



**FOR SALE**

Price  
**\$4,950,000\***

\*With 10 Year Anchor Tenant Lease Back

## THE 2330 BUILDING

2330 NW 31st Ave | Portland, OR | 97210

**Building SF: 18,788 Gross SF • Land Area: 0.79 Acres • Price Per Gross SF: \$263.47**

### VALUE PROPOSITION

Centrally Located With Valuable and Rare Fenced and Gated Secure Parking Lot With 20 +/- Parking Spaces and +/-12,000 SF of Fenced Paved Yard • 2,400 Amp/3-Phase Power installed in 2018. \$200,000 of HVAC upgrades in 2025.

### CONTACT US

#### Mark Hefner

Managing Director

Investments Sacramento  
Office 916.804.0262  
OR License: #201211829

#### Zack Danner

Associate Investments  
Portland Office  
503.200.2036

OR License: #201254181

#### Dylan Penson

Associate Investments  
Portland Office  
503.200.2038

OR License: #201260449

#### Demetri Garifalakis

Associate Investments  
Portland Office  
503.200.2067

WA License #25009651

# PROPERTY HIGHLIGHTS

- ✓ Fully Renovated Creative/Flex Space with Soundproofing, Updated Individual HVAC Systems in All Units, and Second Story Creative Office
- ✓ Secure Fenced and Gated Parking/Yard
- ✓ Excellent Access To US-30 and I-405 (10 Minutes to Downtown)
- ✓ Walk Score: Very Walkable (78)
- ✓ Additional Plentiful Street Parking Available Near Asset
- ✓ 24-Hour Building Access
- ✓ Creative Office Suites Available (As of 04.26)

Unit 205	187 SF
Units 208 -209	399 SF
Units 202, 206	942 SF
<b>TOTAL</b>	<b>1,528 +/- SF</b>



## Mark Hefner

Managing Director Investments  
916.804.0262

Mark.Hefner@MarcusMillichap.com

## Zack Danner

Associate Investments  
503.200.2036

Zack.Danner@MarcusMillichap.com

## Dylan Penson

Associate Investments  
503.200.2038

Dylan.Penson@MarcusMillichap.com

## Demetri Garifalakis

Associate Investments  
503.200.2036

Demetri.Garifalakis@MarcusMillichap.com