

PRICE REDUCTION!



FOR SALE / LEASE

CLAY STREET BUILDING

1430 SOUTHWEST CLAY STREET, PORTLAND, OR 97201

MEGAN MCELMURRY

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Elevate your business presence with this remarkable 2-story owner-user office building at 1430 SW Clay Street. Encompassing 7,500 SF, this property boasts covered and surface parking for effortless team and client access. Don't miss out on the rare chance to own or lease a freestanding office building that provides the perfect balance of practicality and accessibility. Step inside to explore a flexible layout that includes private offices, generous conference rooms, and inviting open spaces, all designed to ignite productivity and foster collaborative innovation.

OFFERING SUMMARY

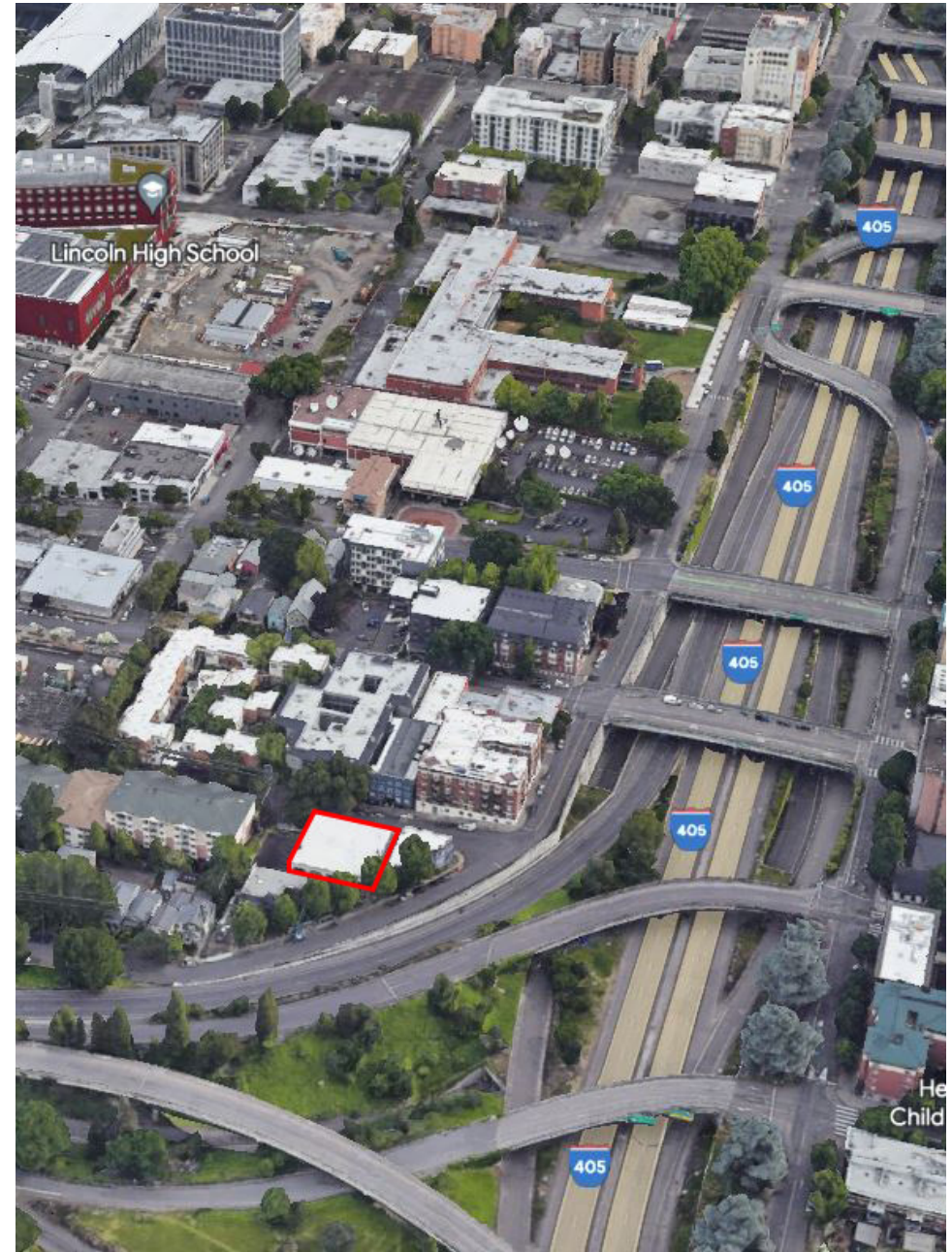
Sale Price:	\$1,400,000
Lease Rate:	\$17 SF/yr (NNN)
Available SF:	7,500 SF
Lot Size:	12,880 SF
Zoning:	RM3

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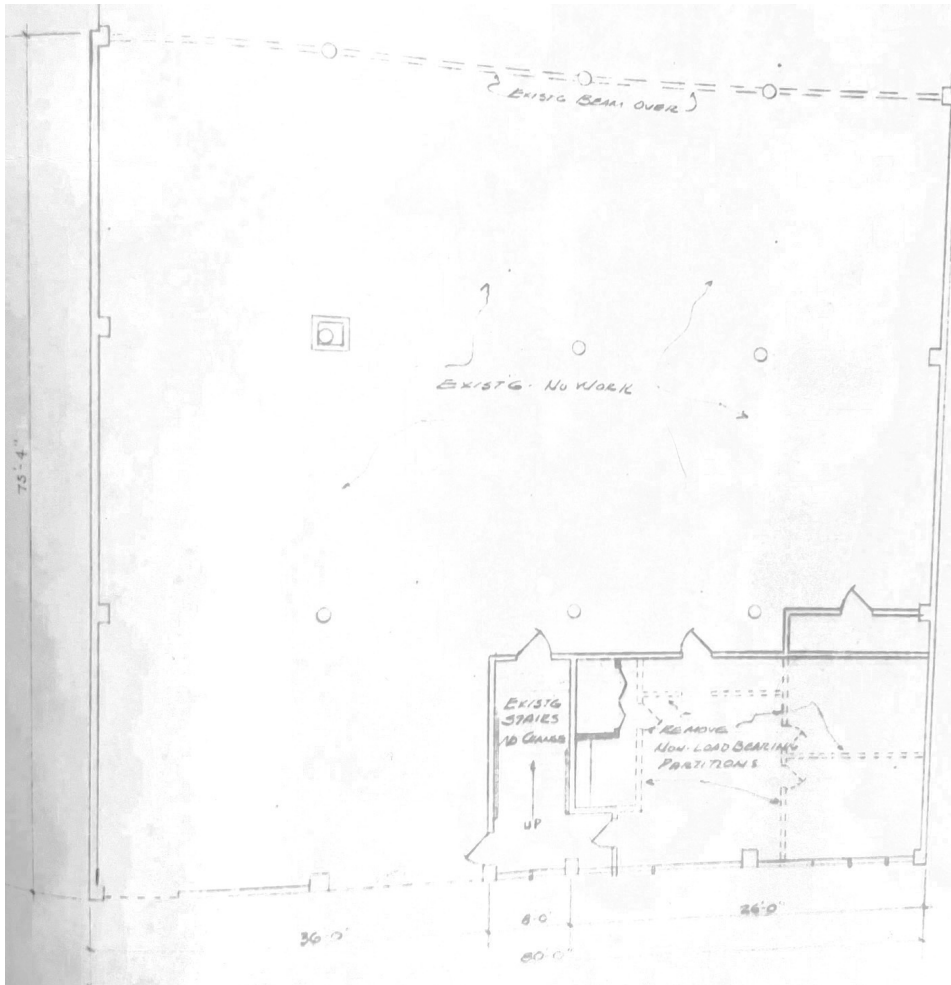


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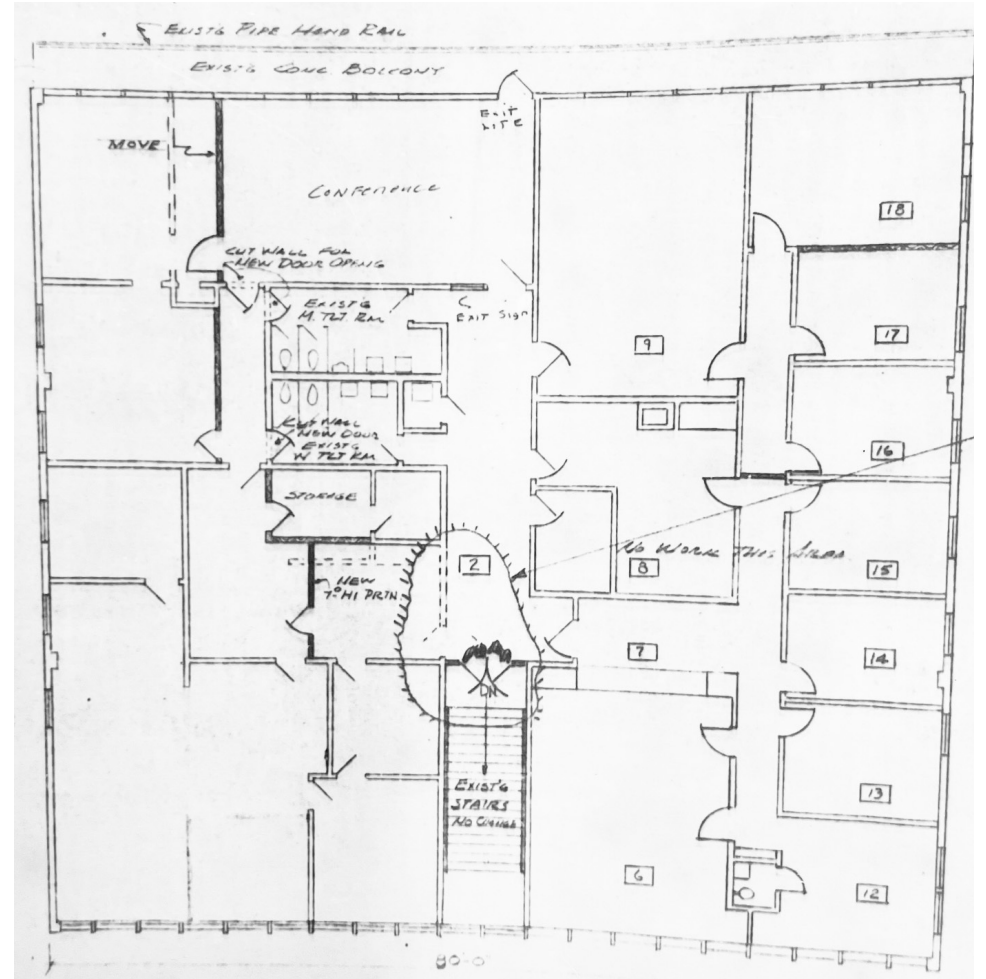
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1st Floor



2nd Floor

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LOCATION OVERVIEW

Nestled at 1430 SW Clay Street in Portland, Oregon, this prime location offers the best of both worlds. Situated in the coveted Goose Hollow neighborhood, it strategically bridges the vibrant energy of downtown Portland with the tranquility of residential charm. Seamless access to the I-405 highway ensures unparalleled connectivity, making this address a gateway to urban convenience and suburban allure.

WALK & TRANSIT

SCORE

Walk Score: Walker's Paradise (95)

Transit Score: Excellent Transit (89)

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