

FOR LEASE / SALE

BANCROFT BUILDING

110 S BANCROFT STREET, PORTLAND, OR 97239



Apex Real Estate Partners
415 NW 11th Ave, Portland, OR 97209
503.595.2840 / www.apexcre.com

Tom Shimota, Director
503.709.3689
Tom@apexcre.com

Max Schlesinger, Broker
503.407.9011
Max@apexcre.com



OPPORTUNITY

The Bancroft Building delivers a standout blend of style and performance, offering investors and owner, users immediate income with meaningful upside ahead. Its mid century modern design sets the property apart, creating a unique environment that attracts quality occupants and supports long term value. With a tenant already in place and flexible space for future use or expansion, the asset offers dependable cash flow today and clear pathways for growth. This is a rare chance to secure a distinctive property in a strong location with built in demand and compelling investment fundamentals.



SUMMARY

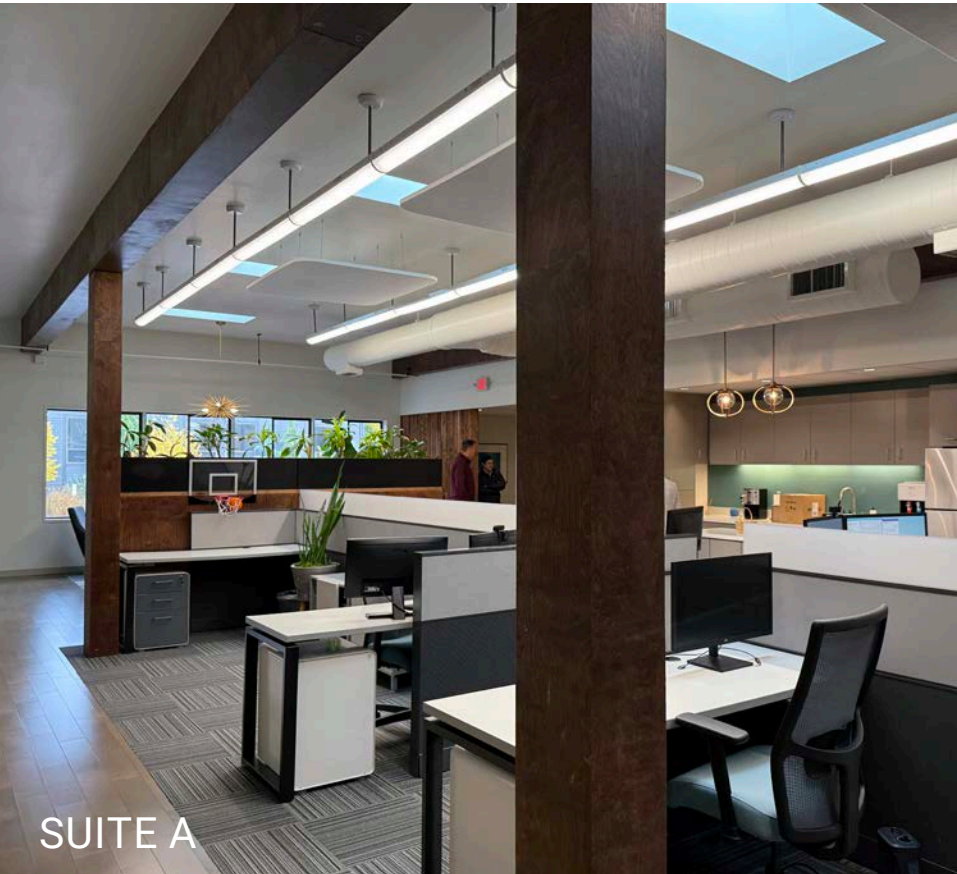
Building Size: ± 6,356 SF
Type: Office
Stories: 2
Year Built/Renov: 1962 / 2018
Land Size: ± 11,450 SF / ± 0.26 AC
Zoning: CM2 - Commercial Mixed Use 2
Parking: ± 10 surface stalls
Business District: South Portland Business Association



AVAILABLE

Suite A: ± 3,148 SF, \$26,00/SF Full Service

Suite B: ± 1,610 SF \$22.00/SF Full Service



SUITE A



SUITE B



SUITE A

BANCROFT BUILDING



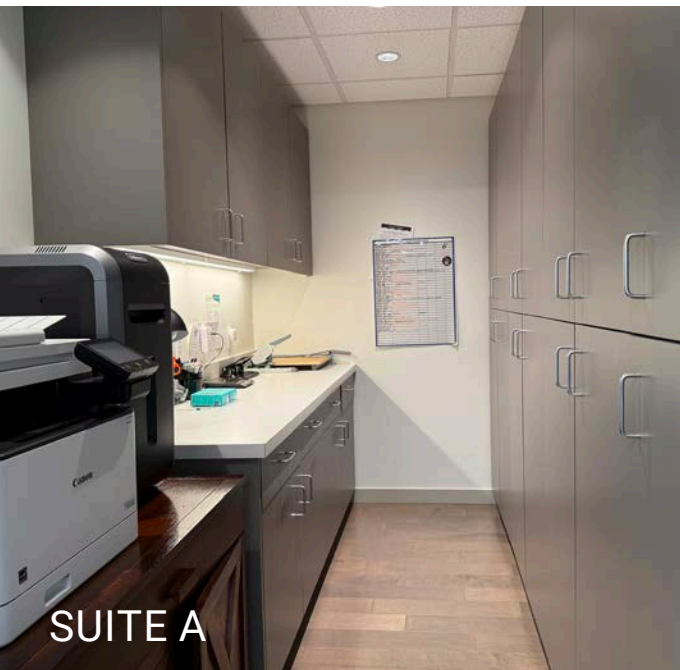
SUITE A



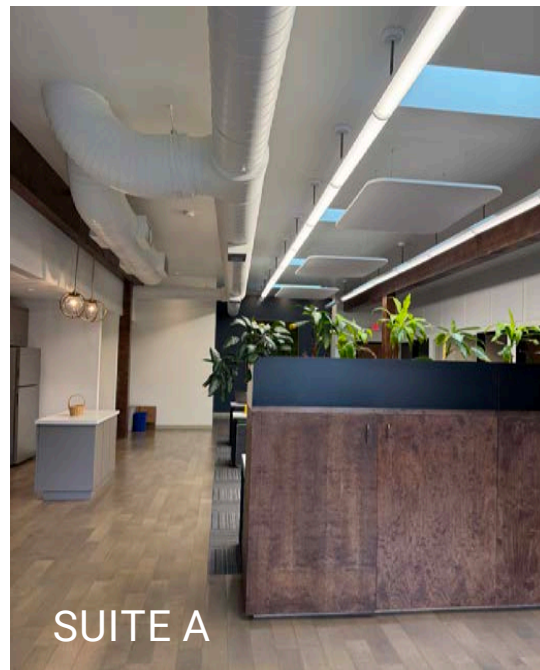
SUITE B



SUITE B



SUITE A



SUITE A



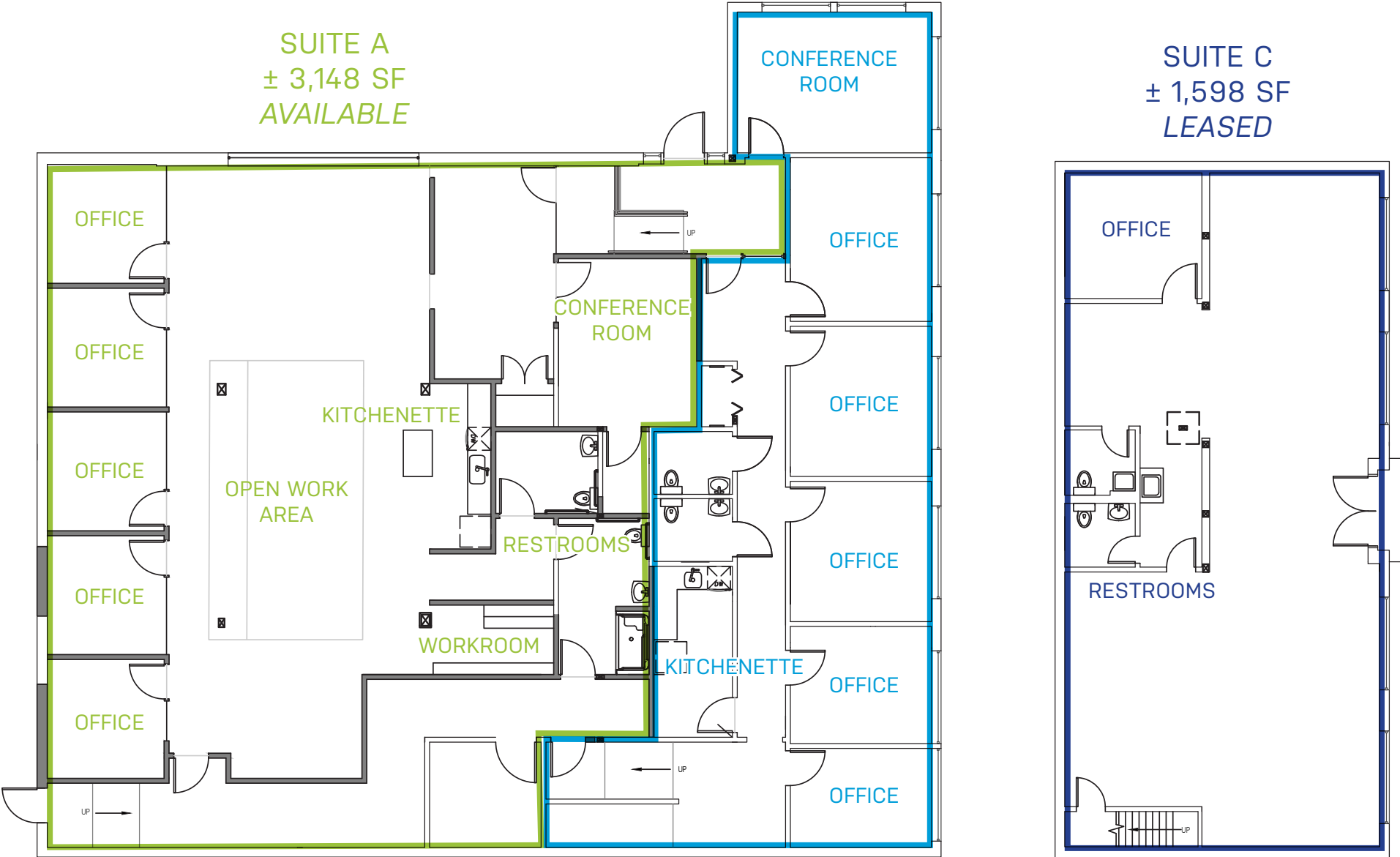
SUITE A

FLOOR PLANS

SUITE B
± 1,610 SF
AVAILABLE

SUITE A
± 3,148 SF
AVAILABLE

SUITE C
± 1,598 SF
LEASED



Floor plan subject to change and may not reflect current build-out

CONVENIENT LOCATION



CENTRAL BUSINESS DISTRICT



SOUTH WATERFRONT

JOHNS LANDING

WATERMARK CAFE



Ovation Coffee & Tea

Delish Kitchen

Andiamo Pizzeria

Subway

Blue Star

Lone Wolf

Al-Hawr restaurant

Zaiqa