located office building in beautiful setting with off-street parking.

ADDRESS	1400 SW Montgomery St Portland, OR
BUILDING AREA	±7,200 SF
LAND AREA	0.23 AC (±10,000 SF)
YEAR BUILT	1904, renovated 1984
ZONING	Conditional Office in RM2
PARCEL NUMBERS	R246941, R246942, & R246943
PARKING	10 stalls
SALE PRICE	\$1,650,000 (\$229/SF)
LEASE RATE	\$12.00 NNN

\$1.65M

SALE PRICE

\$12.00

LEASE RATE, NNN

\$229

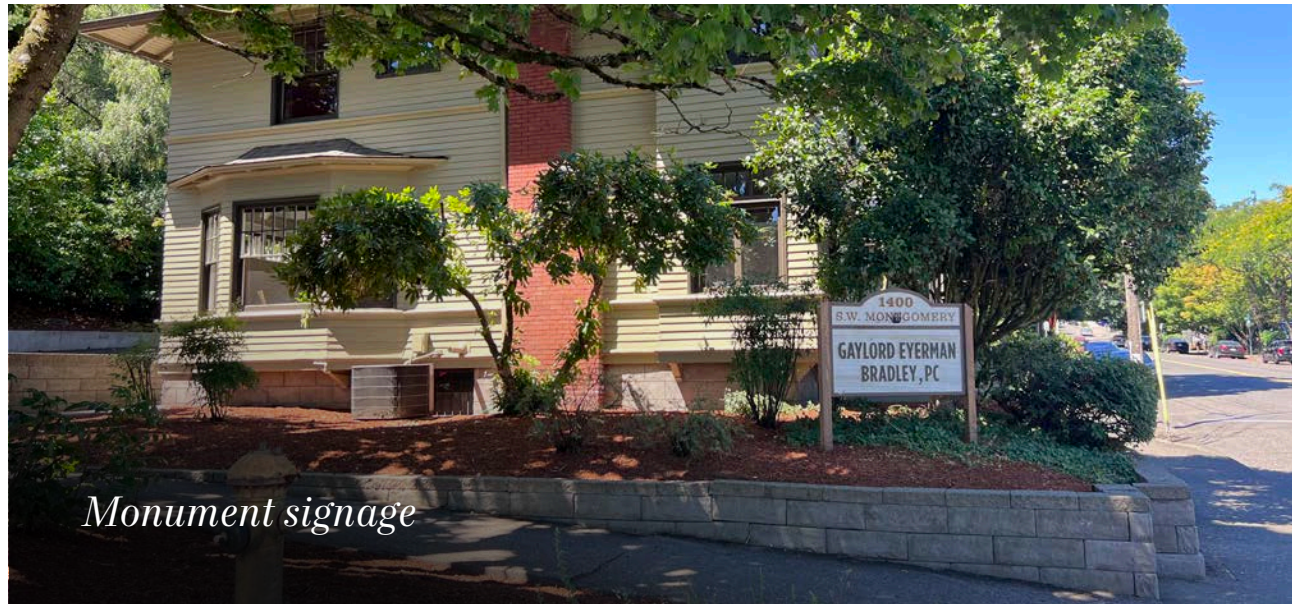
SALE PRICE/SF

±7,200 SF

BUILDING AREA



Ample parking



Monument signage

1400 SW MONTGOMERY ST

Beautifully finished professional office building with significant updating.

BUILDING HIGHLIGHTS

12 private offices

3 staff work areas

Reception area

Conference room

Kitchen

4 bathrooms

2 full basements

Attic in the east wing

New roof on east building

Updated HVAC

Partially sprinklered

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

1400 SW MONTGOMERY ST

WARM & INVITING WORK ENVIRONMENT

*Providing you with everything
an office needs*

Move-in ready condition

Flexible office layout

Break/Conf/Work rooms

Bright & airy throughout

Multiple storage areas

Private off-street parking

Security System in place

Monument signage

Conveniently located

Quiet & beautiful setting



MULTIPLE
BUILDING
UPDATES



NEWLY
PAINTED
EXTERIOR



BEAUTIFULLY
LANDSCAPED



OPERABLE
WINDOWS

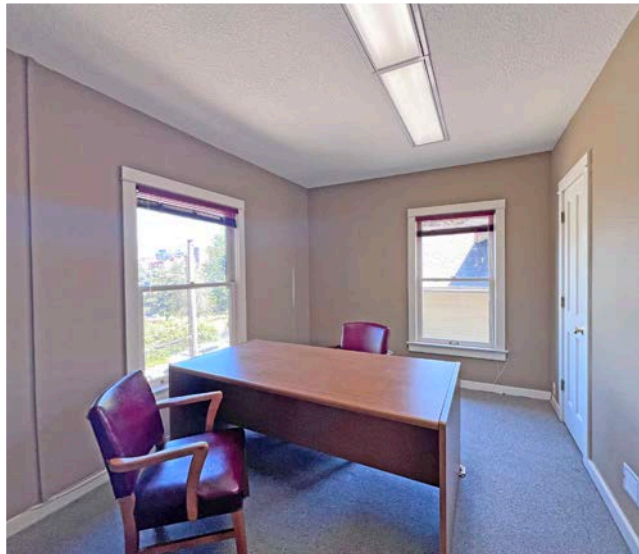
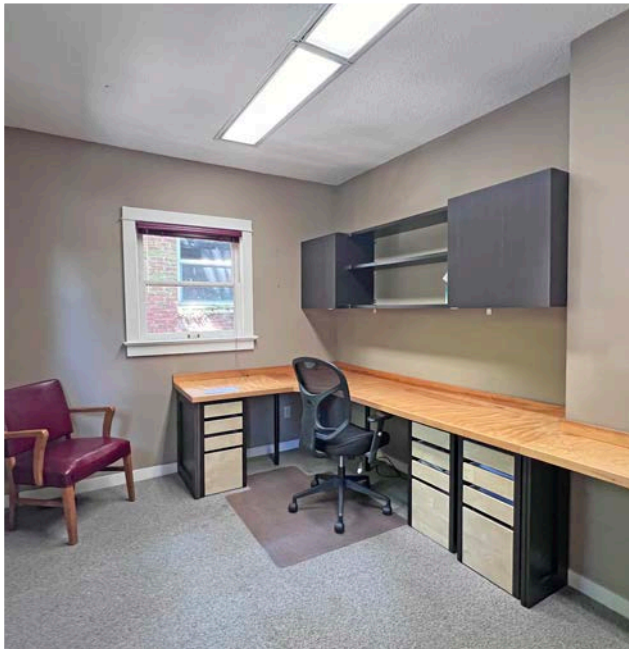
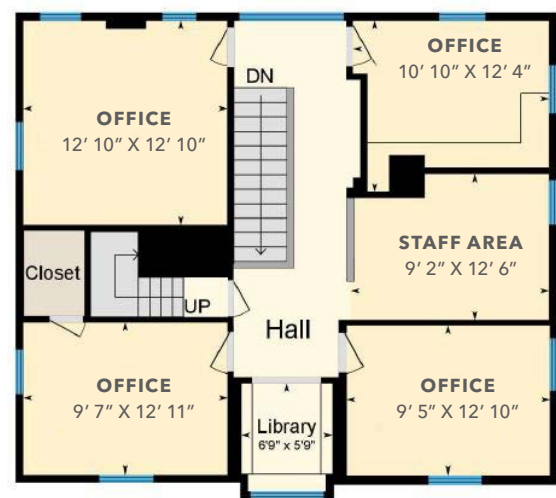
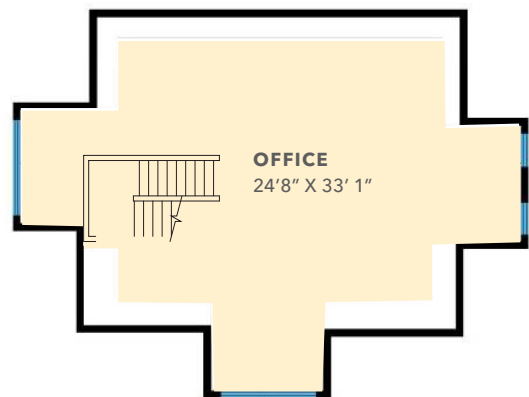
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KIDDER MATHEWS

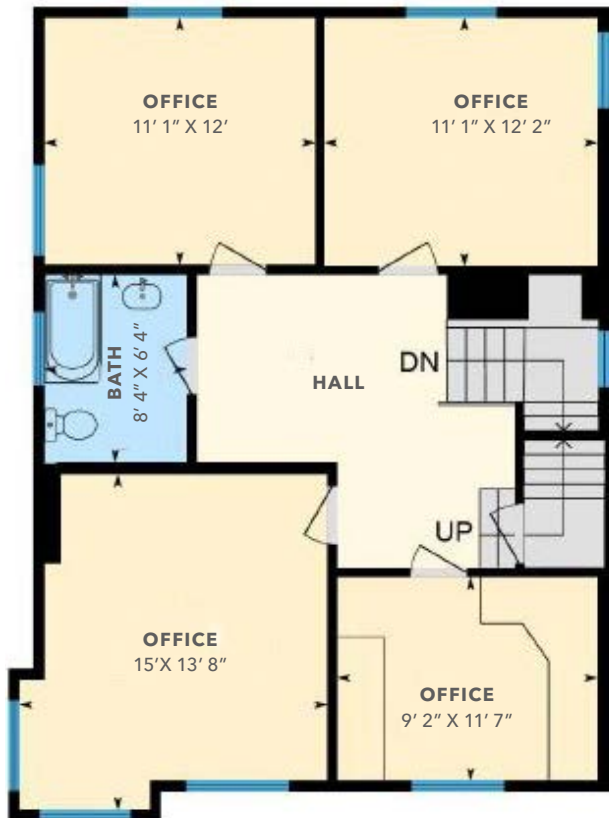
FLOOR PLANS - FIRST FLOOR



FLOOR PLANS -
2ND & 3RD FLOORS
(WEST WING)

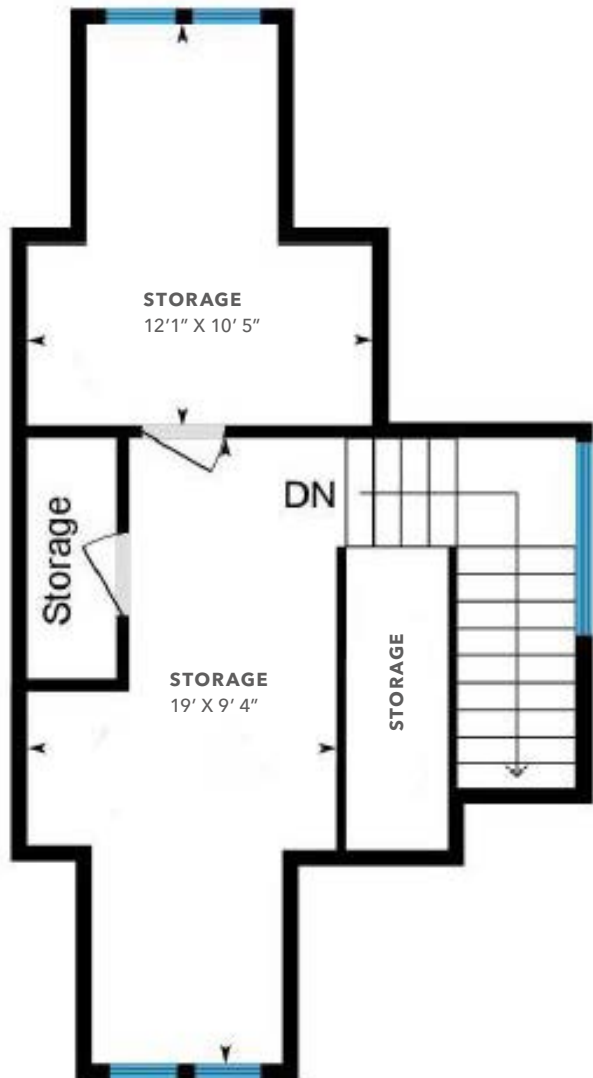


FLOOR PLANS - 2ND FLOOR (EAST WING)



STORAGE AREAS

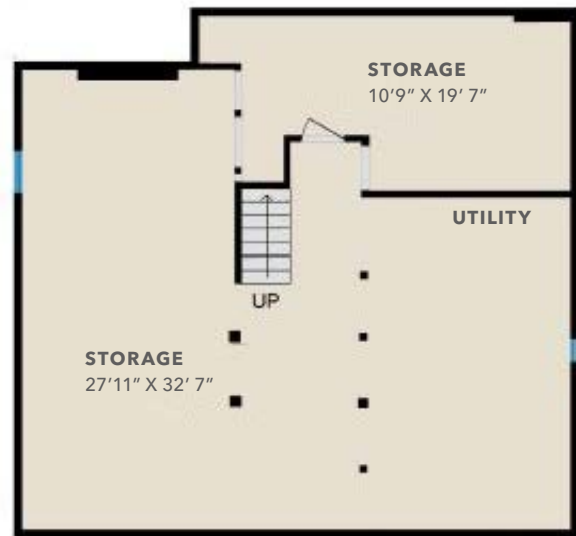
East Attic

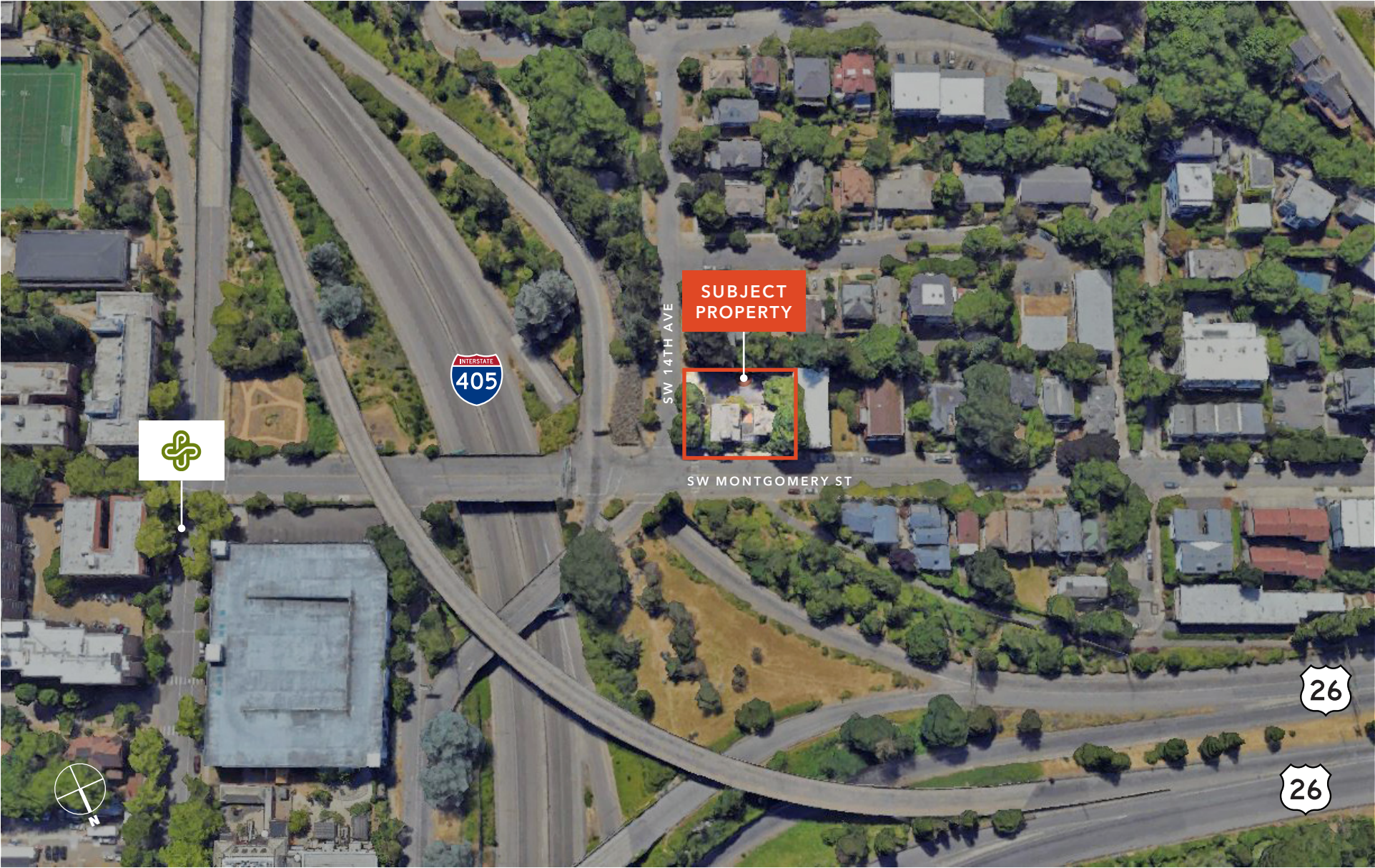


West Basement



East Basement





1400 SW MONTGOMERY ST



Powell's
Books

PIONEER
PLACE

Old Town

Pearl District

Downtown

Willamette River

PROVIDENCE
PARK

THE RITZ-CARLTON®

LINCOLN
HIGH SCHOOL

SAFeway

MENEMANS

BLUE STAR
DONUTS + COFFEE

PORTLAND
ART MUSEUM

PORTLAND

Portland State
University

Goose
Island

LeakyRoof
Portland Design

SUBJECT
PROPERTY

405

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AVAILABLE FOR SALE OR LEASE

KIDDER MATHIEWS



1400 SW MONTGOMERY ST

*For more information on
this property, please contact*

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