

THE VICTOR BUILDING

*±13,000 SF luxury office
building located in the
highly-desirable NW
Portland neighborhood.*

1640 NW IRVING ST
PORTLAND, OR 97209

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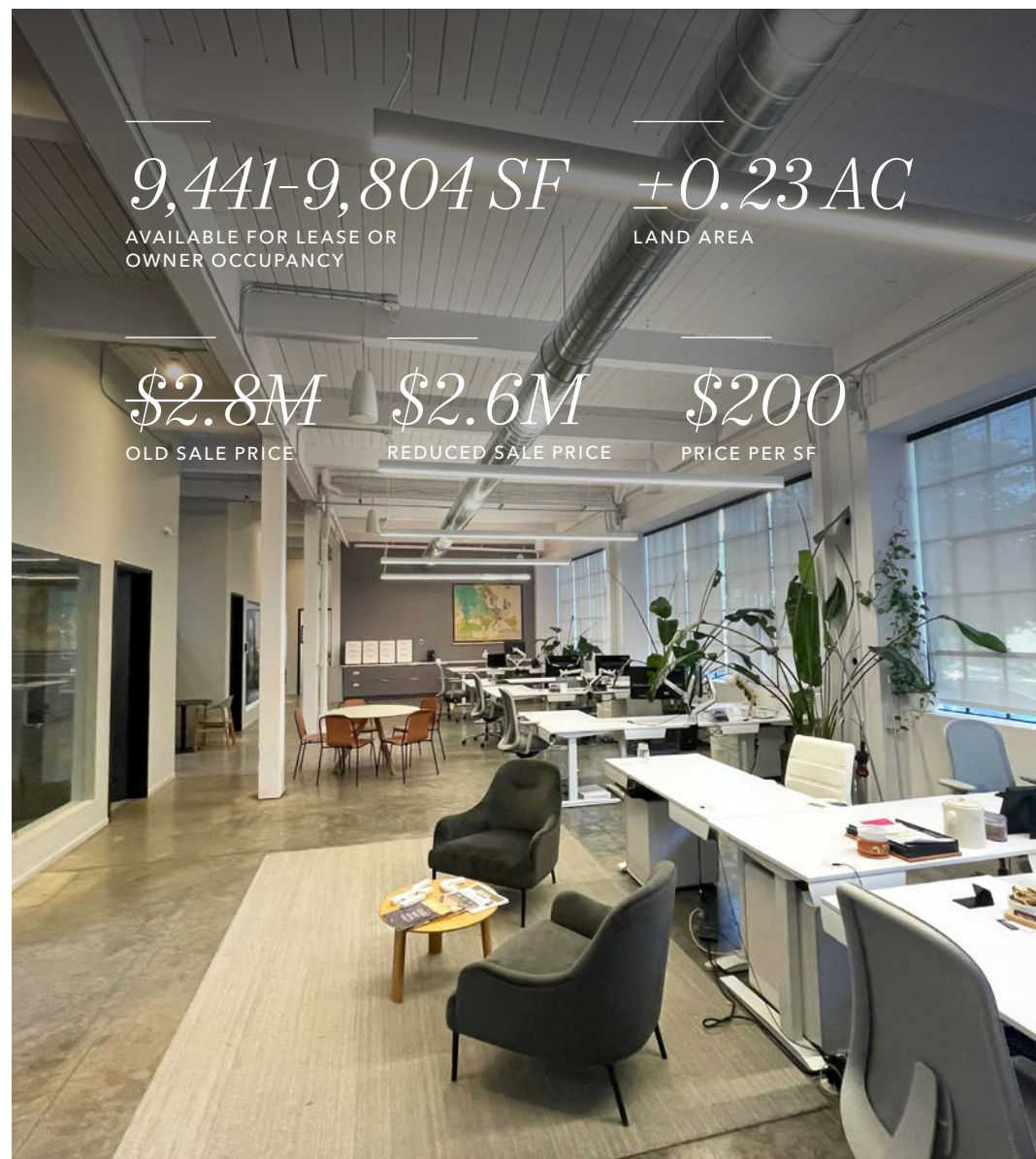


LUXURY OFFICE OPPORTUNITY: LEASE OR OCCUPY

ADDRESS	1640 NW Irving St, Portland, OR 97209
BUILDING SIZE	±13,000 SF
OCCUPANCY	27%
TENANTS	2
ANNUAL INCOME	\$169,080
STORIES	2
YEAR BUILT	1929/2019
LAND AREA	±0.23 AC (±10,000 SF)
ZONING	EG1 - General Employment 1
OLD SALE PRICE	\$2,800,000
REDUCED SALE PRICE	\$2,600,000
PRICE PER SF	\$200
LEASE RATE	Call for rate

EG1 - GENERAL EMPLOYMENT 1 ZONING

Generally, the uses and character of this zone are oriented towards office and industry. Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.



9,441-9,804 SF ±0.23 AC

AVAILABLE FOR LEASE OR
OWNER OCCUPANCY

LAND AREA

~~\$2.8M~~ \$2.6M \$200

OLD SALE PRICE

REDUCED SALE PRICE

PRICE PER SF

INVESTMENT HIGHLIGHTS



LOCATED IN
CLOSE PROXIMITY
TO PORTLAND
STREETCAR, MAJOR
BUS ROUTES, AND IN
A HIGHLY-WALKABLE
NEIGHBORHOOD



UNIQUE
ARCHITECTURAL
DESIGN WITH
CHARACTER-RICH
FINISHES, CREATING
STRONG BOUTIQUE
TENANT DEMAND



NW PORTLAND IS
ONE OF PORTLAND'S
MOST DESIRABLE
NEIGHBORHOODS,
WITHIN WALKING
DISTANCE TO RETAIL
AND DINING



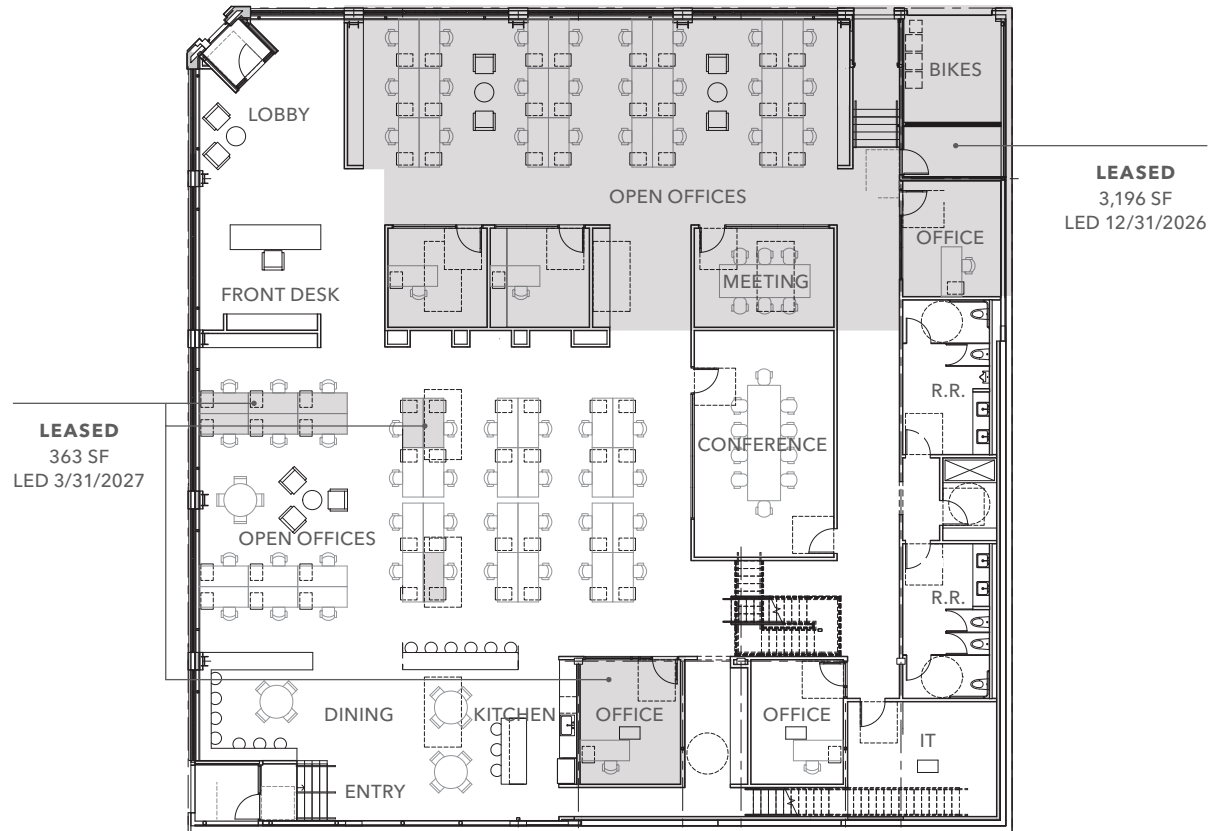
LIMITED INVENTORY
OF COMPARABLE
OFFICE PROPERTIES IN
THIS SIZE RANGE AND
QUALITY



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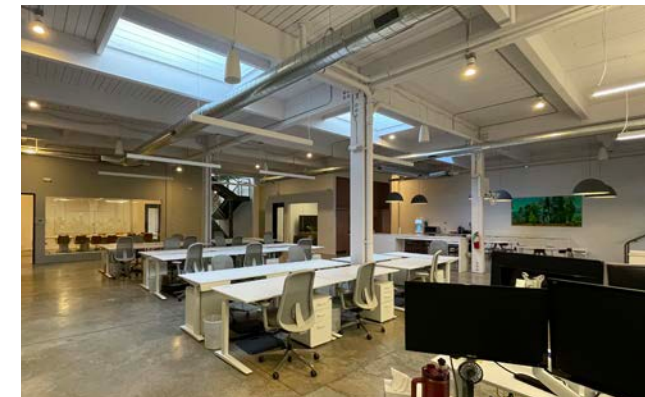
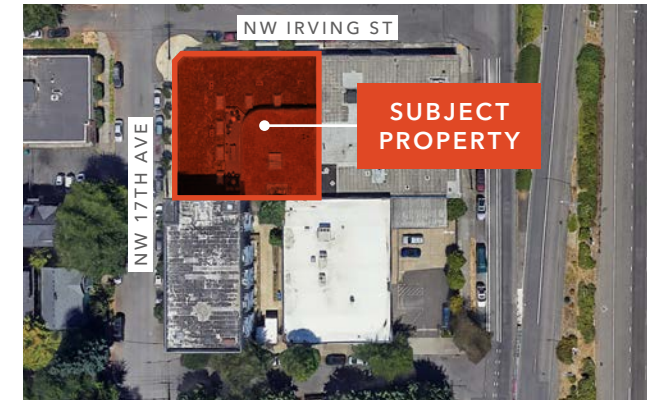
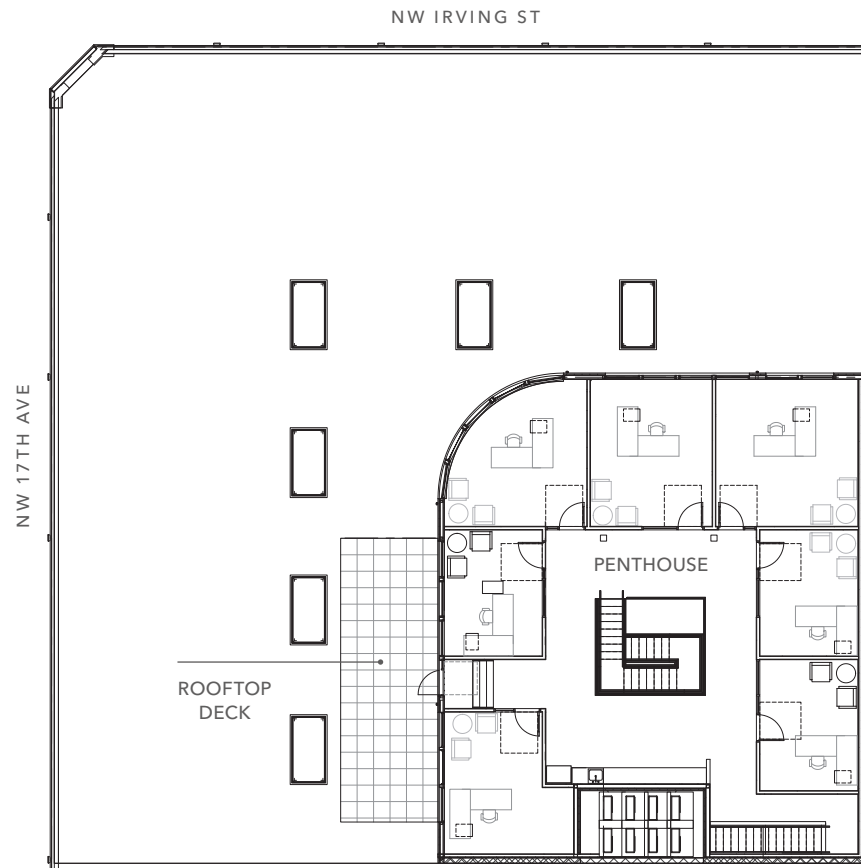


MAIN FLOOR PLAN



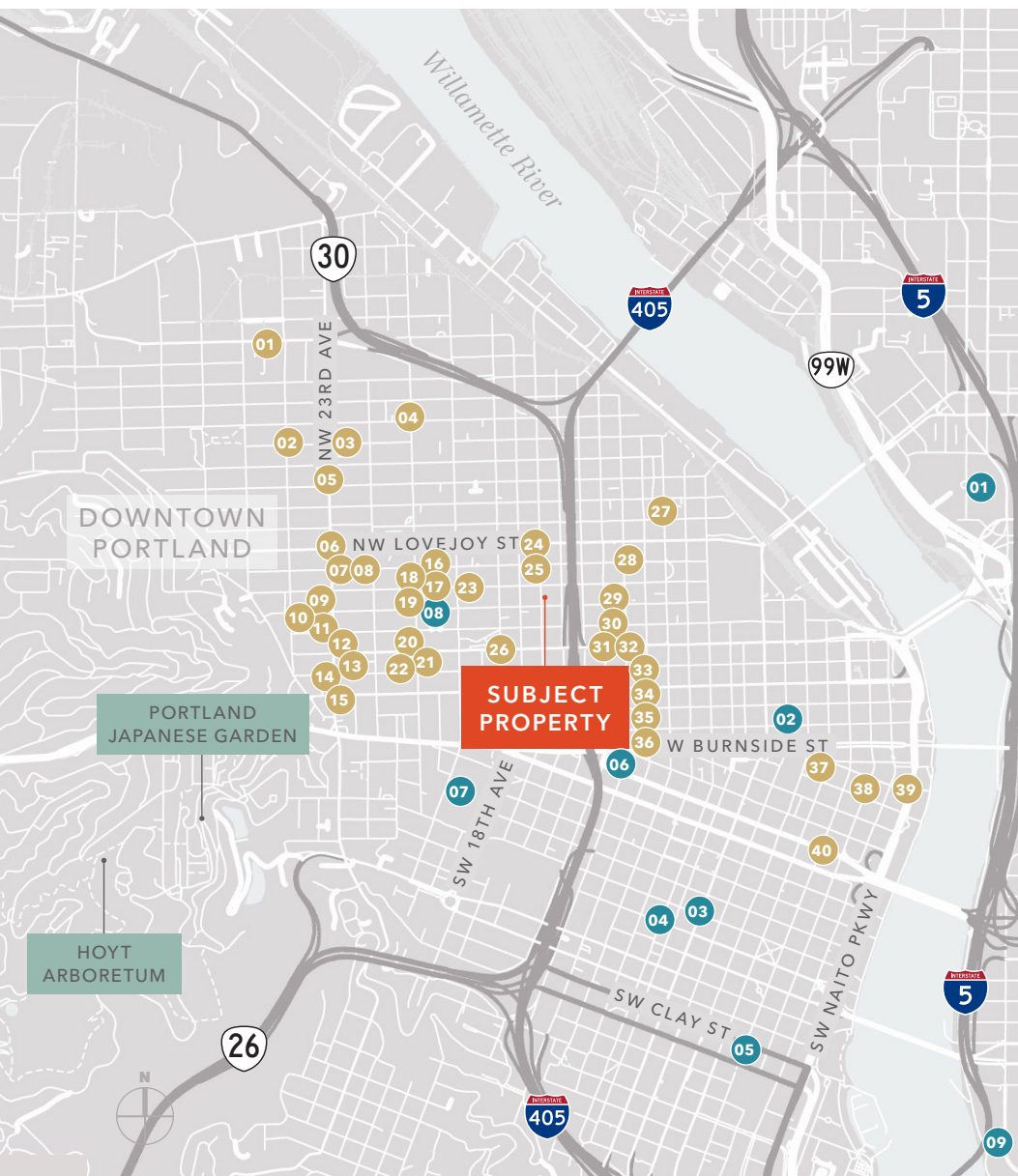
±9,636 SF
MAIN FLOOR AREA

SITE PLAN



±3,364 SF
PENTHOUSE FLOOR AREA

THE VICTOR BUILDING



EAT + DRINK

- 01 Urban Steel Kitchen & Bar
- 02 Stepping Stone Cafe
- 03 Matador NW Portland
- 04 Besaws
- 05 Top Burmese Burma Joy
- 06 Nob Hill Bar & Grill
- 07 Bamboo Sushi
- 08 Salt & Straw
- 09 Fireside
- 10 Papa Hyden
- 11 Jo Bar & Rotisserie
- 12 Henry Higgins Boiled Bagels
- 13 Escape from New York Pizza
- 14 Harlow
- 15 Thai Bloom
- 16 Swagat Indian Cuisine
- 17 Ranch PDX
- 18 Laughing Planet
- 19 Serrato Restaurant & Bar
- 20 Twenty First Ave Kitchen & Bar
- 21 Bhuna Indian Restaurant
- 22 Calle 21
- 23 Cafe Nell
- 24 Paymaster Lounge
- 25 The Triple Lindy
- 26 Hostel Cafe

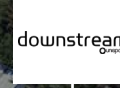
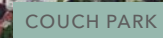
EAT + DRINK CONT.

- 27 Via Delizia
- 28 JoJo
- 29 Irving Street Tapas
- 30 The Star Portland
- 31 Brix Tavern
- 32 Nom Nom Asian Tapas
- 33 Andina
- 34 10 Barrel Brewing
- 35 Piattino
- 36 McMenamins Hal's Cafe
- 37 Portland City Grill
- 38 Pine Street Market
- 39 Lechon
- 40 Killer Burger

ATTRACTIONS

- 01 Moda Center
- 02 Roseland Theater
- 03 Newmark Theater
- 04 Portland Art Museum
- 05 Keller Auditorium
- 06 McMenamins Crystal Ballroom
- 07 Providence Park
- 08 Cinema 21
- 09 OMSI

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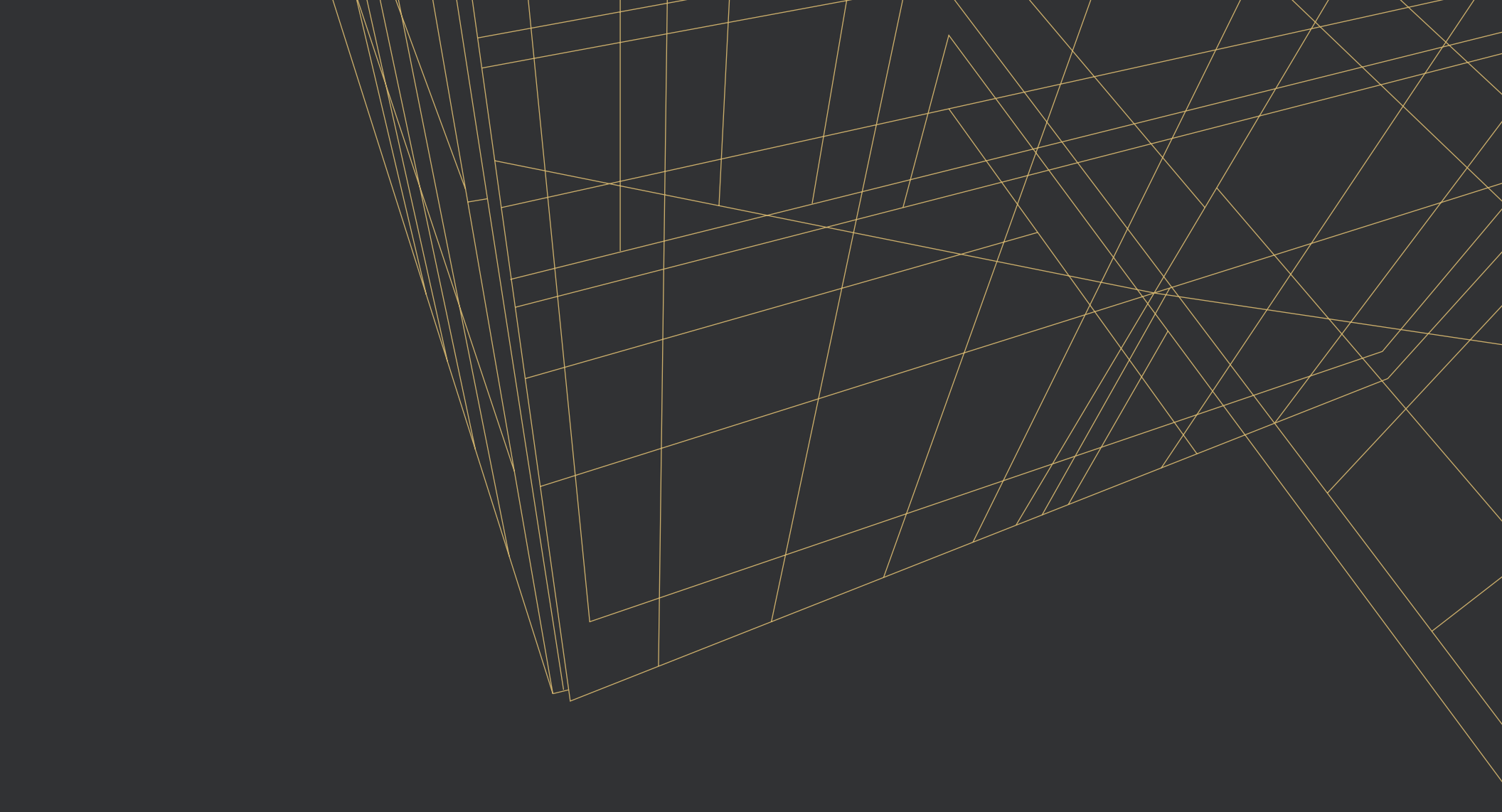
97
WALK SCORE

89
BIKE SCORE

84
TRANSIT SCORE

KIDDER MATHEWS

AVAILABLE FOR SALE OR LEASE



Exclusively listed by

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