

OFFERING MEMORANDUM

EAST BANK LOFTS

*Creative Office & Mixed-Use
Investment Opportunity*

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

 **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

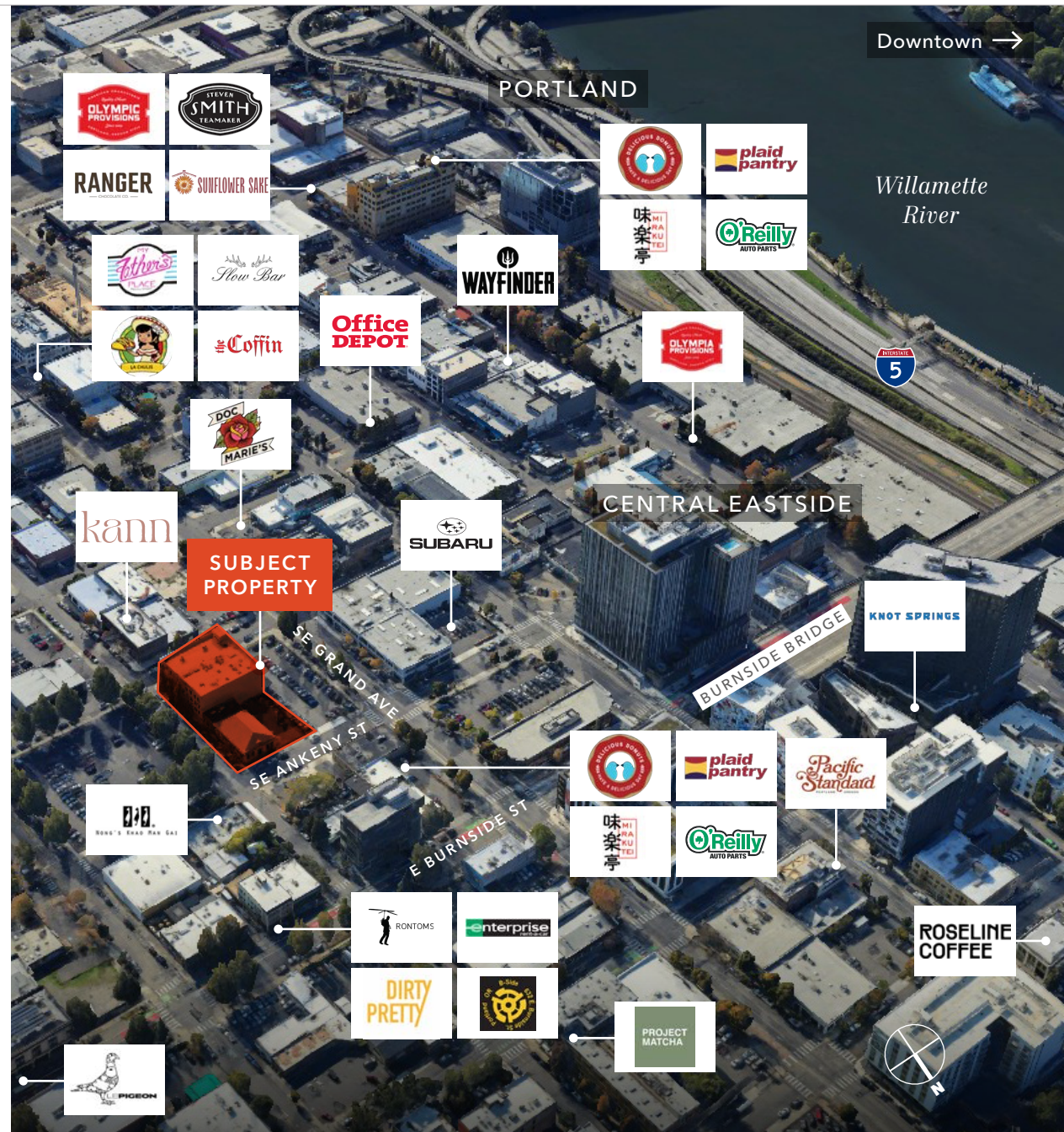
WALK SCORE

YES

OPPORTUNITY ZONE

77

TRANSIT SCORE



INVESTMENT HIGHLIGHTS



THREE-BUILDING
PORTFOLIO
TOTALING
43,286 SF



HISTORIC
ARCHITECTURE
WITH ONGOING
RENOVATIONS



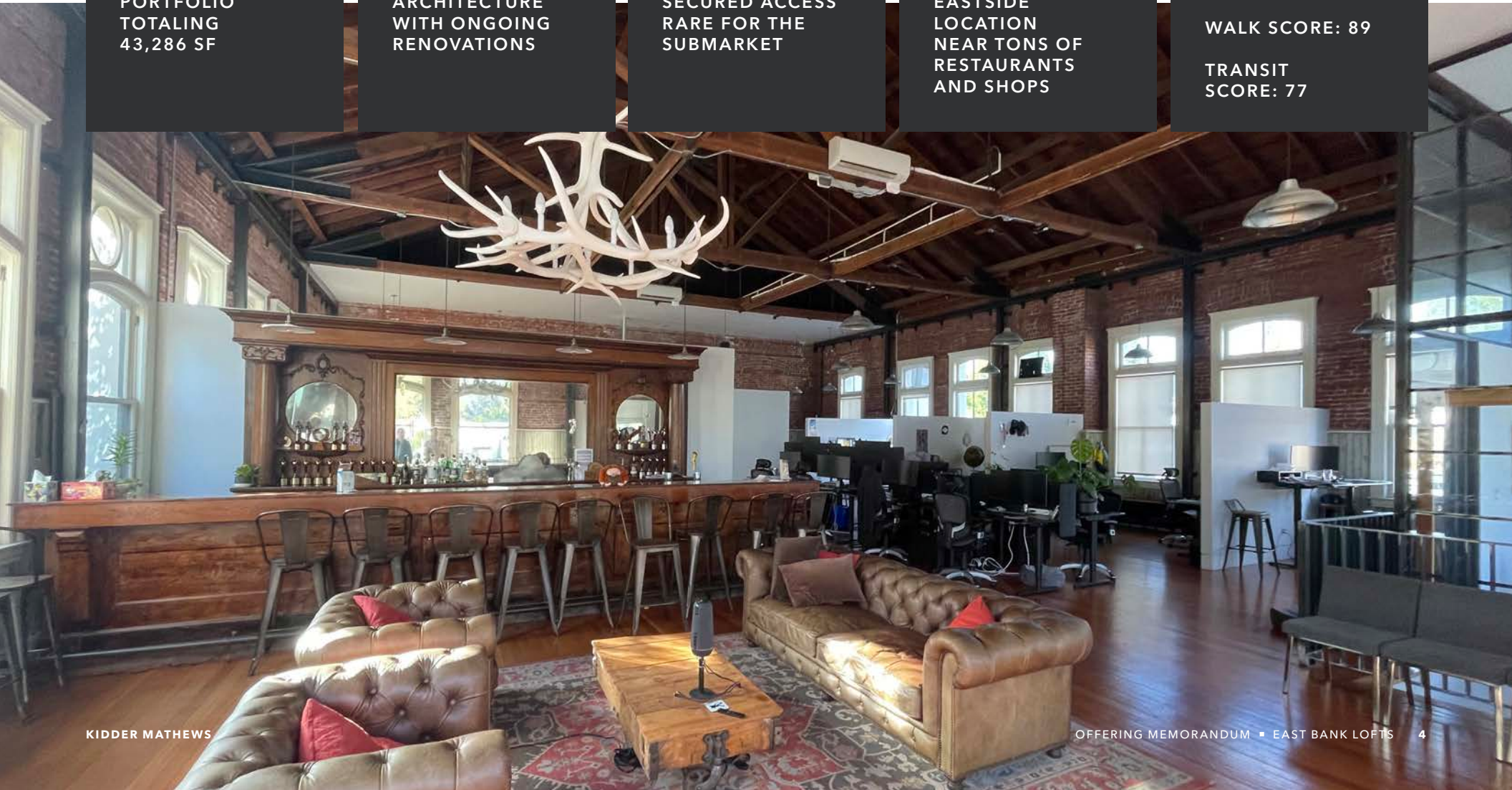
PARKING AND
SECURED ACCESS
RARE FOR THE
SUBMARKET



PRIME CENTRAL
EASTSIDE
LOCATION
NEAR TONS OF
RESTAURANTS
AND SHOPS



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



EAST BANK LOFTS

FINANCIALS

2026 ESTIMATED NOI	\$824,701
OCCUPANCY	77%
TENANTS	13
AVG OFFICE RENT	\$23.96
SUITES	16
AVG SUITE SF	2,705 SF

\$6.872M

SALE PRICE

\$159

PRICE PER SF

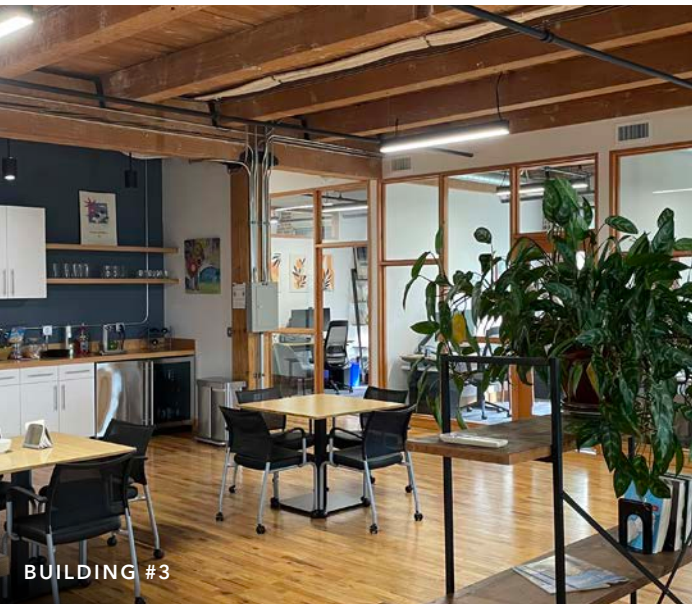
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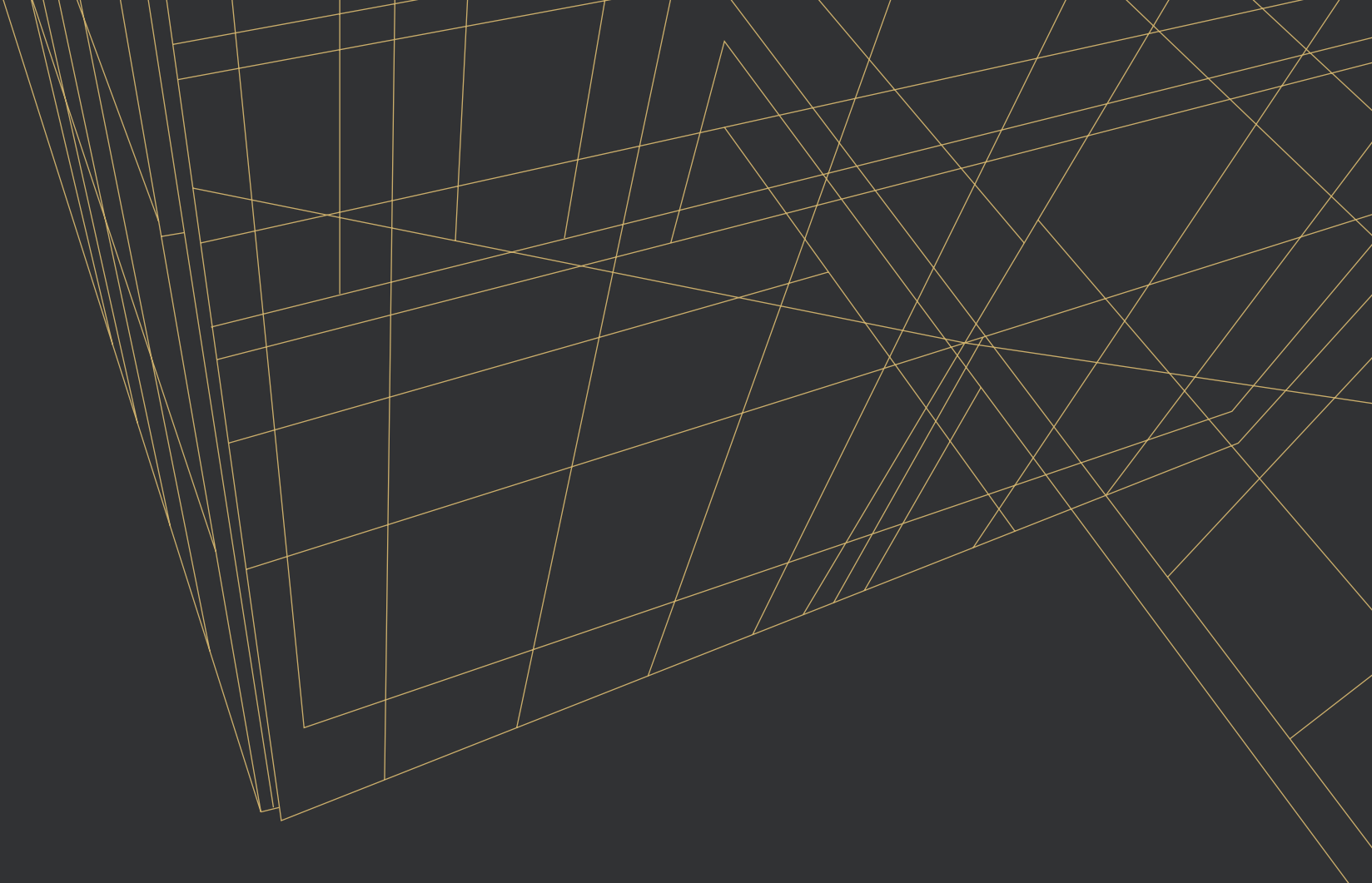
CAP RATE











Exclusively listed by

SEAN MCCARTHY

503.721.2712

sean.mccarthy@kidder.com

BRANDON O'LEARY

503.221.2289

brandon.oleary@kidder.com

KIDDER.COM

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