

FOR SALE



JOHNS LANDING OFFICE BUILDING ADJACENT TO WILLAMETTE PARK

6342 S MACADAM AVE, PORTLAND, OR

KIDDER.COM

km Kidder
Mathews



*Owner-User Office Opportunity
With Seller Financing Available.*

ADDRESS	6342 S Macadam Ave Portland, OR
OFFICE AREA	12,200 SF
LOT SIZE	16,291 SF
ZONING	CM2 - Commercial Mixed Use 2
LOCATION	Strategically located between downtown and Lake Oswego with a wide variety of food options nearby
DIVISIBILITY	Can be divided into four (4) different suites
YEAR BUILT	1954 with substantial remodel in 2007/2008
PARKING	22 on-site spaces with historical cross parking easements with neighbors
SALE PRICE	\$3,648,000 (\$299/SF)

12.2K
SF AVAILABLE

\$3.65M
SALE PRICE

\$299
PRICE PER SF

6342 S MACADAM AVE

Willamette River

WILLAMETTE PARK

SUBJECT
PROPERTY

43



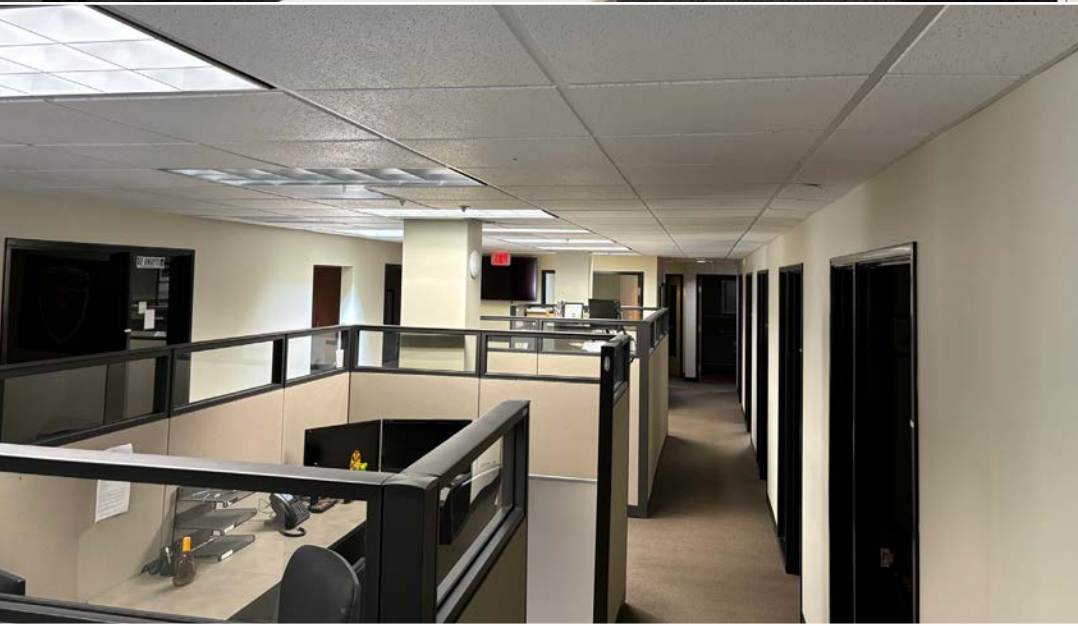
SITUATED IN A
PRIME LOCATION
WITH A VIEW OF THE
WILLAMETTE RIVER



AVAILABLE FOR SALE

KIDDER MATHEWS







6342 S MACADAM AVE

FLOOR PLAN



Recently remodeled office space with a mix of private offices and open work spaces.

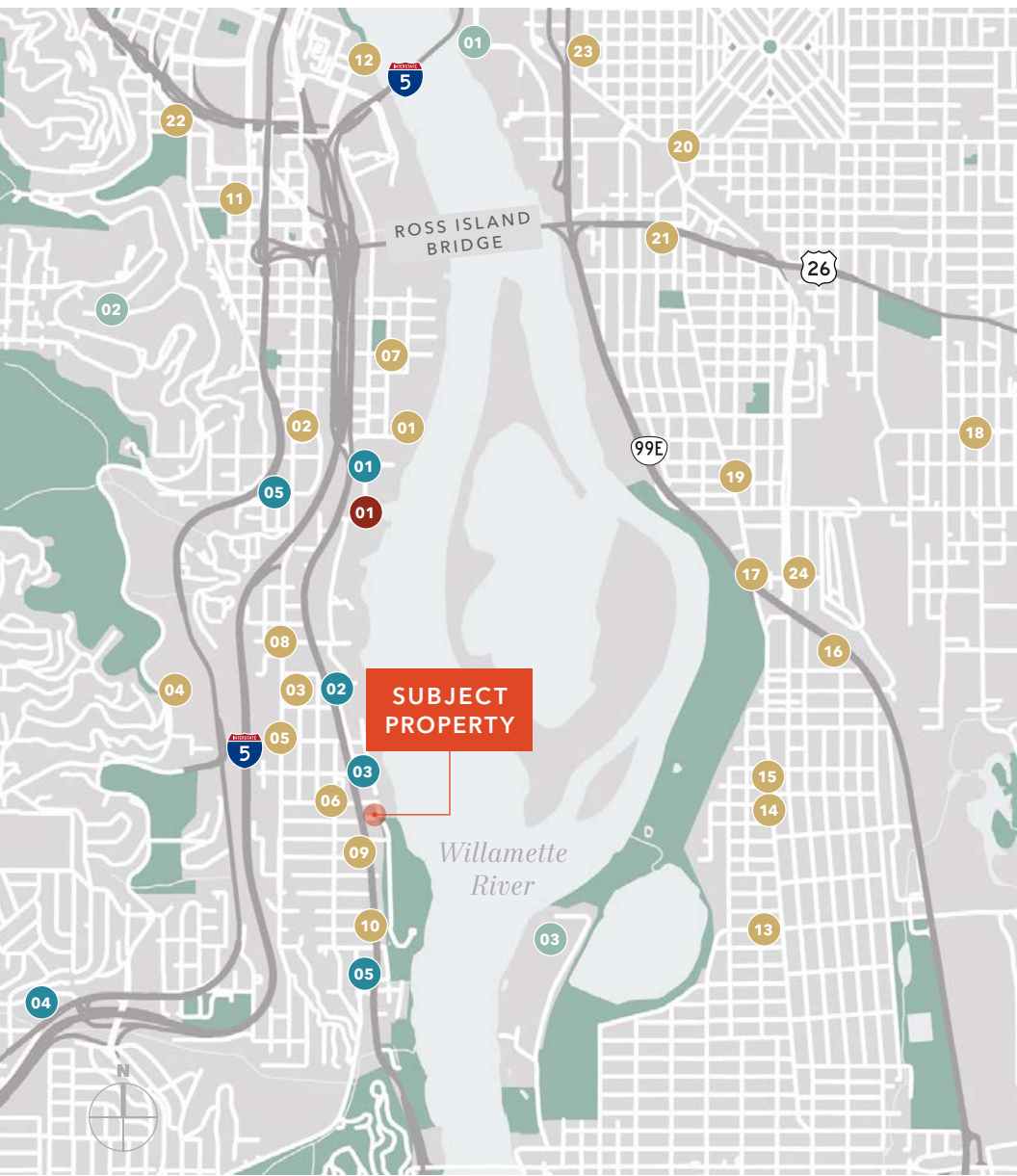
12,200 SF

SINGLE STORY

DIVISIBLE

UP TO FOUR (4) SUITES

Spaces includes restrooms, kitchen and private entry from the parking lot. Square footages are approximate.



NEARBY AMENITIES

RESTAURANTS & BARS

- 01 The Old Spaghetti Factory
- 02 Siam Umami
- 03 Jolly Roger
- 04 Chart House
- 05 Jola Cafe
- 06 Bamboo Grove Hawaiian Grille
- 07 Blue Star Donuts
- 08 Elephants Deli
- 09 McMenamins Fulton Pub
- 10 Buffalo Gap
- 11 Lair Hill Bistro
- 12 Dough Zone
- 13 PDX Sliders
- 14 Bastion PDX
- 15 Papa Haydn
- 16 The MAC'D Window
- 17 Coco Donuts
- 18 Holy Ghost Bar
- 19 Adapt Cafe
- 20 Pine State Biscuits
- 21 Original Hotcakes House

RESTAURANTS & BARS CONT.

- 22 Sukis Bar
- 23 Love Potions Espresso
- 24 Ruse Brewing

RETAIL

- 01 Tesla
- 02 Wells Fargo
- 03 The Circuit Bounding Gym
- 04 Fred Myers
- 05 Zupan's
- 06 Swan Mart

HOTEL

- 01 Rivers Edge

OTHER

- 01 OMSI
- 02 OHSU
- 03 Oaks Park

6342 S
MACADAM AVE



Exclusively sold by

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