

FOR LEASE OR SALE



# 1305 NW 18TH AVE

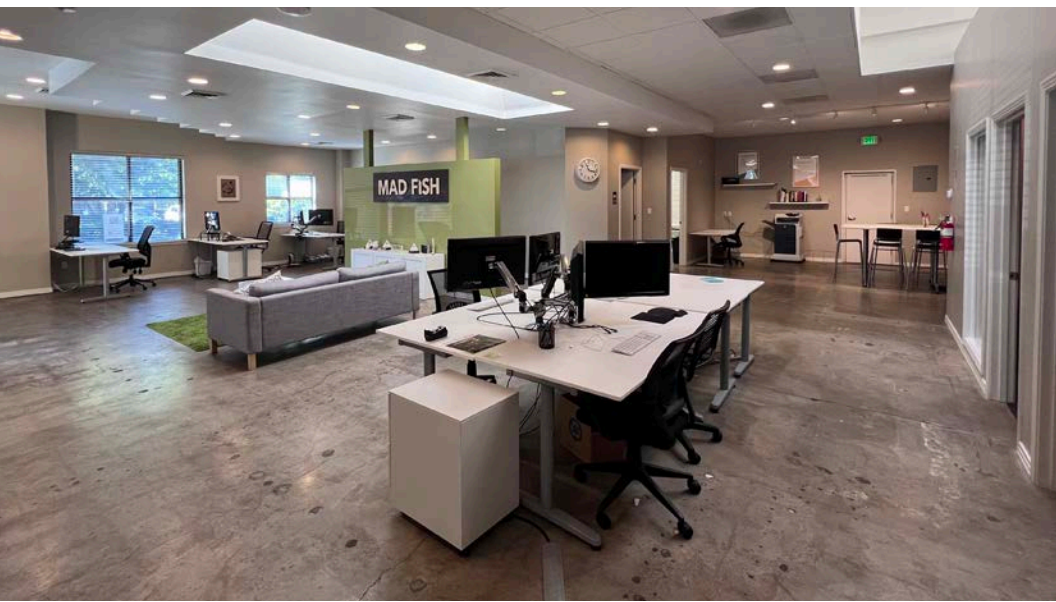
*6,045 SF Creative Office In Northwest Portland*

1305 NW 18TH AVE | PORTLAND, OR 97201





*On the corner of NW 18th Ave & Overton St*



*Turnkey office with furniture, phones, & fixtures ready to go*

OFFICE AREA	6,045 SF (divisible to 2,823 SF)
LAND AREA	5,000 SF (0.12 AC)
ZONING	CM3 - Commercial Mixed Use 3
ACCESS	Three entry points, inclusive of one ADA entry point, and one stair entry.
HVAC	Well maintained system with Smart Thermostats throughout for maximum flexibility and comfort.
SECURITY	The building utilizes a magnetic locking system with fob access at the front door, and a video/audio camera across the exterior. Wiring for security services through Sonitrol and Phillips are in place.
IT INFRASTRUCTURE	The building is fully wired with 5e ethernet and also includes a phone system server and server rack. Wireless internet is also available in a portion of the building. Comcast Business is the current provider.
FURNITURE/ FLAT SCREENS	All furniture, monitors, flat screens, and projectors are available as part of a lease.
SALE PRICE	\$2,150,000 (\$356/SF)

**6,045**

SF AVAILABLE

**\$2.15M**

SALE PRICE

**\$30.00**

LEASE RATE, FSG

1305 SW 18TH AVE

## VIBRANT WORK ATMOSPHERE

Long window lines, higher ceilings, skylights, and spectacular finishes make the work atmosphere in the building second to none. What's more, the layout is an efficient mix of private office and gracious open areas to accommodate every function an office user needs. Break areas, work rooms, and window lined conference rooms with multi-media integration already in place also augment this offering, as does the availability of fixtures, furniture, and other equipment.

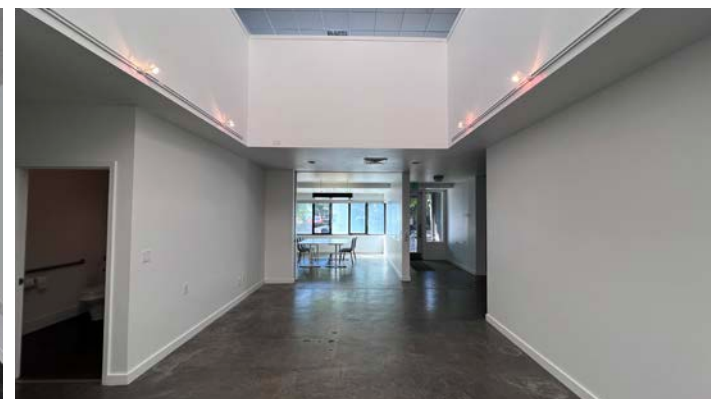
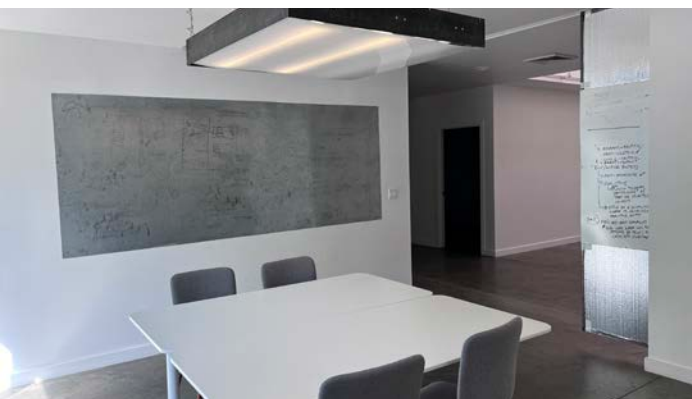
1305 SW 18TH AVE

## MOVE-IN READY

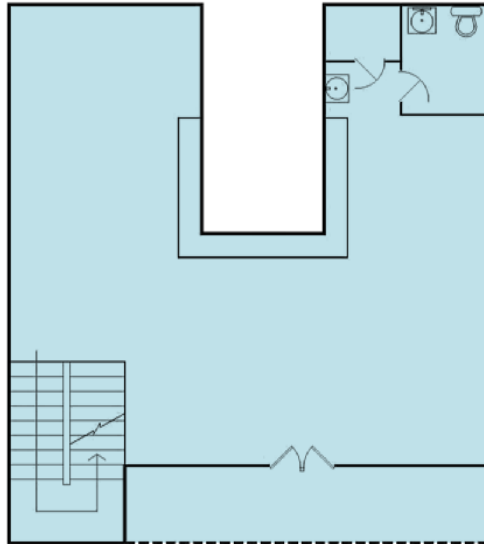
A turnkey office environment awaits across most of the office space, inclusive of wiring, desks, monitors, and flat screens.

AVAILABLE FOR LEASE OR SALE

KIDDER MATHEWS



## SECOND FLOOR



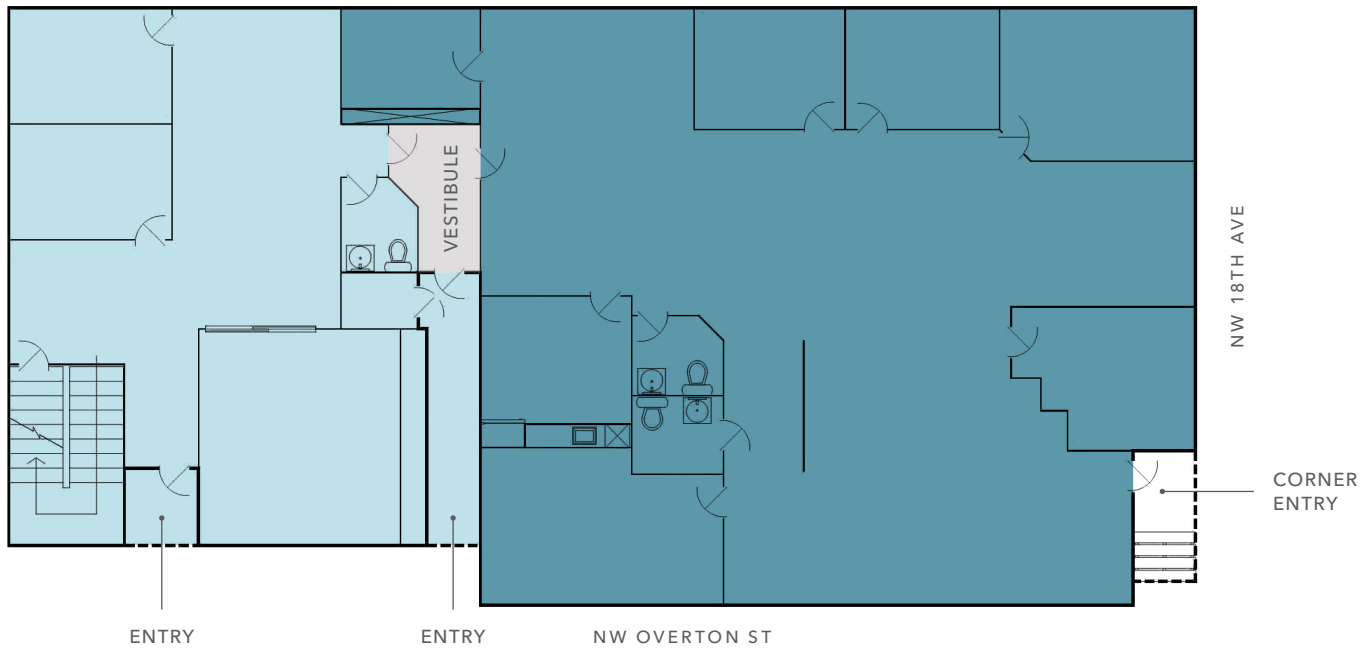
## GROUND FLOOR

### LEGEND

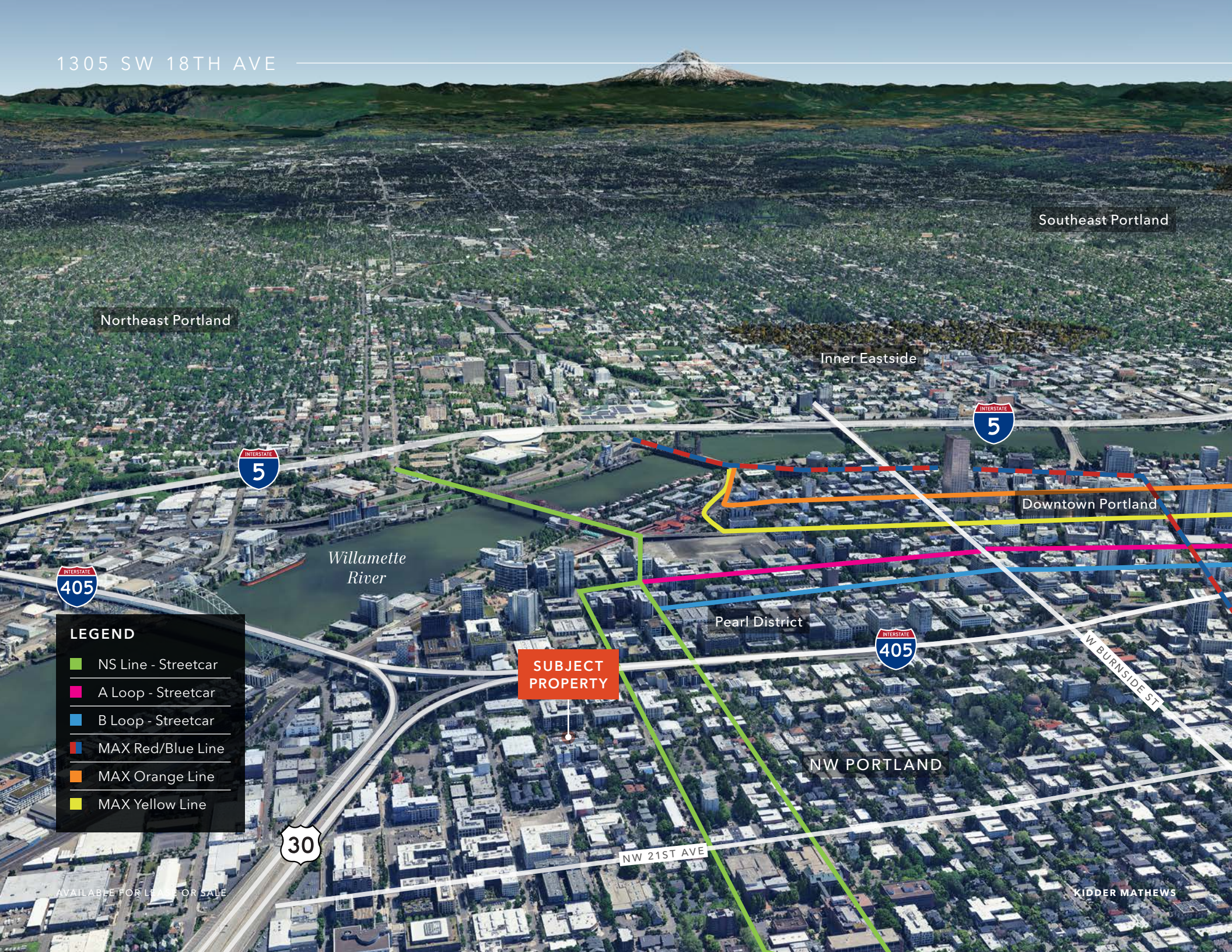
- 2,823 SF - Suite A
- 3,222 SF - Suite B

**6,045 SF**

TOTAL SIZE



1305 SW 18TH AVE



Southeast Portland

Northeast Portland

Inner Eastside

Downtown Portland

Willamette River

Pearl District

NW PORTLAND

SUBJECT PROPERTY

**LEGEND**

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

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1305 NW  
18TH AVE



*Exclusively listed by*

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**km** Kidder  
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