

FOR SALE OR LEASE

*Immaculate Class A Office Condominium
With Rooftop Deck*

720 NW DAVIS ST, PORTLAND, OR

25,795 SF

SPACE AVAILABLE

\$4.95M

SALE PRICE

THE *OFFERING*

25,795 SF CLASS A OFFICE

8,190 SF Penthouse office (4th floor)

17,605 SF Expansive office (3rd floor)

\$4.95M (\$192/SF)

SALE PRICE

\$25.00

LEASE RATE, NNN

Available September 2027

PROPERTY OVERVIEW

Awarded LEED Gold Status in 2007, The DeSoto Building is one of Portland's most successful adaptive re-use projects.

Originally built as the DeSoto auto showroom in 1915, this beautiful structure was completely updated under the skillful design and supervision of LRS Architects in 2007. With pride of ownership exhibited in every material and finish, quality is evident throughout every area of the building from its luxurious entrance and lobby to the expansive Brazilian Ipe deck that resides on the rooftop.

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

ADDRESS	720 NW Davis St, Portland, OR 97209
CONDOMINIUM SIZE	25,795 SF
TOTAL BUILDING SIZE	50,017 SF
LAND AREA	19,998 SF
HOA	This unit maintains the controlling interest
ZONING	CX - Central Commercial
ORIENTATION	North half block
YEAR BUILT	1915 with subsequent remodels, the most substantial of which was in 2007
FLOORS	Four total (4) floors, of which the subject condominium comprises the top two (2) floors
PARKING	Adjacent to 80+ stall pay & park lot

PROPERTY OVERVIEW

BUILDING HIGHLIGHTS

LEED	Awarded gold status in 2007
CONSTRUCTION	Wood frame with mixture of brick and stucco siding
SEISMIC	Full seismic improvements were completed in 2007, including new concrete shear walls
ELEVATOR	Yes, hydraulic
ROOF	Three ply SBS - modified bitumen membrane
POWER	800 amps at 208/120v on 3rd floor 400 amps at 208/120v on 4th floor (to be verified)
GENERATOR	25kW natural gas generator that provides backup power to the server room and access control systems
SPRINKLERS	Yes
AMENITIES	Rooftop deck, bike parking, shower, storage

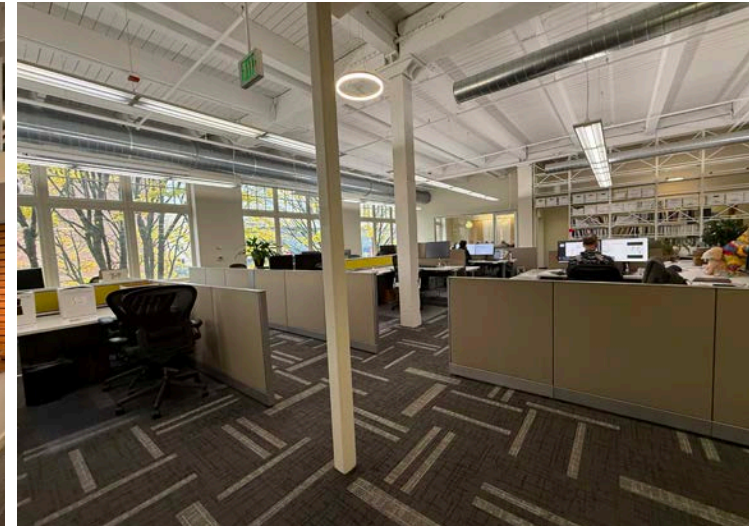
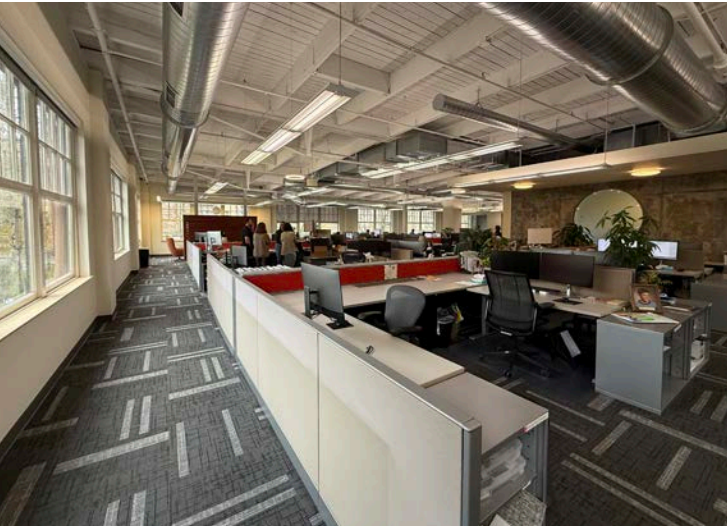
A ROOFTOP DECK *AWAITS*

Beautifully designed, constructed, and measuring just over 4,000 SF, this Brazilian Ipe deck is a shared amenity ideal for entertaining, or just having lunch on a nice day. With vistas of the adjacent park blocks, downtown landscape, or just the sky above, there is no lack of ambiance inside or outside your office.

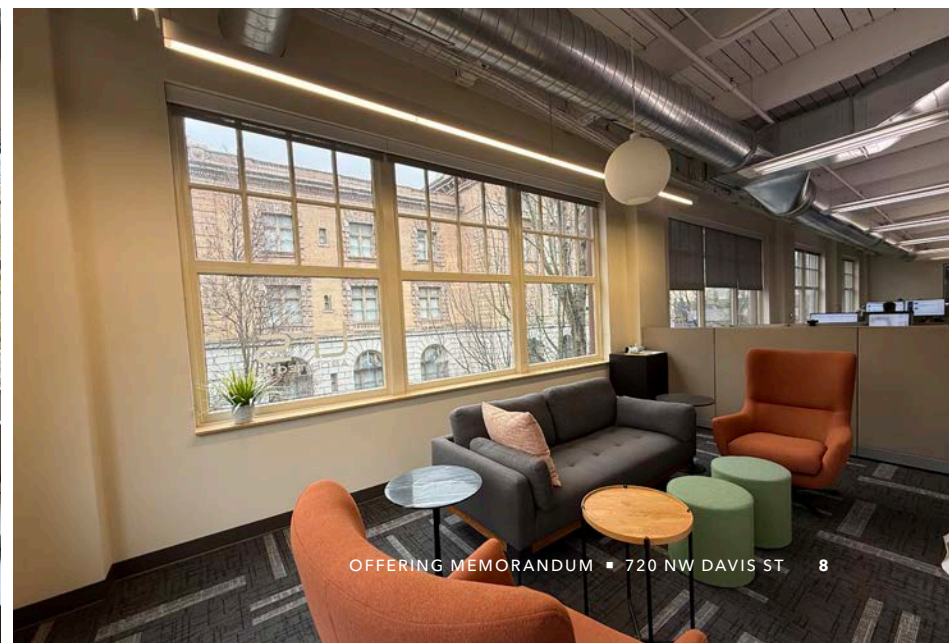
SUBJECT CONDOMINIUM AREA - 25,795 SF



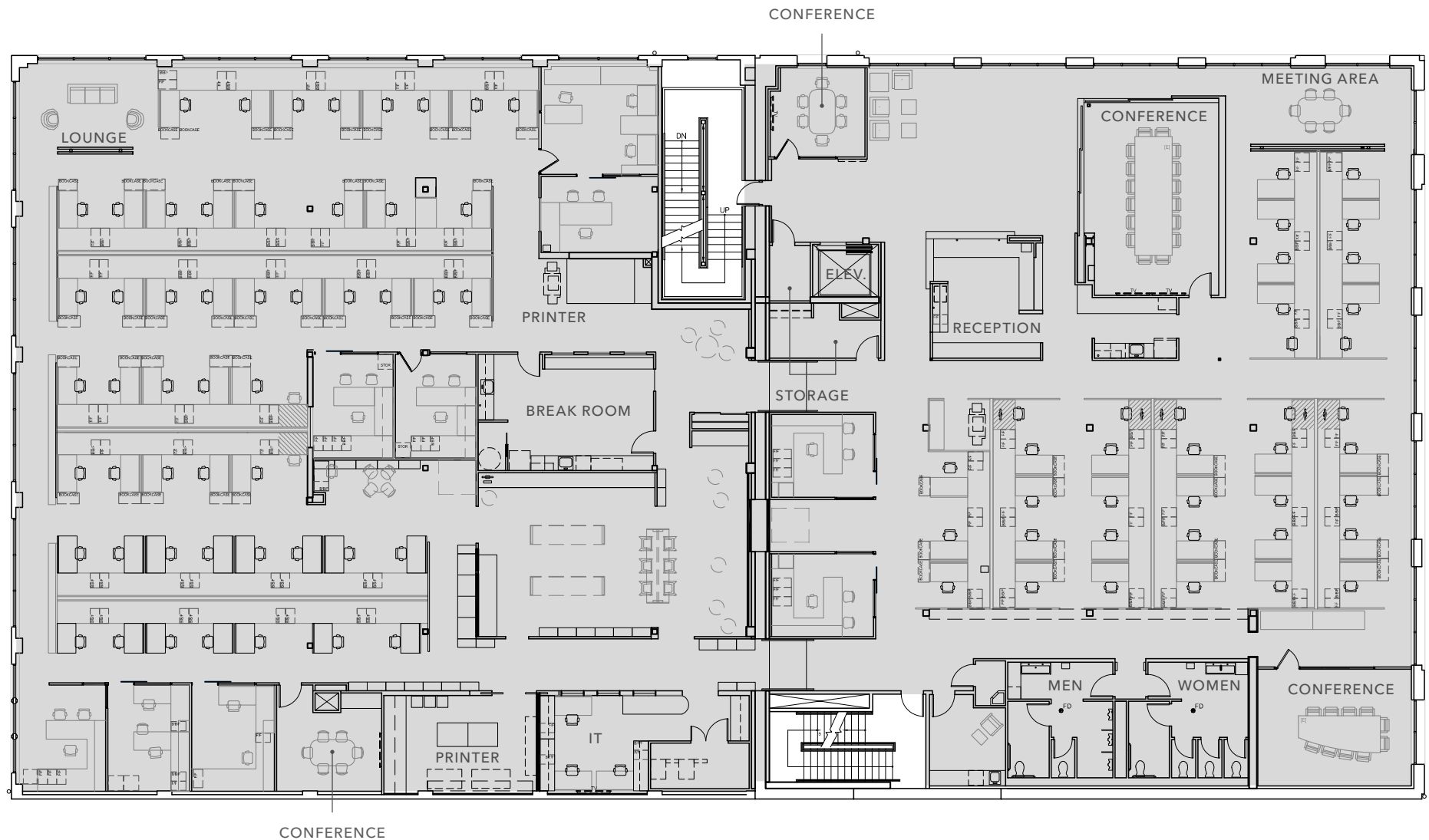
THIRD FLOOR 17,605 SF



KIDDER MATHEWS



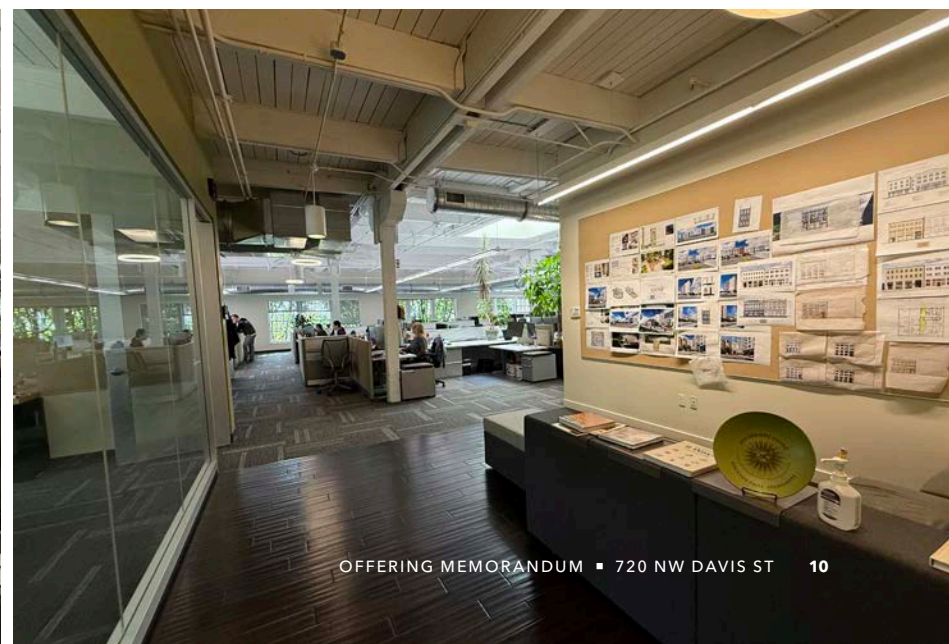
THIRD FLOOR



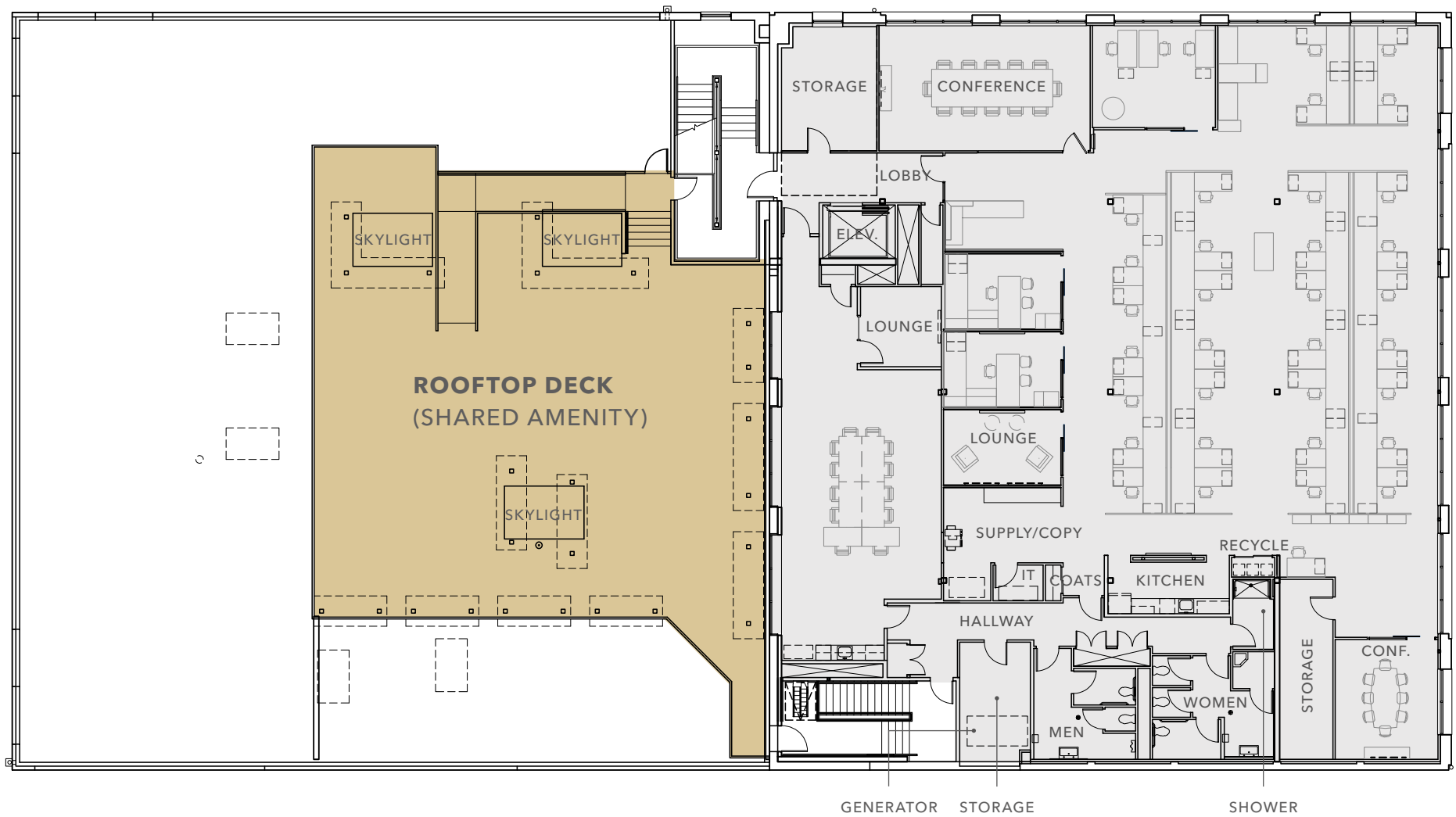
FOURTH FLOOR

8,190 SF

(WITH ROOFTOP DECK)



FOURTH FLOOR



OWN FOR LESS *THAN LEASING*

SBA FINANCING SCENARIO

PURCHASE PRICE	\$4,950,000
DOWN PAYMENT	(\$495,000)
FINANCE AMOUNT	\$4,455,000
SBA TERMS OF SERVICE	25 years @ 6.5%
MONTHLY MORTGAGE	\$30,080
ANNUAL MORTGAGE	\$360,966

ABOVE MORTGAGE TERMS EQUIVALENT TO LEASING FOR

\$13.99 NNN

\$10.33 / SF Opex & HOA

\$24.32 /SF Full Service

CURRENT TENANT LEASE

Expires 8/31/27

May consider an early termination

Currently paying \$30.90 NNN

LOCATION OVERVIEW

PEARL/NORTHWEST

LODGING

Cambria Hotel (across the block)

Canopy by Hilton

Hampton Inn & Suites

COFFEE/FOOD

Starbucks

Deschutes Brewery

Fuller's Coffee Shop

Backwoods Brewing Company

World Foods

Whole Foods

SHOPPING

Powell's City of Books

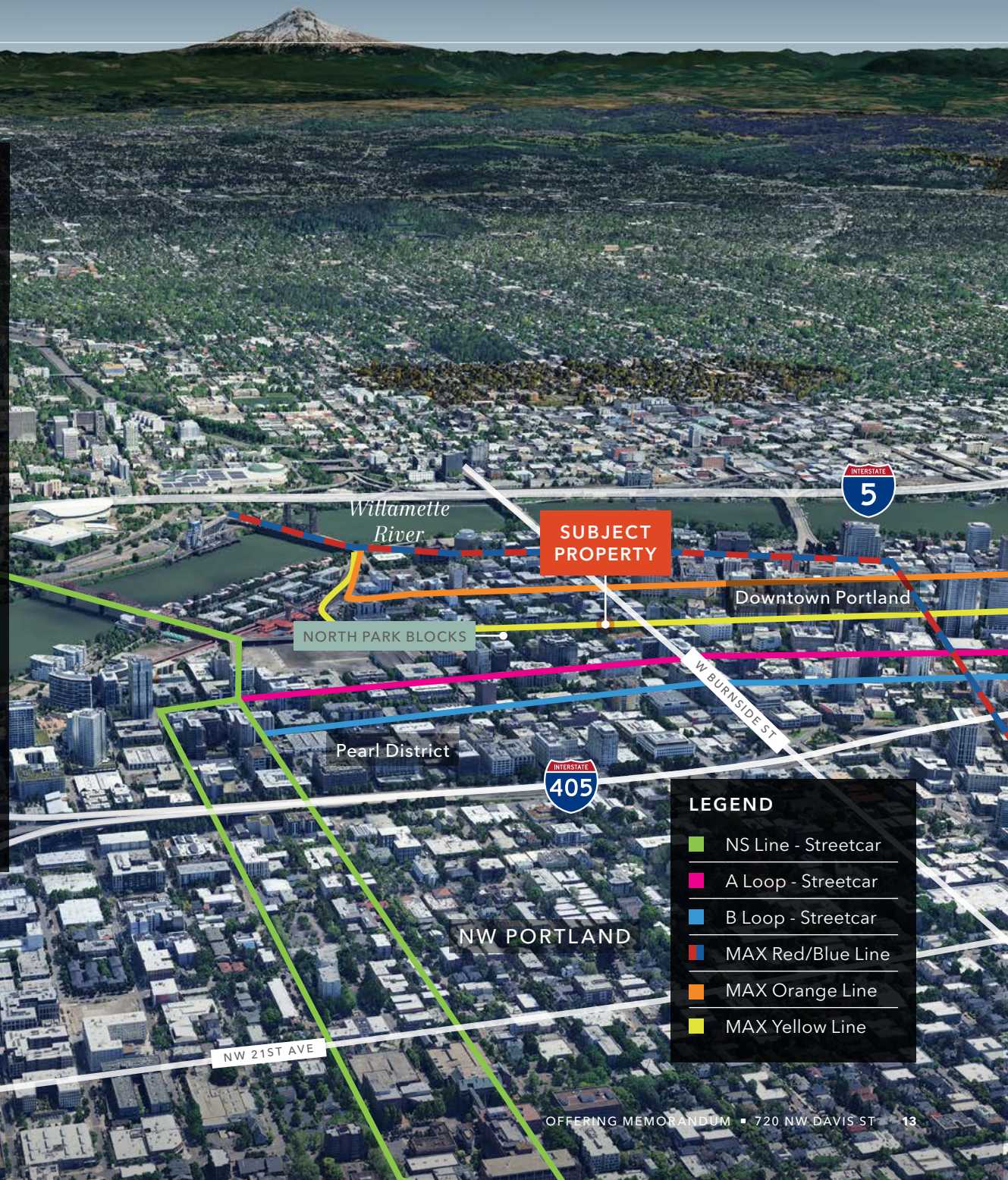
Pendleton
Woolen Mills

Anthropology

Lululemon

Athletica

Icebreaker



LEGEND

- NS Line - Streetcar
- A Loop - Streetcar
- B Loop - Streetcar
- MAX Red/Blue Line
- MAX Orange Line
- MAX Yellow Line



720 NW DAVIS ST

*For more information on
this property, please contact*

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