

For Sale or Lease

CONCORD BUILDING

±27,000 SF creative office building for sale or lease. Ownership offering interest only creative financing.

208 SW HARVEY MILK ST
PORTLAND, OR 97204

KIDDER.COM

 Kidder
Mathews

EXCELLENT DOWNTOWN OPPORTUNITY

Kidder Mathews is pleased to present the opportunity to acquire or lease the Concord Building (the "Property") located at the base of the Morrison Bridge in the heart of Portland's CBD. The Concord Building is a historic multi-tenant office building with modified creative finishes in select suites.

The 27,000 SF offering is an excellent opportunity for new Tenant or ownership to add immediate and material value in a dynamic market that is clamoring for creative office space and vibrant retail.

ADDRESS	208 SW Harvey Milk St, Portland, OR 97204
PROPERTY TYPE	Creative office, retail
LOT SIZE	0.11 AC
ZONING	CXd
OPPORTUNITY ZONE	Yes
HISTORIC TAX CREDITS	Yes
URBAN REFERRAL AREA	Downtown Waterfront

\$2M

FOR PRICING

73/SF

PRICE PER SF

27K SF

BUILDING SIZE

6

STORIES

The property is a Historic Landmark with a unique blend of preserved historic character along with recent modern upgrades.



VACANT SUITES

Suite	Square Footage
200	2,254
208	1,348
300	3,000
308	1,288
400	4,298
500	4,390
600	2,222
608	1,875
RETAIL: 100	4,244

EXCEPTIONAL LOCATION

Located at the base of the Morrison Bridge, the Property offers an irreplaceable location in one of the most recognized districts of downtown. Local landmarks like Stumptown Coffee, Huber's, Pine Street Market, and Midtown provide the amenity base for today's office Tenants.

TRANSIT ORIENTED

Adjacent to a MAX light rail station, a few blocks from the onramp to Interstate 5, and close to the Tom McCall Waterfront loop; the Property boasts exceptional transportation options.

99

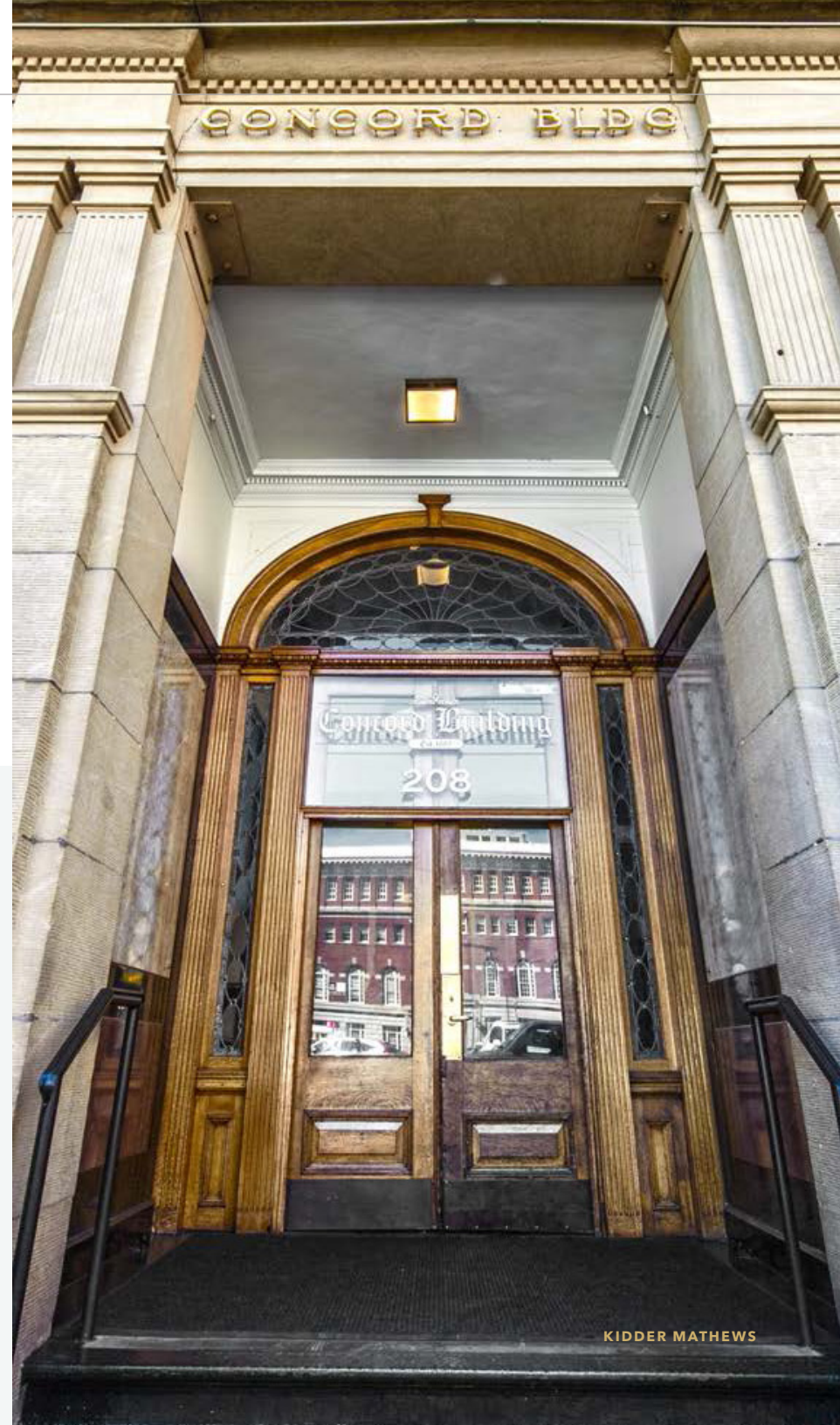
WALK SCORE

97

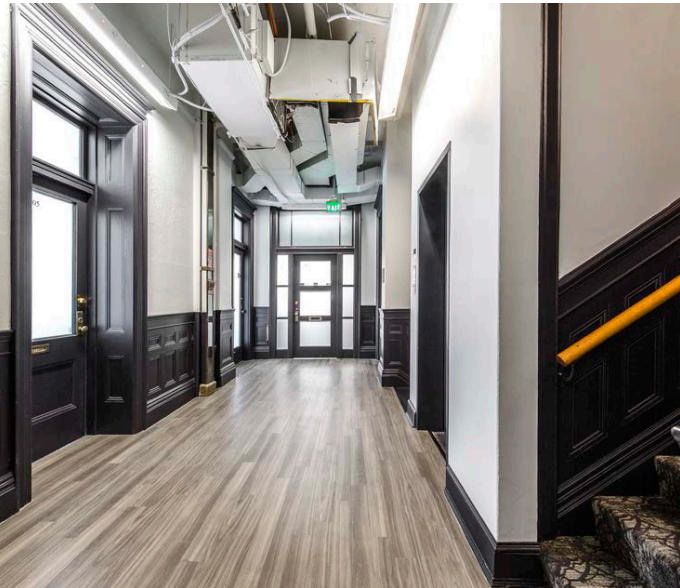
BIKE SCORE

94

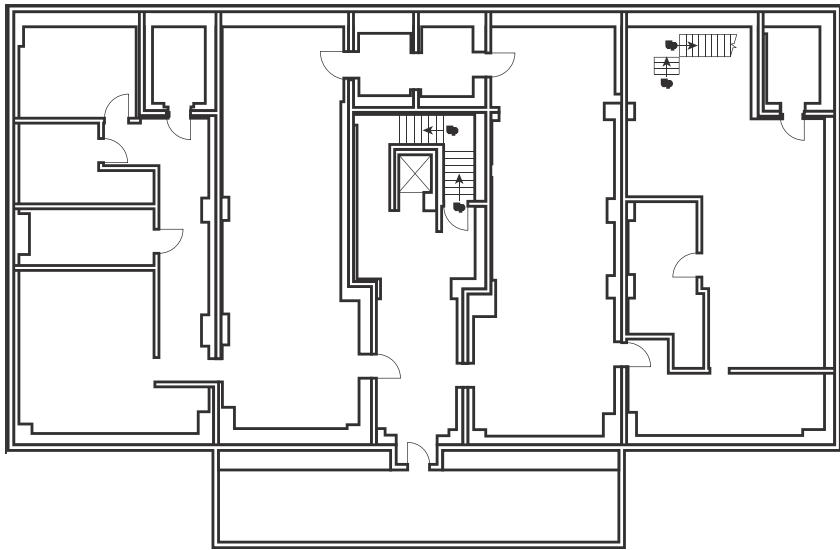
TRANSIT SCORE



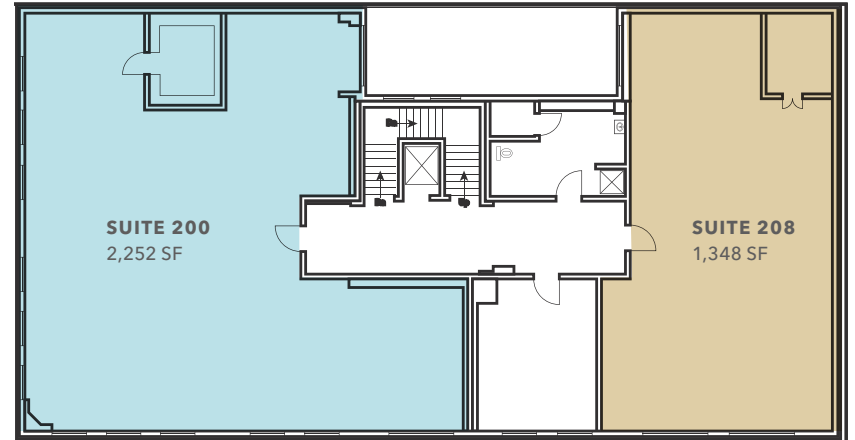
CONCORD BUILDING



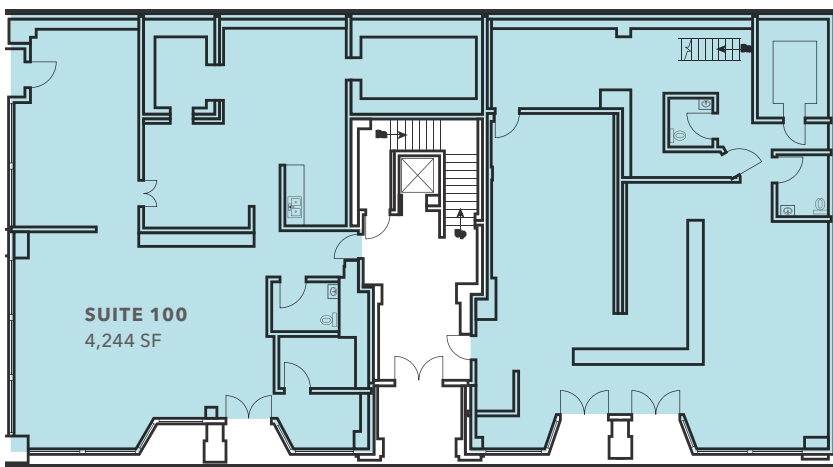
BASEMENT



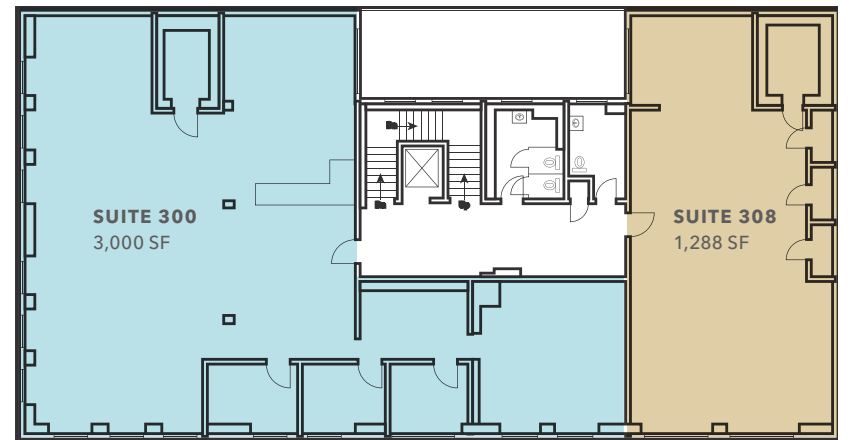
SECOND FLOOR



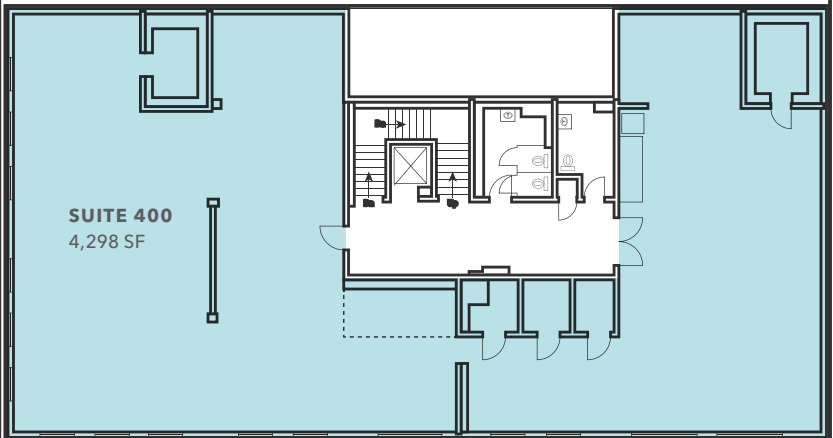
FIRST FLOOR



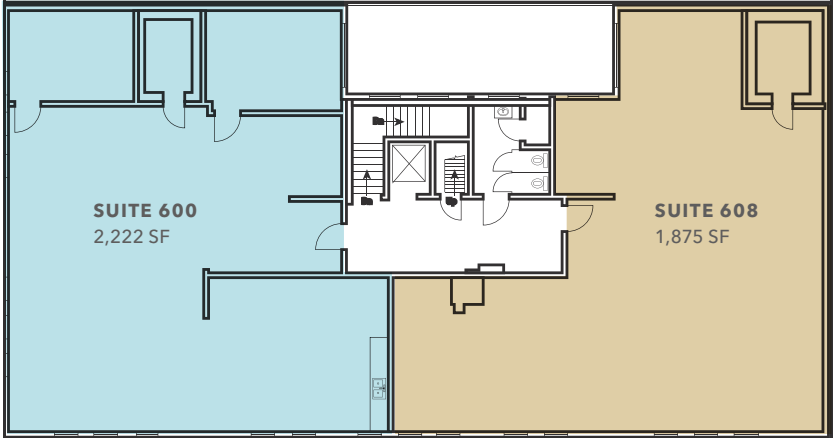
THIRD FLOOR



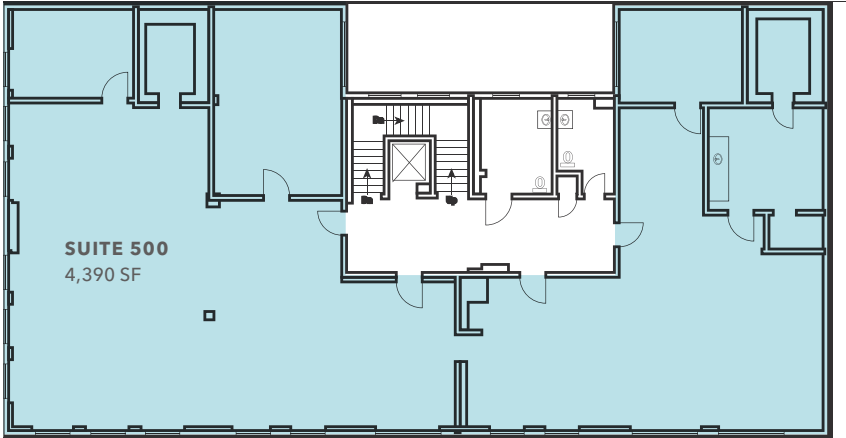
FOURTH FLOOR



SIXTH FLOOR



FIFTH FLOOR

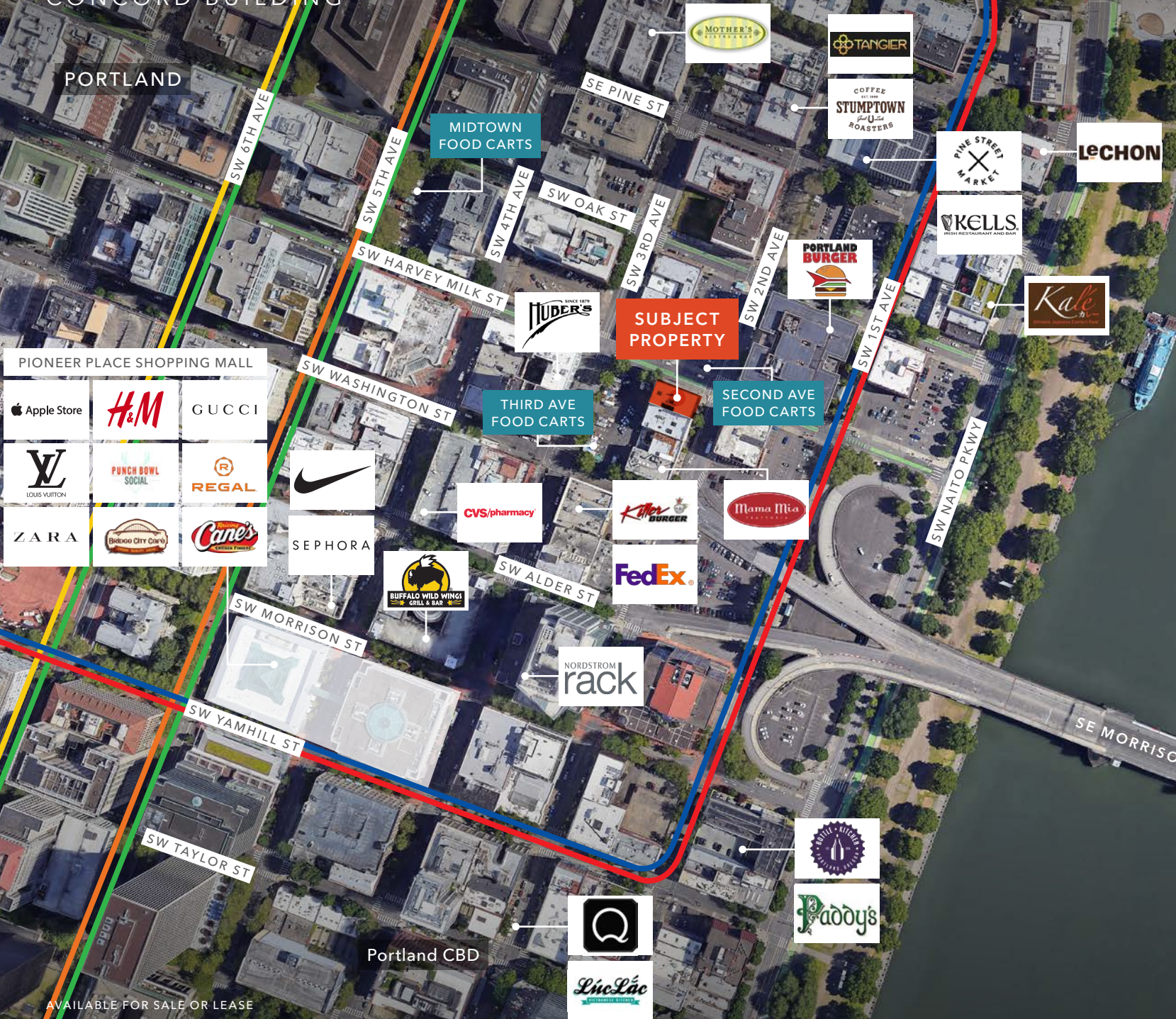


CONCORD BUILDING

PORTLAND

LEGEND

- MAX Red Line
- MAX Blue Line
- MAX Green Line
- MAX Orange Line
- MAX Yellow Line



PIONEER PLACE SHOPPING MALL

- Apple Store
- H&M
- GUCCI
- LV LOUIS VUITTON
- PUNCH BOWL SOCIAL
- REGAL
- ZARA
- Buffalo City Cafe
- Cane's

- NIKE
- SEPHORA
- CVS/pharmacy
- Buffalo Wild Wings Grill & Bar

- Killer Burger
- Mama Mia
- FedEx
- NORDSTROM rack

- Botle Works
- Paddy's

- Luc Lac

Willamette River

SE MORRISON BRIDGE

Portland CBD



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

CONCORD BUILDING

CONCORD BLDG

Exclusively listed by

SEAN MCCARTHY

503.721.2712

sean.mccarthy@kidder.com

BRANDON O'LEARY

503.221.2289

brandon.oleary@kidder.com

DARREN TAPPEN

602.513.5112

darren.tappen@kidder.com

[KIDDER.COM](https://www.kidder.com)

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