

FOR LEASE OR SALE | AMAZING OWNER/USER OPPORTUNITY

Madison Place Office Condos | Suite 200—5,960 RSF

1140 SW 11th Avenue
Portland, OR 97205



NEW PRICE!

For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nmrk.com

Trozell Benware • 971.266.4956 • trozell.benware@nmrk.com

NEWMARK

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Building Features

5-story office condo developed in 2006

New construction – Zone 2(B) seismic rating

Adjacent to Portland Streetcar

Secure, covered parking available within one block, at Museum Place

Bike storage located on the 1st floor, with showers and lockers

Elevator served

Large double-paned operable windows with Low-E Glass

Exterior composite metal panel system with water break

Inverted membrane roof with 20-year warranty

Existing Fixtures, Furniture & Equipment (FF&E) available for purchase

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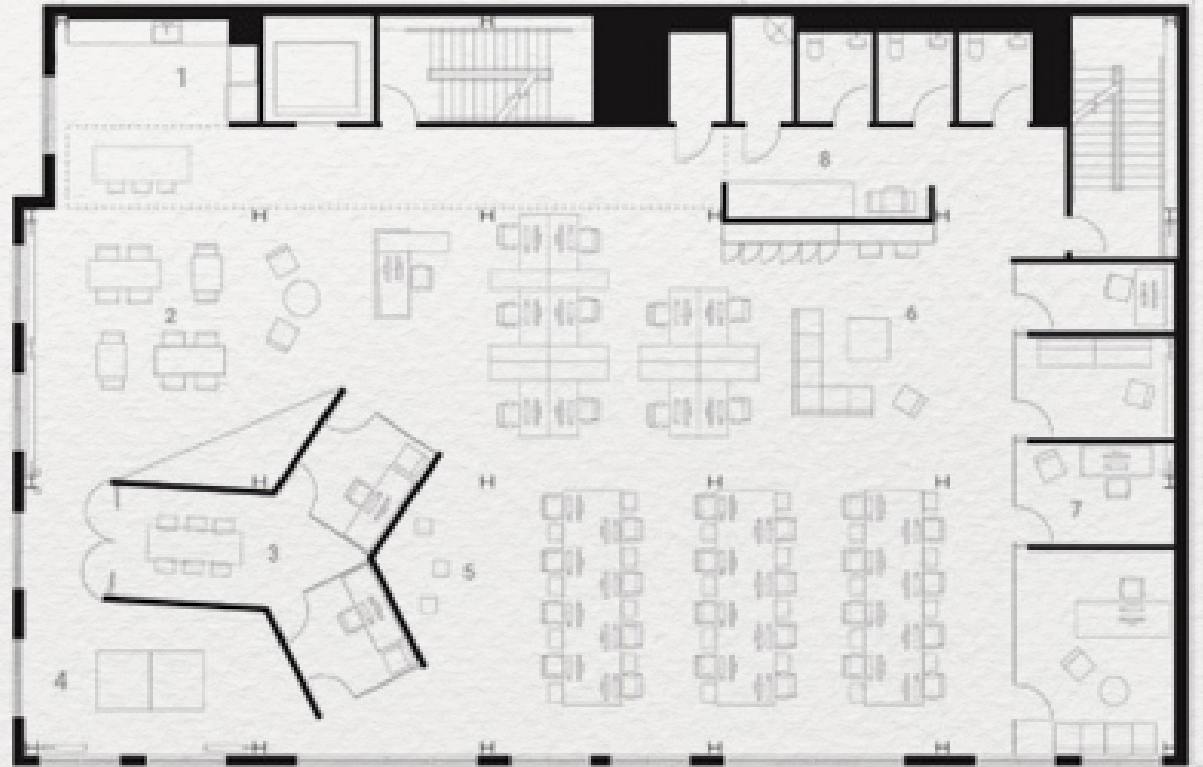
1140 SW 11th Avenue
Portland, OR 97205

New price, same great space!

Sale Price: \$1,390,000 (\$233 PSF)

Call for Lease Rates

- Interior by Bora Architecture & Interiors in collaboration with FINE
- Earthy contemporary finishes giving a sense of refinement & elevated design
- Practical layout includes 5 private offices as well as open spaces for group collaboration
- 2 large conference rooms
- 3 ADA Restrooms
- Kitchenette with light aqua blue tile backsplash & flooring from Hearth Ceramics
- Built-in floor-to-ceiling 'statement' bookshelves
- Dramatic, inspiring & brilliantly lit open architectural style with walls of operable windows with Low E Glass



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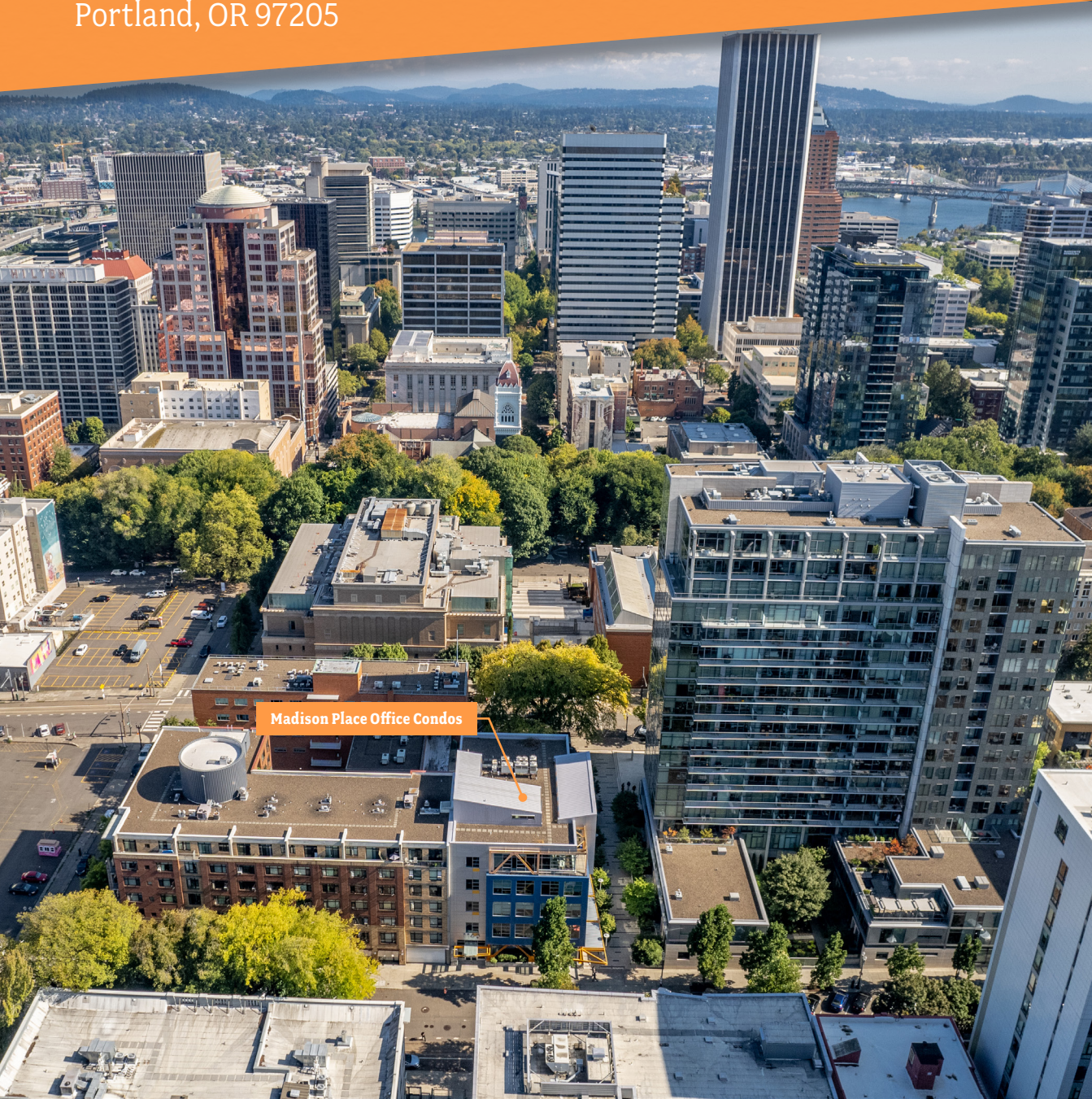
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Location

An amazing owner/user opportunity to office in the heart of Portland's West End Cultural District – the epicenter for access to the Portland Art Museum, Arlene Schnitzer Concert Hall, Historical Society, Portland State University, Multnomah County Library and the Park Blocks, which hosts the city's largest Farmer's Market. Nestled at the foot of Goose Hollow and West Hills neighborhoods, with abundant restaurants, coffee houses and nightlife.

Transportation

Offers an easily accessible location for employees and clients coming from all over the Metropolitan area via mass transit, bridges and surrounding freeways via I-405. Also, adjacent to the Portland Streetcar, which runs up SW 11th Avenue.



99
WALK SCORE



95
TRANSIT SCORE



94
BIKE SCORE

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Real Estate Purchase Scenario

1140 SW 11th Ave

Purchase Price:	\$1,390,000
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Financing Offered By:

Brad Benson | 503-784-0583
brad.benson@bancofcal.com



#1 SBA Real Estate Lender in Oregon & SW Washington

National Small Business Lending - Portland Office

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor

SBA LOAN STRUCTURE		90%	100%
Building Purchase		\$1,390,000	\$1,390,000
Building Improvements (opt)		\$148,750	\$148,750
Appraisal & Phase 1		\$5,500	\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc		\$18,500	\$18,500
Total Project Costs		\$1,562,750	\$1,562,750
Borrower Down-Payment: * as little as		\$204,750	\$10,000
Loan Amount		\$1,358,000	\$1,552,750

LOAN TERMS & CONDITIONS		
Loan Term	25 Years Fully Amortized	\$194,750 Cash Savings ^
Interest Rate:	6.12%	6.75%
Monthly Loan Payment	\$9,178	\$10,728
Owner-Occupancy:	Minimum 51%	51%

OWNERSHIP BENEFIT ANALYSIS		
Assuming 35% Tax Bracket		
Net Rental Income from Tenant (Est)	\$0	\$0
Tax Benefit - Depreciation	(\$1,329)	(\$1,329)
Average Monthly Principal Deduction (5 yrs)	(\$2,196)	(\$2,567)
Effective Monthly Ownership Costs	\$5,653	\$6,833
Effective Ownership Costs Per SF	\$11.38	\$13.76



TRAVIS PARROTT
Managing Director
503.972.5535
travis.parrott@nmrk.com

TROZELL BENWARE
Brokerage Services
971.266.4956
trozell.benware@nmrk.com

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