

FOR LEASE OR SALE

MOHAWK BUILDING

Value-Add Opportunity

708 SW 3RD AVE, PORTLAND, OR

km Kidder Mathews



INVESTMENT SUMMARY

Kidder Mathews presents the opportunity to acquire the Mohawk Building, and the Gallery

The Mohawk Building is an approximately 71,568 rentable square foot mixed-use asset prominently located in the heart of the Portland Central Business District, across SW Third Avenue from the Pioneer Place regional mall and on the SW Morrison Street MAX light-rail line.

The offering consists of two connected buildings, the four-story Mohawk Building and the two-story Mohawk Gallery Building, plus subterranean parking underneath both structures. The asset is currently approximately 40% leased:

CareOregon (±28,597 RSF through October 31, 2025)

City Center Parking (leased parking area)

The Mohawk Building has three floors of creative office space with the 3rd and 4th floors currently combined as one suite with an internal stairwell. The Mohawk Building's approximately 14,263 RSF second floor is currently in shell condition following demolition and space preparation, awaiting tenant improvements.

The unique 14,000+ RSF single floors, high ceilings and large windows overlooking SW 3rd Avenue and SW Morrison provide the opportunity for first-class creative space in the market. The Mohawk Gallery Building currently has two spaces that have unique architectural features and a view of the glass atrium between the suites. Purchaser may explore re-capturing the atrium space to consolidate into one suite that may deliver the most unique creative office opportunities in the CBD.

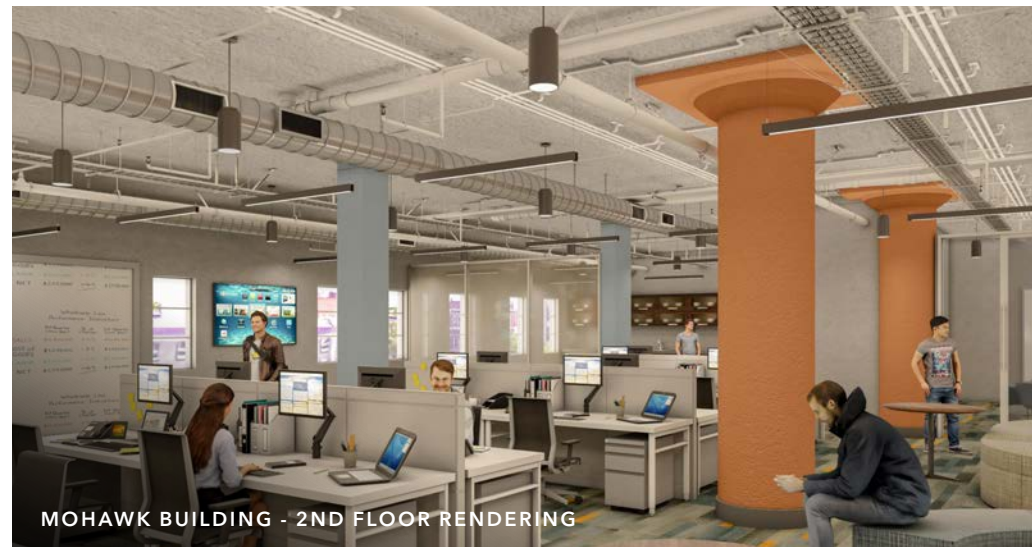
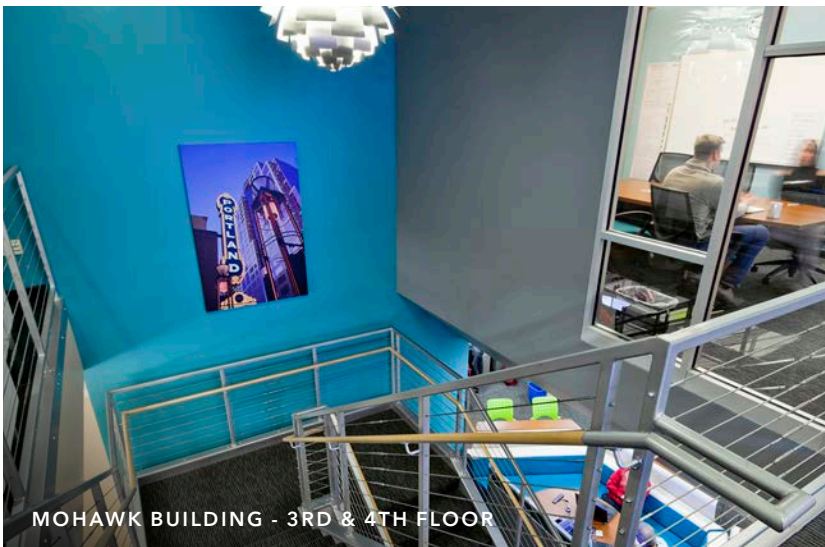
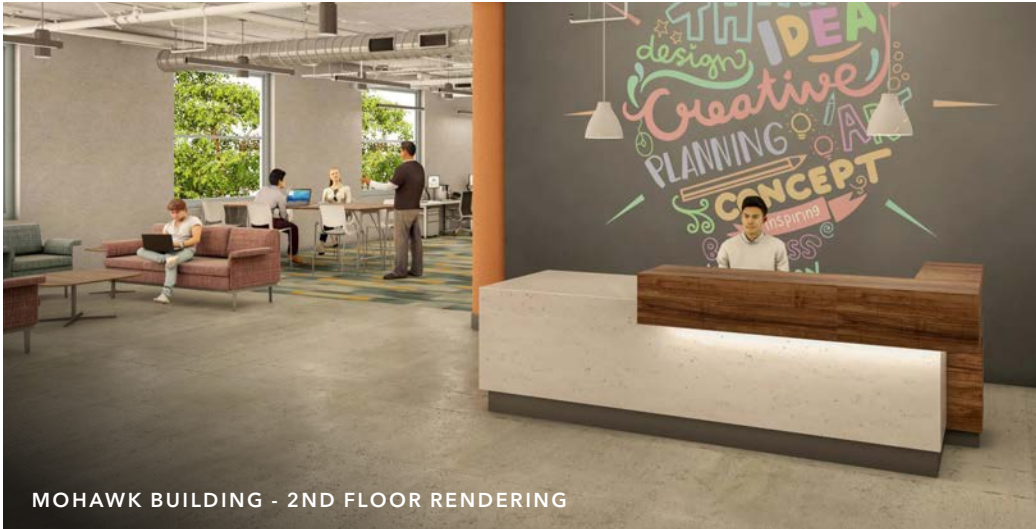
Property Overview

The Mohawk building is an approximately 71,568 rentable SF historic office, retail and parking asset located in the heart of the Portland Central Business District.

The building is listed as local Historic Landmark and has been nominated to the National Register of Historic Places for its architectural significance.

KEY NOTES

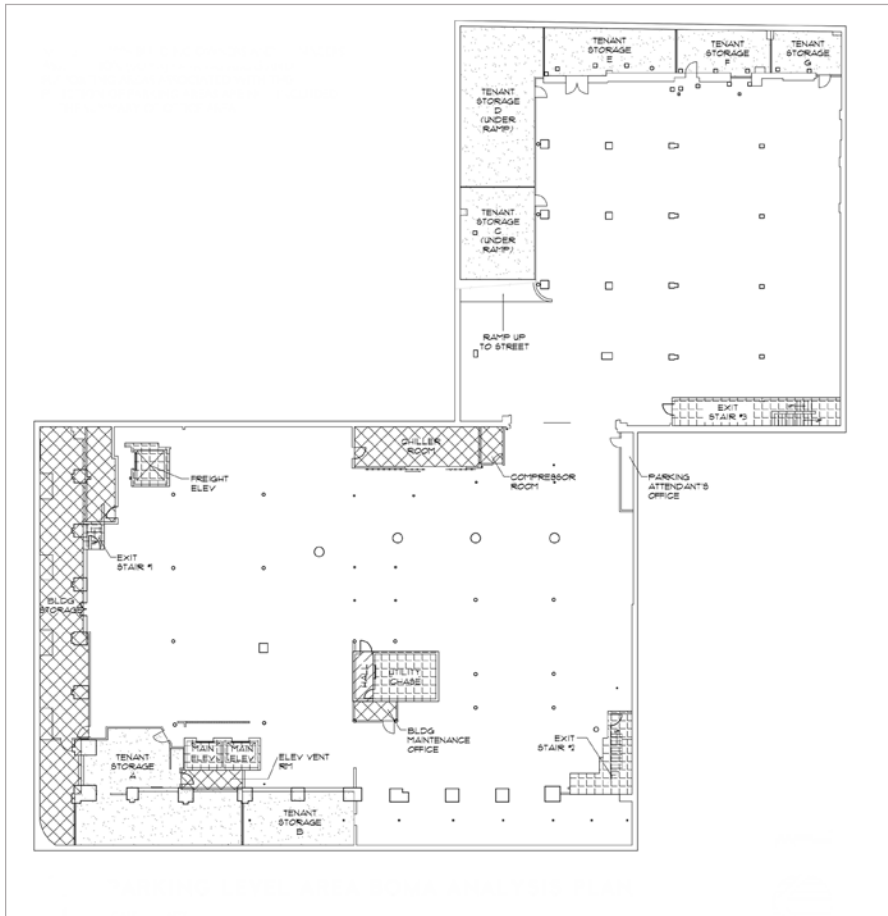
BUILT	Mohawk Building: 1902 (seismic upgrades completed as seen on retail level) Mohawk Gallery: 1946
APPROX. SIZE	Office: ±50,021 RSF (potential expansion) Retail: ±21,547 RSF
OCCUPANCY	70%
PARKING	±90 stalls Leased (not an operating agreement) (1.8/1,000 office RSF)
CAPITAL INVESTMENTS	Ownership has completed nearly \$1,000,000 in recent capital improvements to the Mohawk Building, including areas such as roof, rooftop HVAC unit, boiler replacement, HVAC distribution and electrical system upgrades.
OPPORTUNITY ZONE	The asset is within a designated Opportunity Zone
SALE PRICE	Market pricing
FINANCING	Seller financing may be available Please contact broker



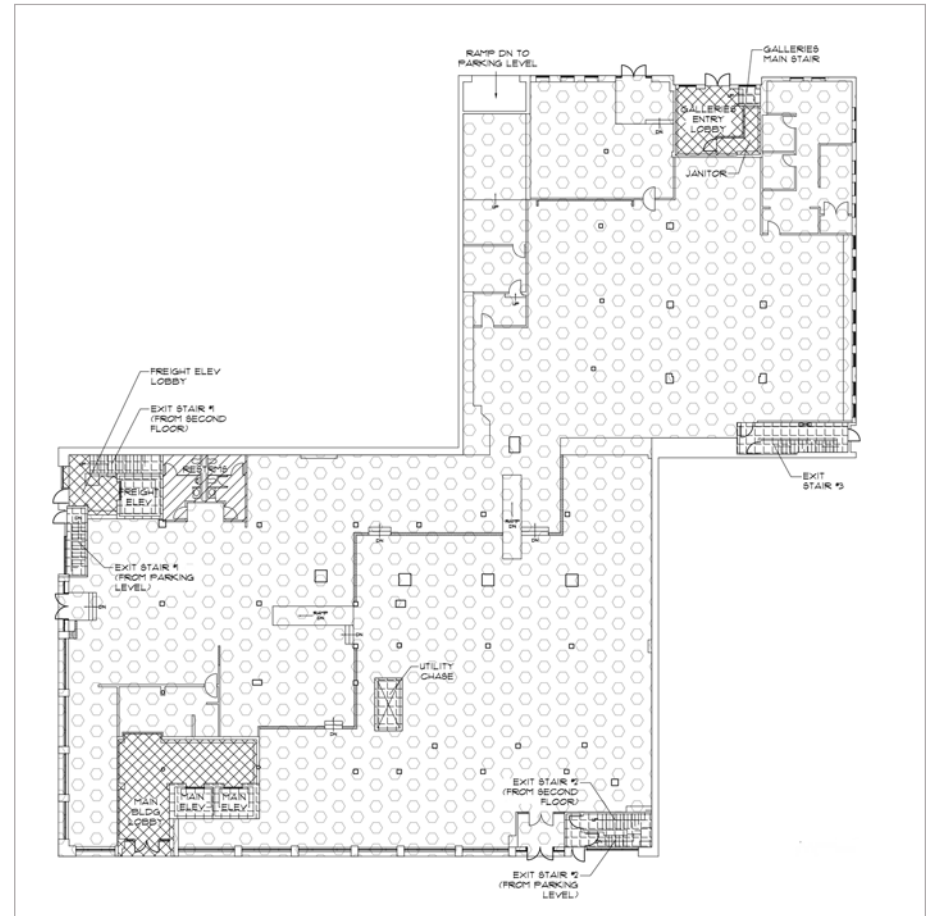
All renderings are conceptual only - costs to construct are buyer's responsibility with no deductions or offsets.

FLOOR PLANS

PARKING LEVEL



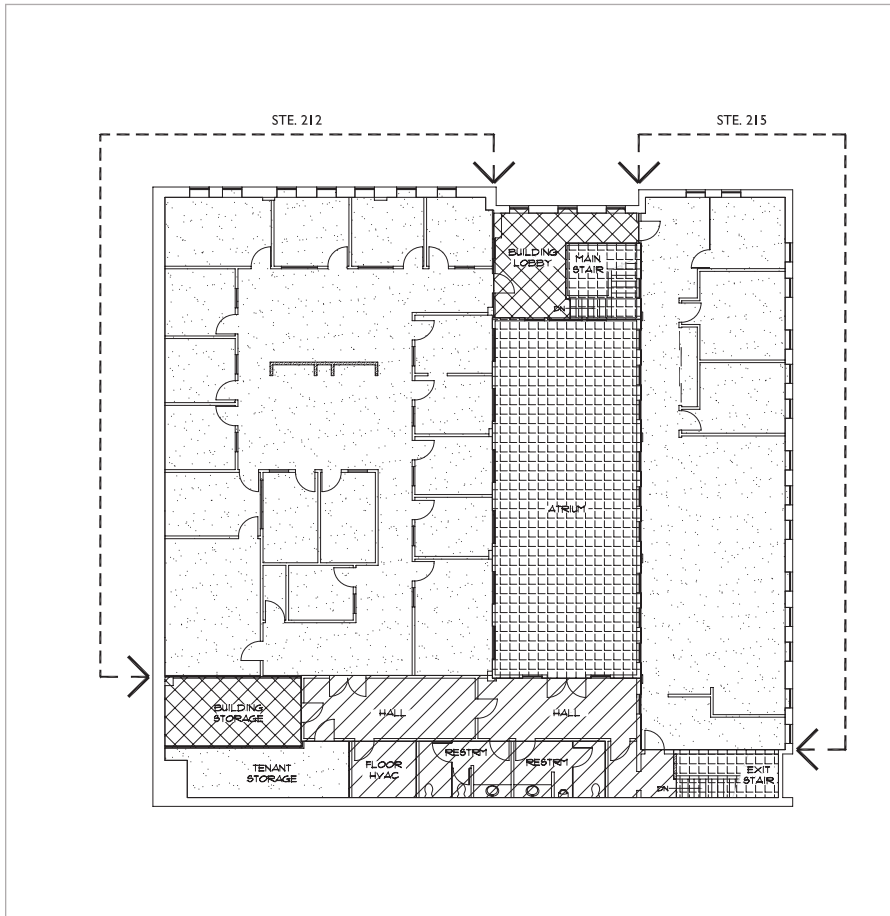
FIRST FLOOR



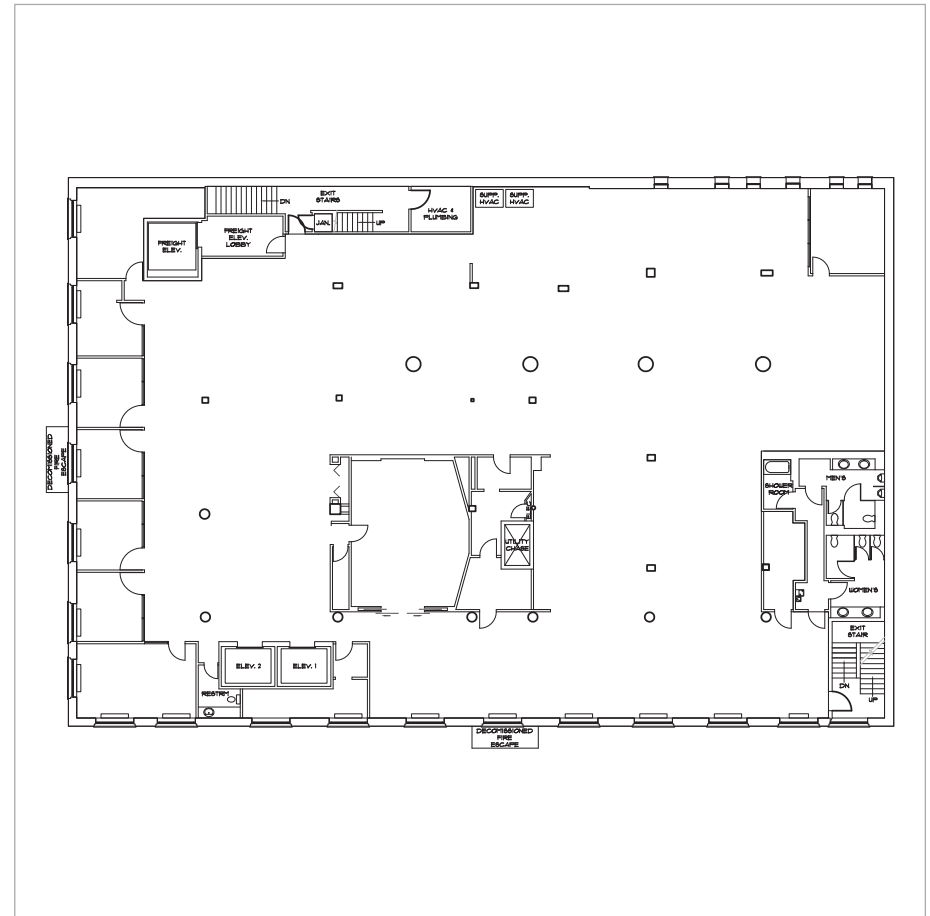
All plans are approximate and Buyer shall assume responsibility for verification of existing conditions.

FLOOR PLANS

GALLERY SECOND FLOOR



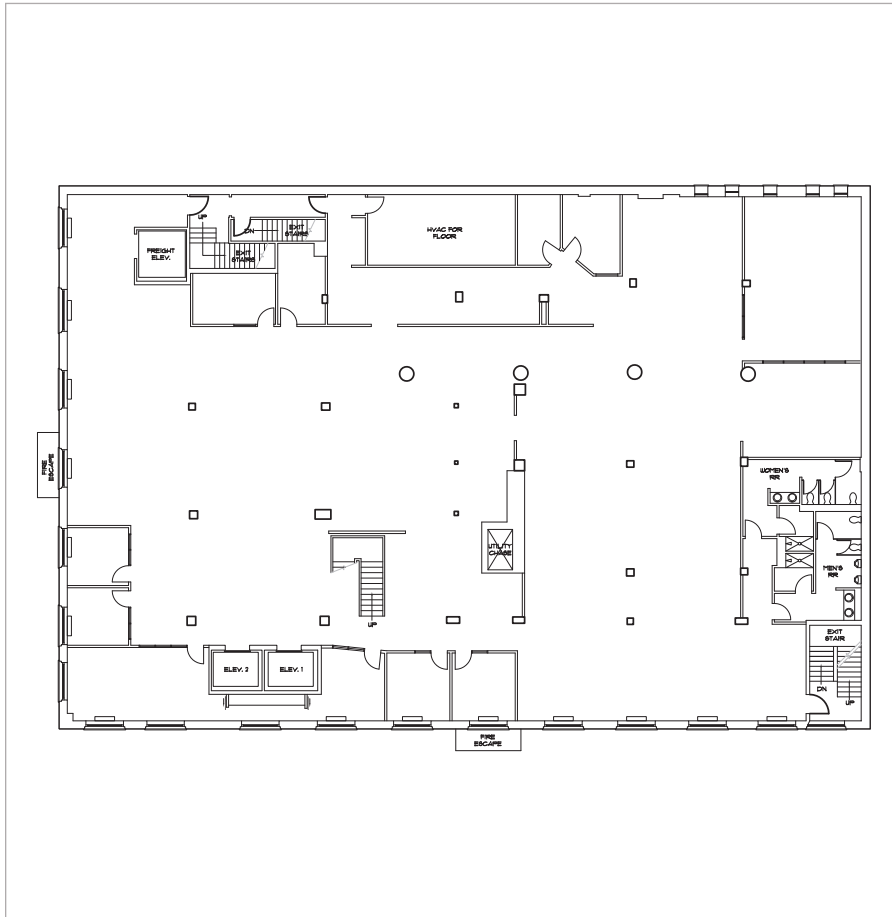
MOHAWK SECOND FLOOR



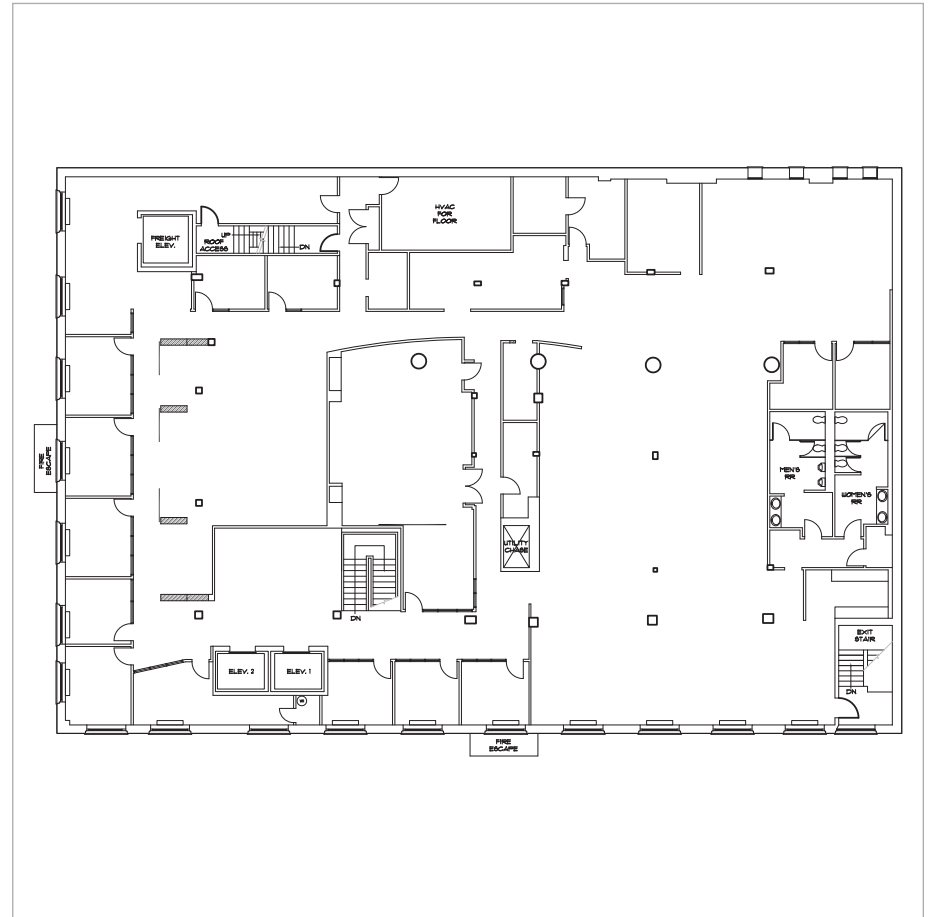
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FLOOR PLANS

MOHAWK THIRD FLOOR



MOHAWK FOURTH FLOOR



All plans are approximate and Buyer shall assume responsibility for verification of existing conditions.

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FINANCIALS

MOHAWK BUILDING OFFICE OPPORTUNITY

The Mohawk Building offers 42,860 RSF of office space on three floors, provides users substantial in-building parking and immediate mass transit access. Located across the street from Pioneer Place mall, the building offers the potential for high-visibility tenant identity on the building exterior. Floors 3 and 4 are connected via internal stairwell and currently leased through October 31, 2025. The two floors have been fully leased to three different tenants for over 20 years, indicating its value in the market.

The approximately 14,263 RSF second floor is ready for conversion to high-value single floor office space that offers high exposed ceilings, privacy and security, and an efficient layout conducive to modern traditional and hybrid office work.

RETAIL OPPORTUNITY

Located at SW 3rd and Morrison, the Mohawk Building offers a rare high-traffic retail corner across from Pioneer Place. With dual frontage, prominent signage potential, on-site visitor parking, and existing loading off SW 2nd, it's a prime retail opportunity in downtown Portland.

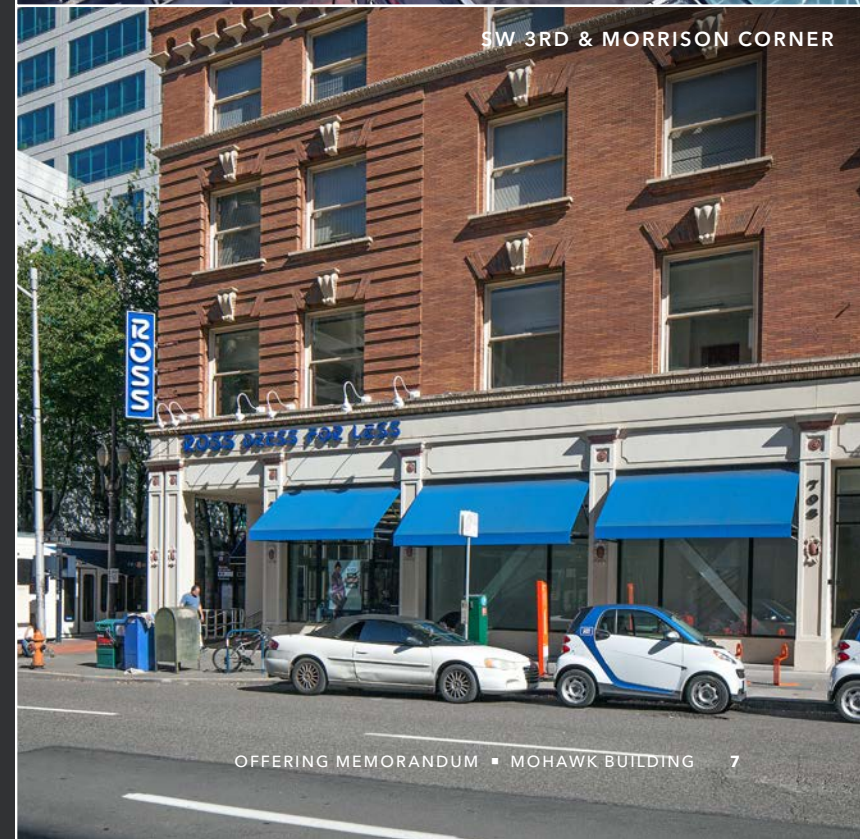
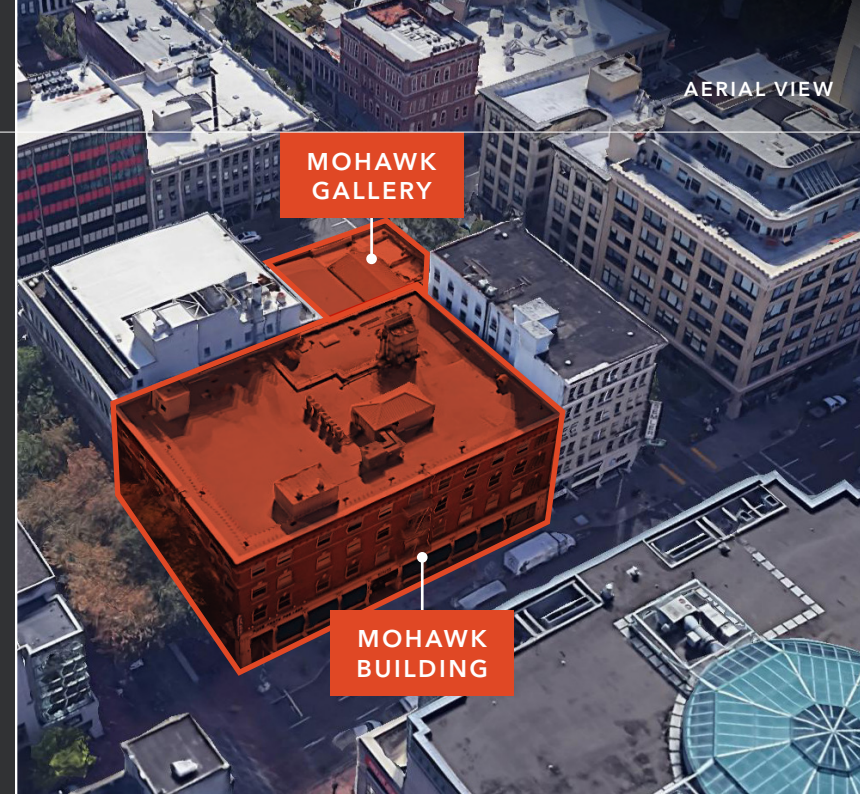
MOHAWK GALLERIES OPPORTUNITY

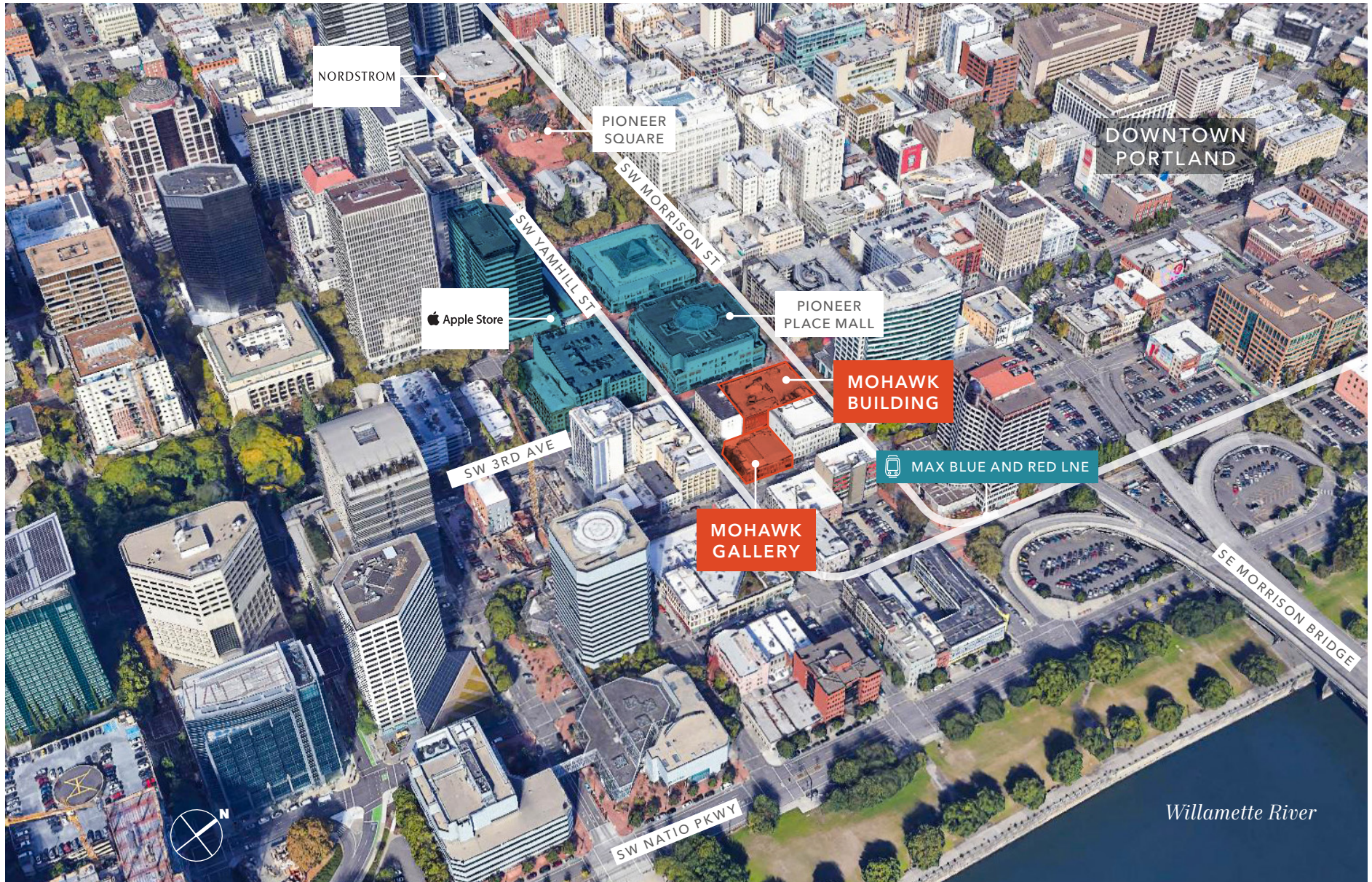
The Mohawk Galleries building at SW 2nd & Yamhill offers a rare opportunity for a user or investor to create a boutique two-tenant office or a premier single-floor office with a skylight and bow-truss ceiling. With a private entrance, on-site parking, and easy transit access, it's a standout sub-10,000 RSF office opportunity in the central city.

TENANTS

Tenant	RSF (approx)	Lease Exp.	Current Rent
CARE OREGON	28,597	10/31/25	\$30.72 FS
CITY CENTER PARKING	24,250	12/31/27	\$4,500/mo

Notes: The parking lease may be terminated on sale.







MOHAWK BUILDING

*For more information on
this property, please contact*

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