

OFFERING MEMORANDUM

EAST BANK LOFTS

*Creative Office & Mixed-Use
Investment Opportunity*

532 SE ANKENY ST & 537 SE ASH ST, PORTLAND, OR

km Kidder
Mathews

PORTLAND'S CENTRAL EASTSIDE

Three-building mixed-use creative office campus in the heart of Portland's Central Eastside, offering investors and users a unique blend of historic character, strong tenancy & redevelopment upside.

PROPERTY OVERVIEW

ADDRESS	532 SE Ankeny St and 537 SE Ash St, Portland, OR 97214
BUILDING SIZE	Building 1: ±7,000 SF Building 2: ±1,200 SF Building 3: ±35,086 SF Total: ±43,286 SF
STORIES	Building 1: 2 Building 2: 1 w/ basement Building 3: 4
YEAR BUILT	Building 1: 1912 / 2016 Building 2: 1911 / 2018 electrical & plumbing updates Building 3: 1907 / ongoing renovations past 10 years
LAND AREA	±20,000 SF / ±0.46 AC
PARKING LOT	16 gated stalls
ENTERPRISE ZONE	Yes
OPPORTUNITY ZONE	Yes
ZONING	EX - Central Employment



THE OFFERING

Located in the heart of Portland's Central Eastside Industrial District

East Bank Lofts offers unmatched access to downtown, major arterials, and public transit—just steps from the Burnside Bridgehead and surrounded by restaurants, breweries, and creative office users.

EX - CENTRAL EMPLOYMENT

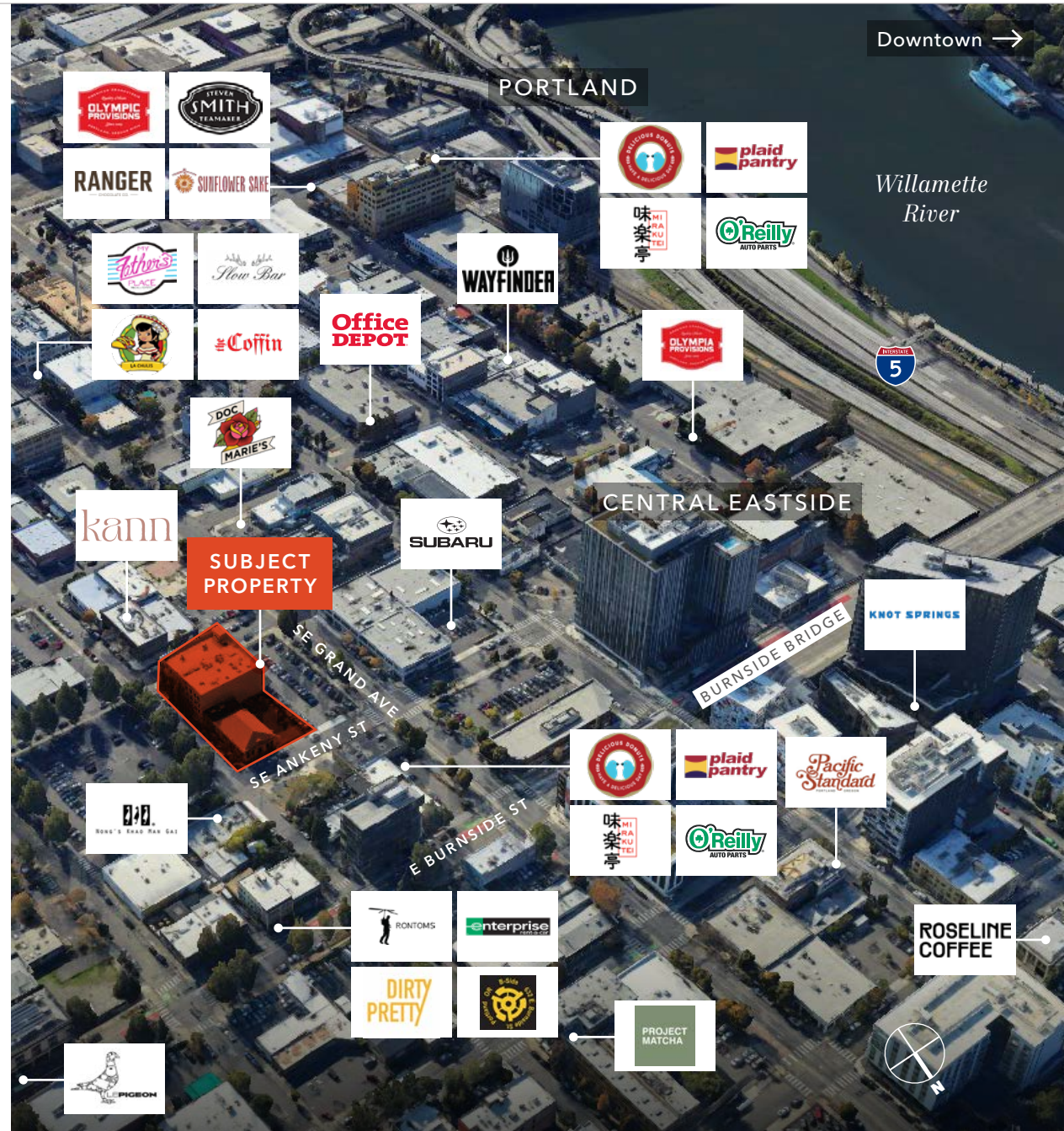
EX, City of Portland, Oregon, which is intended for high-density, mixed-use areas with a predominantly industrial-type setting. This zone allows for a wide range of industrial and commercial uses, as well as some residential development, and is designed to accommodate more intensive development than other employment zones.

YES
ENTERPRISE ZONE

89
WALK SCORE

YES
OPPORTUNITY ZONE

77
TRANSIT SCORE



INVESTMENT HIGHLIGHTS



**THREE-BUILDING
PORTFOLIO
TOTALING
43,286 SF**



**HISTORIC
ARCHITECTURE
WITH ONGOING
RENOVATIONS**



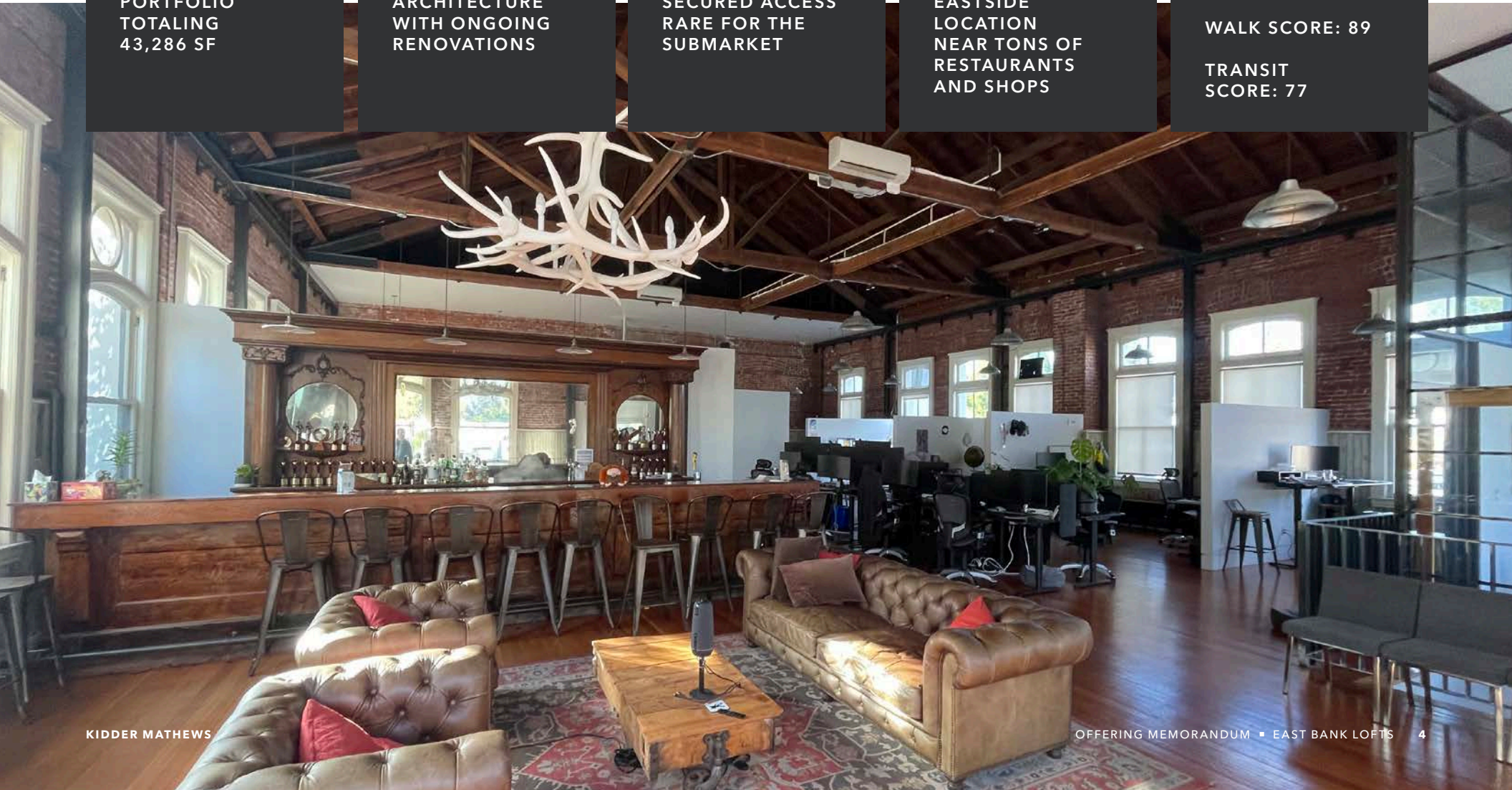
**PARKING AND
SECURED ACCESS
RARE FOR THE
SUBMARKET**



**PRIME CENTRAL
EASTSIDE
LOCATION
NEAR TONS OF
RESTAURANTS
AND SHOPS**



**BIKE SCORE: 99
WALK SCORE: 89
TRANSIT
SCORE: 77**



EAST BANK LOFTS

FINANCIALS

CURRENT ANNUALIZED CONTRACT RENT	\$1,250,689
2026 ESTIMATED NOI	\$814,000
OCCUPANCY	84%
VACANCY	16%
TENANTS	13
AVG OFFICE RENT	\$23.96
SUITES	16
AVG SUITE SF	2,705 SF

\$7.75M

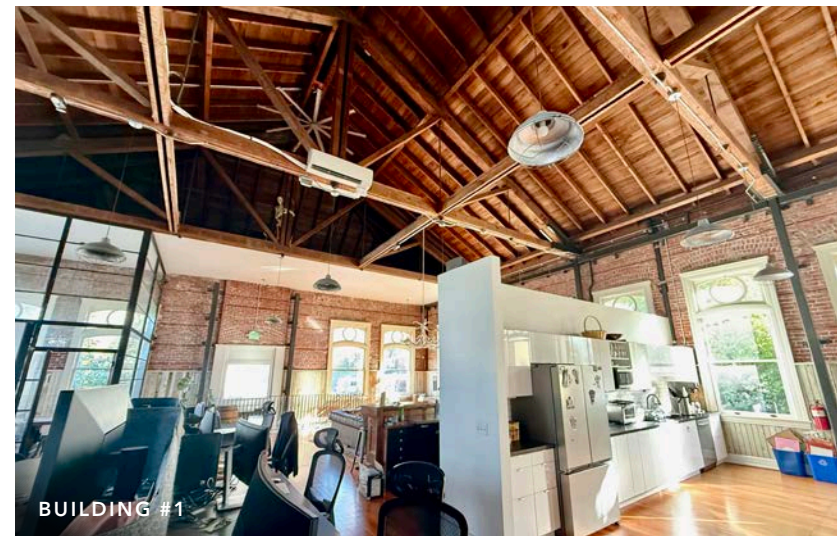
SALE PRICE

\$179

PRICE PER SF

10.5%

CAP RATE



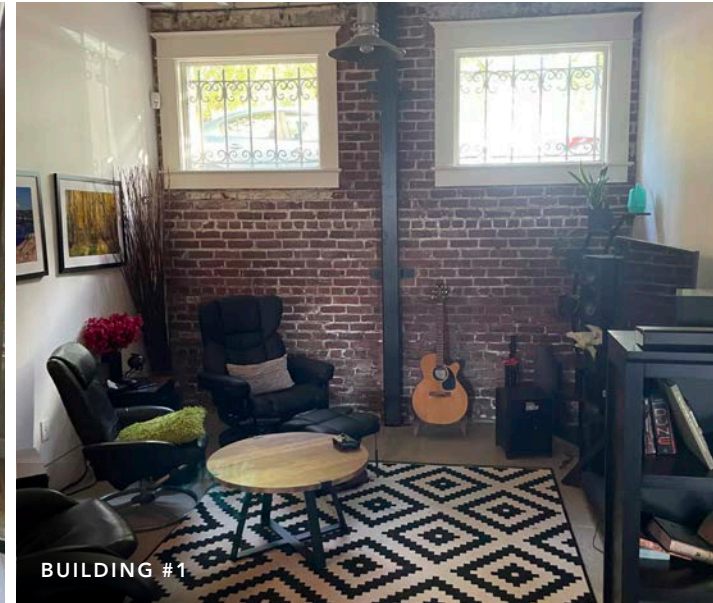
EAST BANK LOFTS



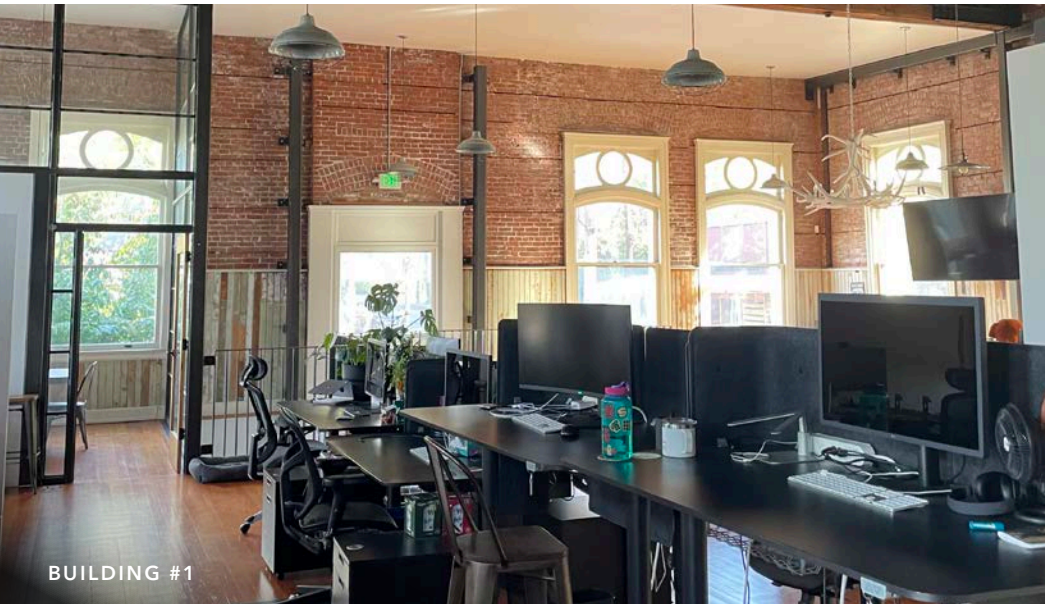
BUILDING #1



BUILDING #1



BUILDING #1



BUILDING #1



BUILDING #1



BUILDING #3



BUILDING #3



BUILDING #3

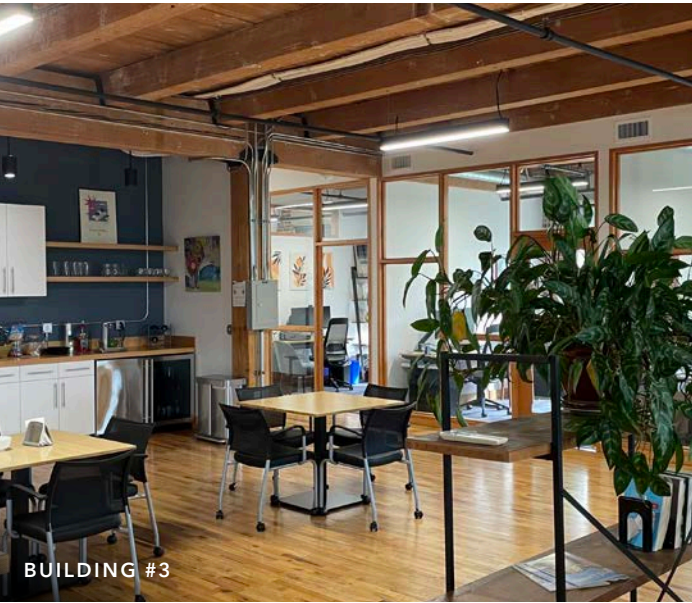


BUILDING #3



BUILDING #2

EAST BANK LOFTS



BUILDING #3



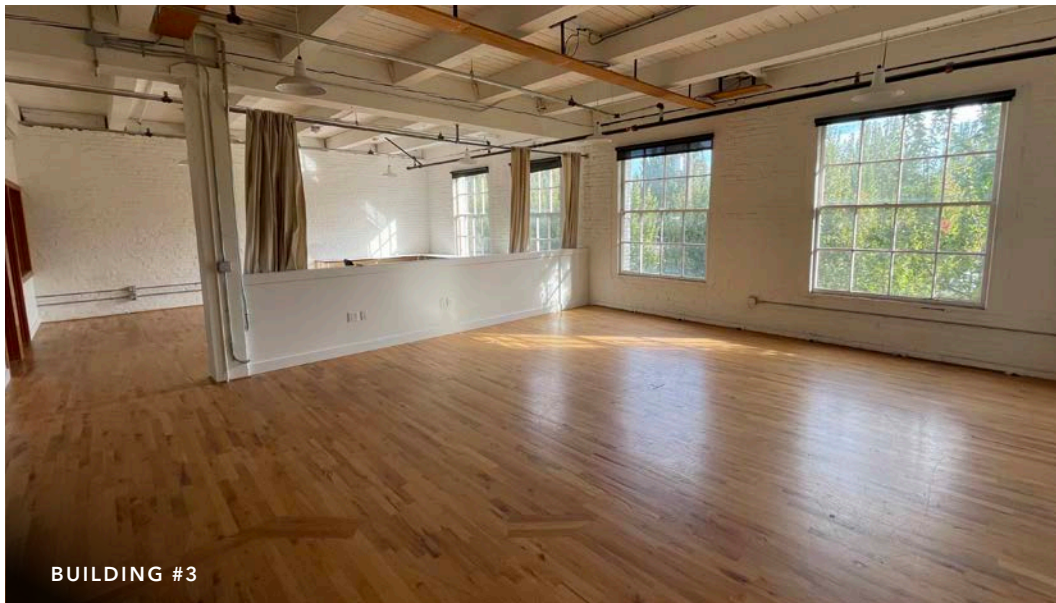
BUILDING #3



BUILDING #3



BUILDING #3



BUILDING #3

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