

4343 & 4321 SOUTH CORBETT AVE

FOR SALE

*Leased Investment With Future Development Opportunity
Conveniently Located Between Downtown & John's Landing*

PORTLAND, OR

16,309 SF

SIZE AVAILABLE

\$4.2M

SALE PRICE

4343-4321 S CORBETT AVE

FUTURE OPPORTUNITIES FOR NEW OWNER

RETAIN AS A LEASED INVESTMENT

by renewing or replacing current tenant

OWN & OCCUPY ONE OR BOTH BUILDINGS

In 2 years when lease expires

REDEVELOP THE PROPERTY

With rental income that carries the property during planning & entitlements

AVAILABLE FOR SALE

INVESTMENT SUMMARY

*Currently Leased To One Of The
Nations Largest Environmental
Engineering Companies*



Apex Companies lease goes through Sep 2027

Tenant does not have renewal options

NOI (2025) - \$260,812

\$4.2M

SALE PRICE

6.21%

CAP RATE

\$258/SF

PRICE PER SF

16,309 SF

SIZE AVAILABLE

KIDDER MATHEWS



Delivering cost-effective environmental solutions with 20+ years of expertise.

Established in 1988, Apex Companies provides award-winning consulting and engineering services with a robust portfolio of capabilities in water, environmental, ESG, health and safety, construction management, transportation, compliance and assurance, and infrastructure. Clients turn to us for our technical expertise, innovative approaches, quick response time, and unparalleled performance. We operate in all 50 states and maintain a highly capable and diverse team of scientists, geologists, engineers, technicians, and information management specialists. Simply stated, we provide exceptional results while saving you time and money. Our repeat business, multi-year contracts, and referrals are testament to the fact that we put our clients first. From due diligence and multi-media environmental assessments, indoor air quality and health and safety support, permitting and compliance to remediation, sustainability consulting, water resource management, litigation support and land planning, we deliver the most expedient, cost-effective and efficient solutions



4343-4321 S CORBETT AVE



AVAILABLE FOR SALE

PROPERTY DETAILS

ADDRESS	4343 & 4321 S Corbett Ave Portland, OR
BUILDING SIZE	16,309 SF (7,198 SF & 9,111 SF)
YEAR BUILT	1957 & 1977
SITE AREA	±22,925 SF (0.52 AC)
PARKING	2.1/1,000 (35 parking stalls)
ZONING	CM2 - Commercial Mixed-Use
OFFERING	Fee simple
INTERIOR	Painted gypsum wallboard with areas of exposed beams
ROOF	4321 is silicone over built-up 4343 is built-up asphalt
PUBLIC TRANSPORATION	TriMet Bus Line #12 Future: Adjacent to MAX line (in planning)
SUBMARKET	South Portland
EXPOSURE	Property fronts the west side of S Corbett Ave
PARCEL NUMBER	R247598, R247599, R247601, R247602
SALE PRICE	\$4,200,000 (\$258/SF)
NOI	\$260,812
CAP RATE	6.21%

KIDDER MATHEWS

4343-4321 S CORBETT AVE

BUILDING HIGHLIGHTS

2 floors

7,198 SF

Mix of private offices and open area

Shower / locker room

1,400 SF training facility

4343 SOUTH CORBETT AVE



AVAILABLE FOR SALE

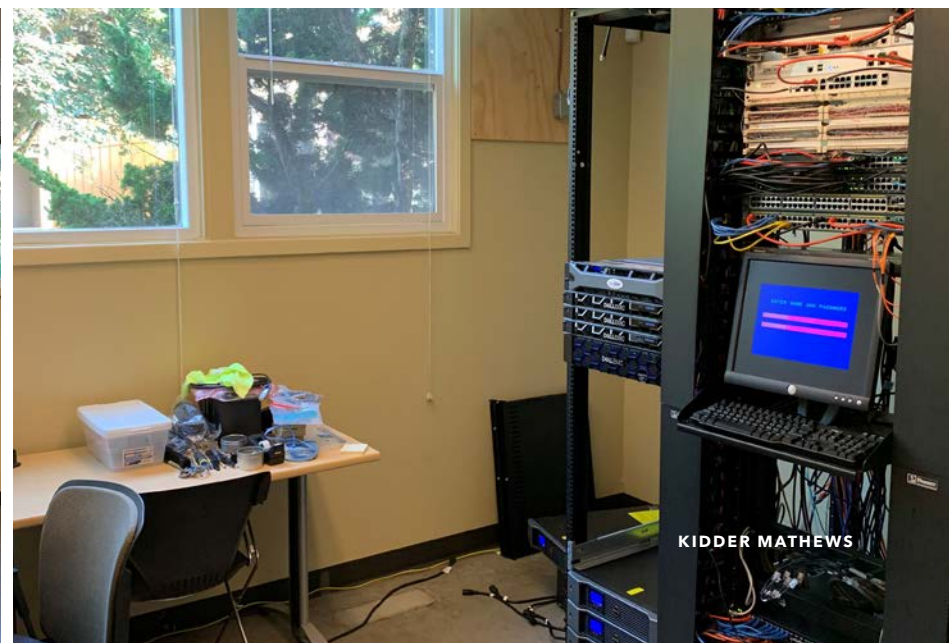
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4343 SOUTH CORBETT AVE

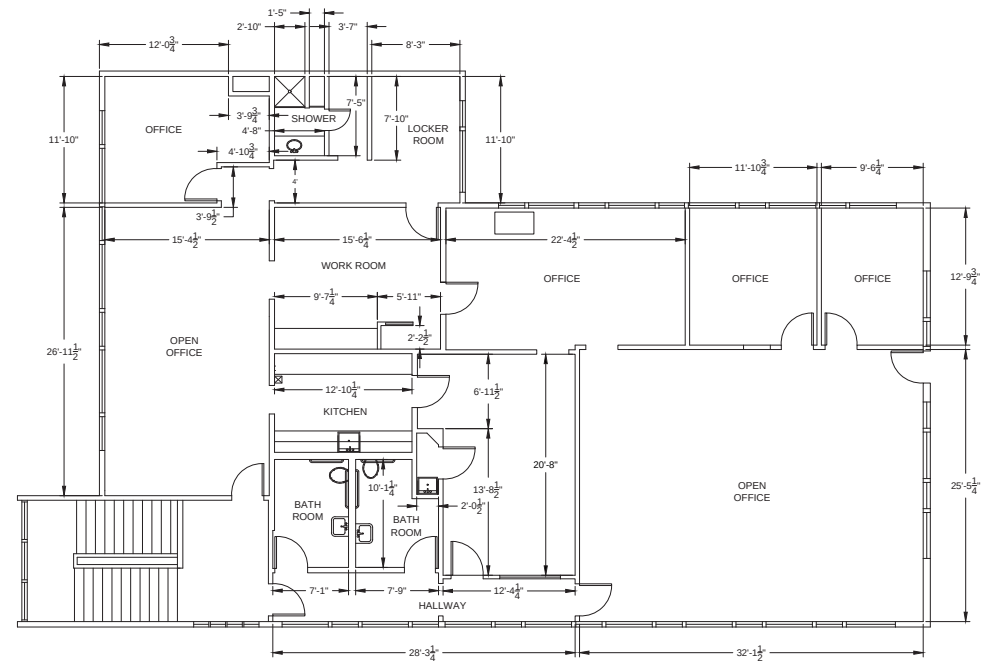


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4343 FLOOR PLANS



SECOND FLOOR

KIDDER MATHEWS

4343-4321 S CORBETT AVE

BUILDING HIGHLIGHTS

3 floors

9,111 SF

Mix of private offices and open area

Shower / locker room

4321 SOUTH CORBETT AVE

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4343-4321 S CORBETT AVE

4321 SOUTH CORBETT AVE



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4321 FLOOR PLANS

This architectural floor plan depicts a laboratory suite with the following features and dimensions:

- Overall Dimensions:** The suite is 56'-2" wide and 36'-5 1/2" deep.
- Rooms and Areas:**
 - LAB:** Multiple laboratory areas are labeled throughout the plan.
 - BATH ROOM:** Two circular bathroom facilities.
 - MECHANICAL:** A central mechanical room measuring 11'-6 1/2" by 8'-4 1/2".
- Dimensions and Spacing:**
 - Top horizontal dimensions: 14'-6 1/2", 25'-7 1/2", 7'-4", 25'-1 1/2", 14'-5".
 - Left vertical dimensions: 11'-10 3/4", 15'-3 1/2".
 - Internal horizontal segments: 17'-3", 10'-5", 10'-5", 10'-5", 11'-0 1/2", 11'-1", 20'-3 1/4", 14'-4 1/2", 36'-5 1/2".
 - Internal vertical segments: 6'-0 1/2", 5'-0 1/2", 6'-3 1/4", 12'-3 1/2", 19'-1 1/2", 6'-10", 11'-6 1/2", 6'-0 1/2", 22'-5", 5'-0 1/2", 1'-10", 1'-3 1/4", 14'-7", 1'-10", 3'-6 1/2".
 - Other dimensions: 1'-0 1/2", 7'-3 1/2", 11", 3'-5", 10'-10", 1'-1 1/2", 3'-2", 8'-4 1/2", 3'-6 1/2", 1'-3 1/4".
- Details:** The plan includes symbols for doors, windows, and electrical outlets, as well as a north arrow pointing towards the top of the page.

This architectural floor plan shows a building layout with the following rooms and dimensions:

- Top Section:**
 - Left: OPEN WORK AREA (11'-7" x 11'-3")
 - Middle: CONFERENCE ROOM (11'-4" x 10'-0")
 - Right: OPEN WORK AREA (6'-4 1/2" x 6'-0 1/2"), CAFE (8'-0" x 7'-0"), STORAGE (6'-2" x 7'-0")
- Bottom Section:**
 - Left: STORAGE (12'-0" x 12'-0"), OFFICE (8'-0" x 8'-0"), OFFICE (8'-0" x 12'-0"), OFFICE (12'-0" x 12'-0")
 - Middle: MECHANICAL (2'-3" x 12'-0"), BATH ROOM (8'-3" x 6'-4"), BATH ROOM (7'-11 1/2" x 7'-4")
 - Right: OFFICE (12'-0" x 12'-0"), FILE (12'-0" x 10'-6"), OFFICE (10'-6" x 10'-4"), OPEN WORK AREA (15'-3" x 8'-6"), OFFICE (11'-3" x 12'-3")
- Central Features:**
 - Staircase with "UP" and "DOWN" directions.
 - HALLWAY (12'-0" x 7'-3")

Second Floor Plan Details:

- Top Section:**
 - Left: Two offices (13'-0" x 12'-0" and 9'-0" x 12'-0").
 - Center: Cafe (9'-0" x 9'-0"), Work Room (9'-0" x 9'-0").
 - Right: Two offices (17'-0" x 12'-0" and 14'-0" x 12'-0").
- Central Section:**
 - Left: Hallway (7'-0" wide).
 - Center: Office (11'-0" x 11'-0").
 - Right: Office (11'-0" x 11'-0").
- Bottom Section:**
 - Left: Three offices (11'-0" x 11'-0", 9'-0" x 11'-0", and 8'-10" x 11'-0").
 - Center: Bath Room (5' x 5'), Bath Room (5' x 5').
 - Right: Open Work Area (11'-0" x 11'-0").
- Other Features:**
 - Staircase on the far left.
 - Staircase in the center-bottom.
 - Staircase on the far right.

4343-4321 S CORBETT AVE

HIGHLY- ACCESSIBLE LOCATION

Conveniently located between downtown
and Johns Landing

Close proximity to Interstate 5, Barbur Blvd,
and Hwy 43

Quiet neighborhood environment one
block from Barbur Blvd

Walking distance to Elephant's Deli and
other eateries

2 blocks from Metro's
future planned MAX light rail line providing
service between Portland & Tualatin

SW CORRIDOR LIGHT RAIL PROJECT

Metro's transportation plan calls for the future
construction of an adjacent light rail line
between Portland and Tualatin, with a stop
that would be within 2-3 blocks

AVAILABLE FOR SALE



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4343-4321 S CORBETT AVE

SUBJECT
PROPERTY



07

03

05

06

01

01

02

01

*Willamette
River*

AMENITIES



RESTAURANTS

- 01 Bamboo Grove Grille
- 02 Cafe Du Berry
- 03 Elephants Deli
- 04 Fulton Pub
- 05 Jolly Roger
- 06 New Taste of India
- 07 Rosewood Restaurant



COFFEE SHOPS

- 01 Starbucks



PARKS

- 01 Willamette Park

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STRATEGICALLY LOCATED

4343 & 4321 S Corbett Avenue is located on the South end of Downtown Portland. Mass transit is conveniently located steps away from the building. The location provides great access to freeways in a less congested part of Downtown.

VANCOUVER



21 MIN DRIVE
To PDX Airport

PORTLAND



7 MIN DRIVE
To Portland CBD



7 MIN DRIVE
To Central Eastside



PORTLAND



18 MIN DRIVE
To Beaverton



SUBJECT PROPERTY



99W



10 MIN DRIVE
To Lake Oswego

AVAILABLE FOR SALE

TIGARD



KIDDER MATHEWS

4343-4321 S CORBETT AVE



Exclusively listed by

KEVIN JOSHI

503.221.2282

kevin.joshi@kidder.com

KIDDER.COM

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