



FOR SALE | Showcase Creative Building
840 SE WASHINGTON STREET | PORTLAND, OREGON 97214



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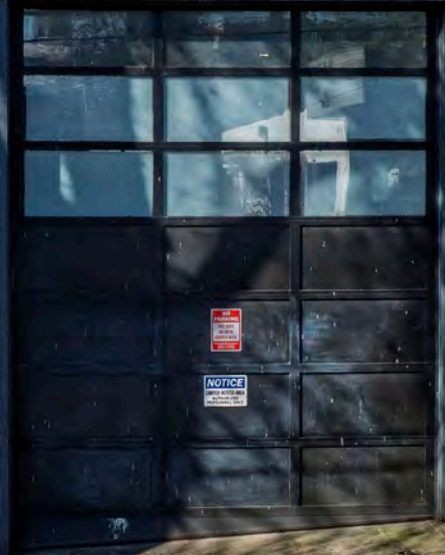
The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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NOTICE

NOTICE



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ENTER FROM THE
REAR DOOR ONLY



One-of-a-kind
showcase property

Insulated bow-
truss ceiling
with full HVAC

Complete
renovations in
2018 and 2025

Desirable central
eastside location

New washer
and dryer

Property Overview: Creative Office and Wellness Studio

A rare creative space with warehouse opportunity in Portland's vibrant Central Eastside Industrial District. This fully renovated, +/-4,000 SF single-story building offers the flexibility modern businesses demand – combining refined office space with functional warehouse and interior dock loading, all within blocks of downtown Portland.

Originally renovated in 2018 with seismic upgrades, new roof, insulated ceiling, new windows, new HVAC, updated office finishes, new flooring and paint, and demising for open and private office and conference / meeting room. Further improvements completed in 2025 include upgraded interior finishes, roller blinds, security system, sound system, washer / dryer, new sink, and privacy / anti-break film on all windows. Now offered exclusively for sale.

BUILDING HIGHLIGHTS

- Open bow strung insulated ceiling with soaring height and abundant natural light
- Nicely finished private office, open office, and conference / meeting room
- Warehouse storage with interior recessed dock loading (street-accessed)
- 2 new bathrooms
- Kitchen break area
- Hardwood floors throughout office areas
- High ceilings throughout – ideal for creative, production, and flex uses
- Secure storage

Property Summary



840 SE Washington Street | Portland, Oregon 97214

Offering Price \$1,295,000

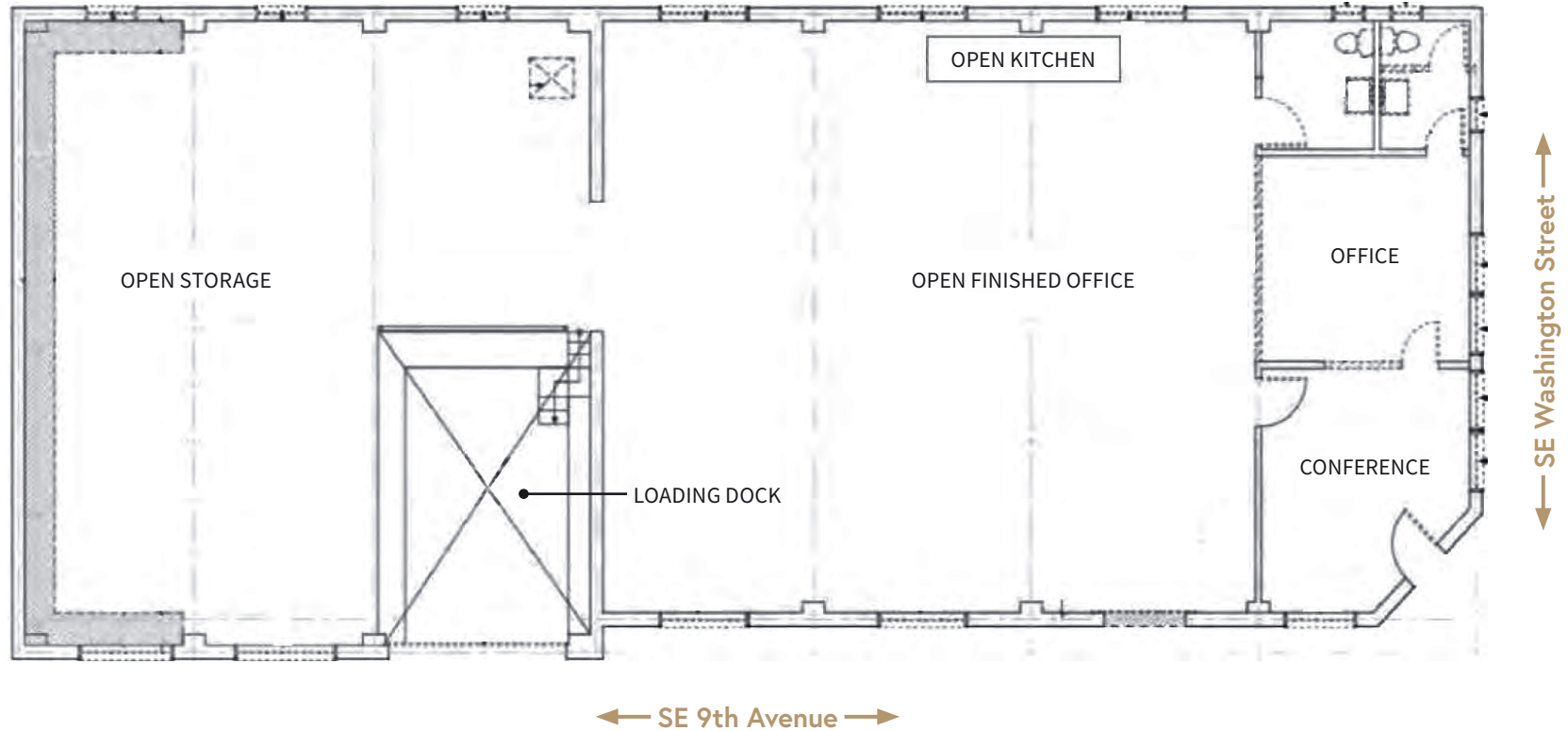
Building Size +/-4,000 SF *Price Per SF* ~\$323/SF

Space Use Office / Flex / Retail / Warehouse



Renovated	2018 and 2025	Year Built	1947
Building Height	1 Story	Building Size	+/-4,000 SF
Typical Floor Size	4,000 SF	Building Class	Class B
Building Type	Office / Flex Warehouse	Parking	Street parking + 1 garage space

Floor Plan +/-4,000 SF



This drawing is not to scale and is for illustrative purposes only.

Features and Recent Improvements



HIGH CEILINGS



A/C + HEAT



BUS LINE



SECURITY SYSTEM



STREET +
GARAGE PARKING



SIGNAGE AVAILABLE

ADDITIONAL BUILDING FEATURES:

Conferencing facility · Hardwood floors
Demised WC facilities · Secure storage

2018 RENOVATIONS

- Seismic upgrades
- New roof
- Open bow strung insulated ceiling
- New windows
- New HVAC
- Updated office finishes
- New interior flooring and paint
- Exterior paint
- Demising for open office, private office, and conference / meeting room

2025 IMPROVEMENTS

- Upgraded interior finishes throughout
- Roller blinds installed
- New security system
- Sound system installed
- Washer / dryer and new sink
- Privacy / anti-break film on all windows





Location and Neighborhood

840 SE Washington Street sits in Portland's close-in Central Eastside – one of the city's most dynamic and sought-after commercial corridors. The district is characterized by its distinctive blend of historic industrial architecture, creative industries, acclaimed dining, and proximity to downtown Portland and the waterfront.

Walkability and Transit

- Walk Score: 96 – Walker's Paradise
- Bike Score: 94 – Biker's Paradise
- Direct bus line access
- Easy access to I-84 and downtown Portland
- Walking distance to Eastbank Esplanade

Nearby Destinations

- Walkable to Hawthorne, Belmont, and Stark corridors
- Blocks from Revolution Hall and Redd Event Space
- Adjacent to Portland's acclaimed restaurant row: Nostrana, Olympia Provisions, Hat Yai, AFURI, Kann, and more
- Minutes to OMSI, Willamette Riverfront, and Downtown Portland



Downtown Portland

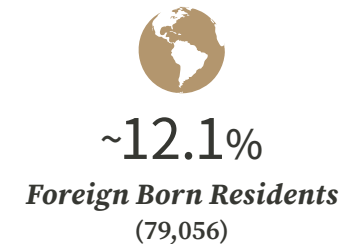
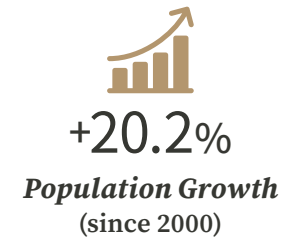
840 SE
Washington Street

District Overview

- ➔ Over 1,100 businesses and 17,000+ jobs within the Central Eastside Urban Renewal Area (708.5 acres)
- ➔ A key employment center for Portland's Central City, anchored by traded sector industries
- ➔ Active Enhanced Services District (ESD) – funded programs for cleaning, safety, business development, and public space enhancement
- ➔ Urban renewal investment focused on job creation, business development assistance, and redevelopment financing

Neighborhood Overview

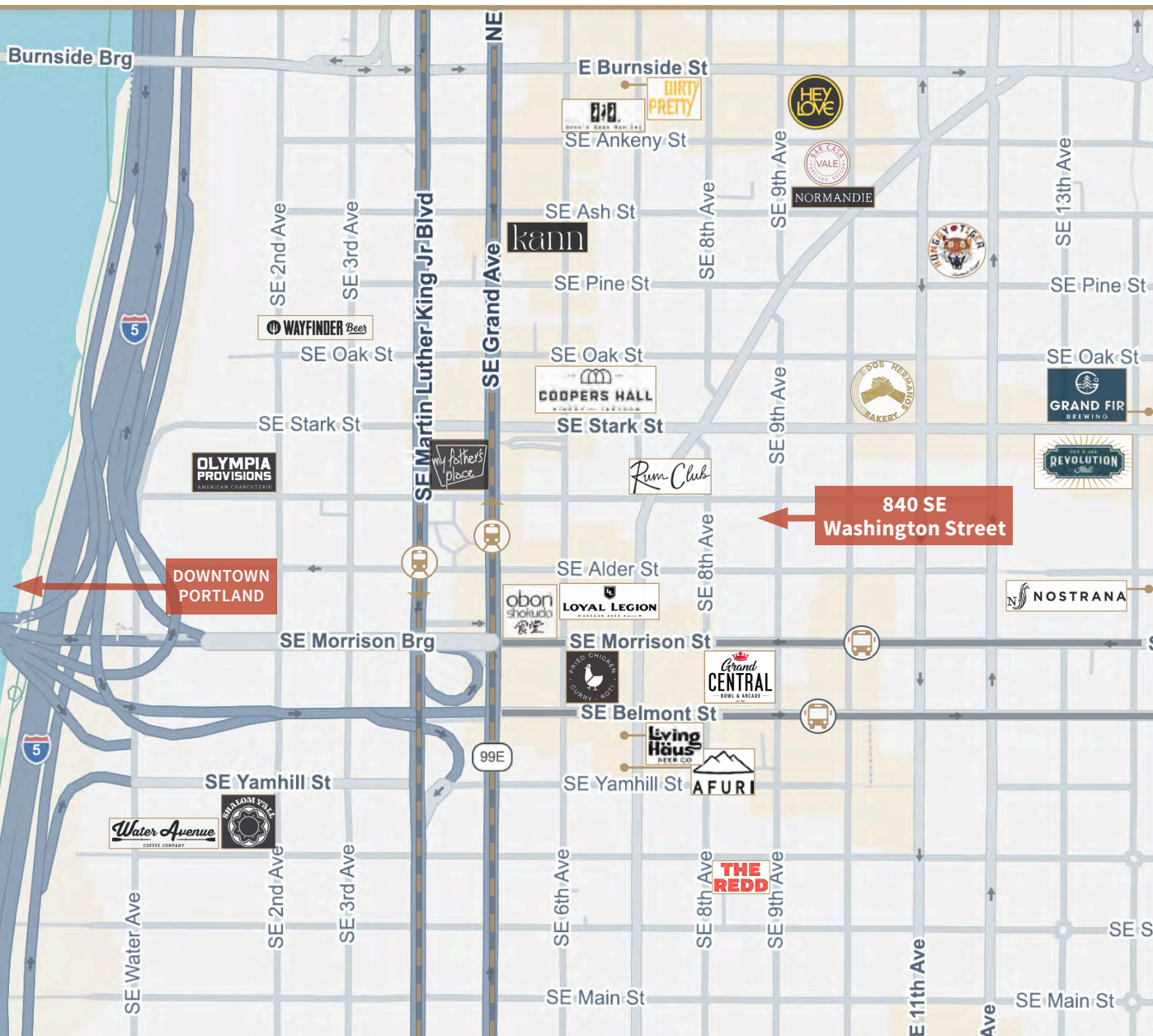
Portland City Demographics (2024)



Source: U.S. Census Bureau, Prosper Portland, City-Data.com (2020–2024 estimates)



Neighborhood Amenities



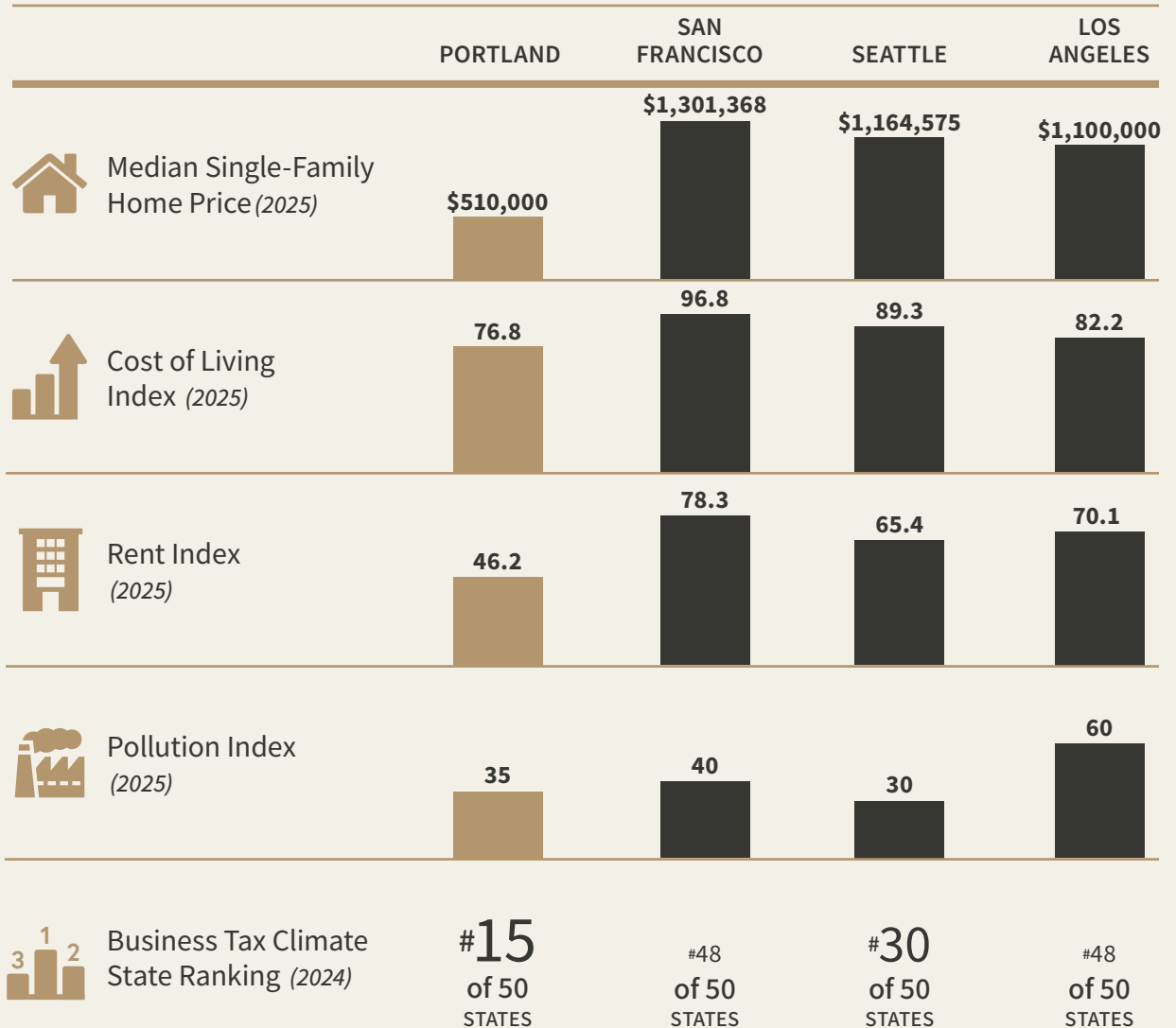
Business Climate

- ➔ Central Eastside is an ‘emerging location of choice’ for cross-industry exchange: film, creative services, digital, food, and craft makers (*Prosper Portland*)
- ➔ While employment declined in other Central City districts during economic downturns, the Central Eastside flourished due to its traded sector industry presence
- ➔ Space affordability, central location, and historic industrial character continue to drive business attraction
- ➔ 2024 Downtown Portland Business Survey: businesses reporting fewer disruptions, reduced crime impact, and higher confidence than any year since 2020

Portland Market Overview

The vibrant west coast city in the heart of the mountains is calling for you! Over 150 miles of hiking trails, the largest independent bookstore in the world, and endless restaurants are all accessible with ease in Portland. Undeniable beauty and quality of life is all around! Furthermore, Portland slashes the cost of living compared to other major West Coast metros; including San Francisco, Seattle, and Los Angeles.

PORTLAND VS THE WEST COAST



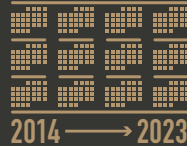
“Sustainability and environmental protection are a cornerstone of Portland’s culture...”

TRIMET AND SUSTAINABILITY

Sustainability and environmental protection are a cornerstone of Portland’s culture. Portland General Electric tied for 2nd in J.D. Power Sustainability Index – Climate of 2023, not only reflecting PGE’s commitment to improving its carbon footprint, but also the responsiveness of Portland residents to these sustainability policies. In addition to utilities working toward a greener future, Portland’s public transportation helps reduce the city’s carbon footprint. Covering over 533 square miles across the Portland MSA, with 60 miles of light rail tracks and 95 stations, Portland’s Trimet is a master class in public transportation. Nearly three quarters of all adults in Portland ride Trimet at least once per year and the system serves over 100 million riders annually. Trimet continues to focus on increasing its electric fleet to curb carbon emissions and help keep the Portland air clean for generations to come.

82,244,353

Average Yearly Rides 2014-2023



196,900

Average Weekday Rides FY2023



80% of Adults

Ride Trimet 1+ Times Per Day



533

Square Miles of Service Area



95

Lightrail Stations



6,700+

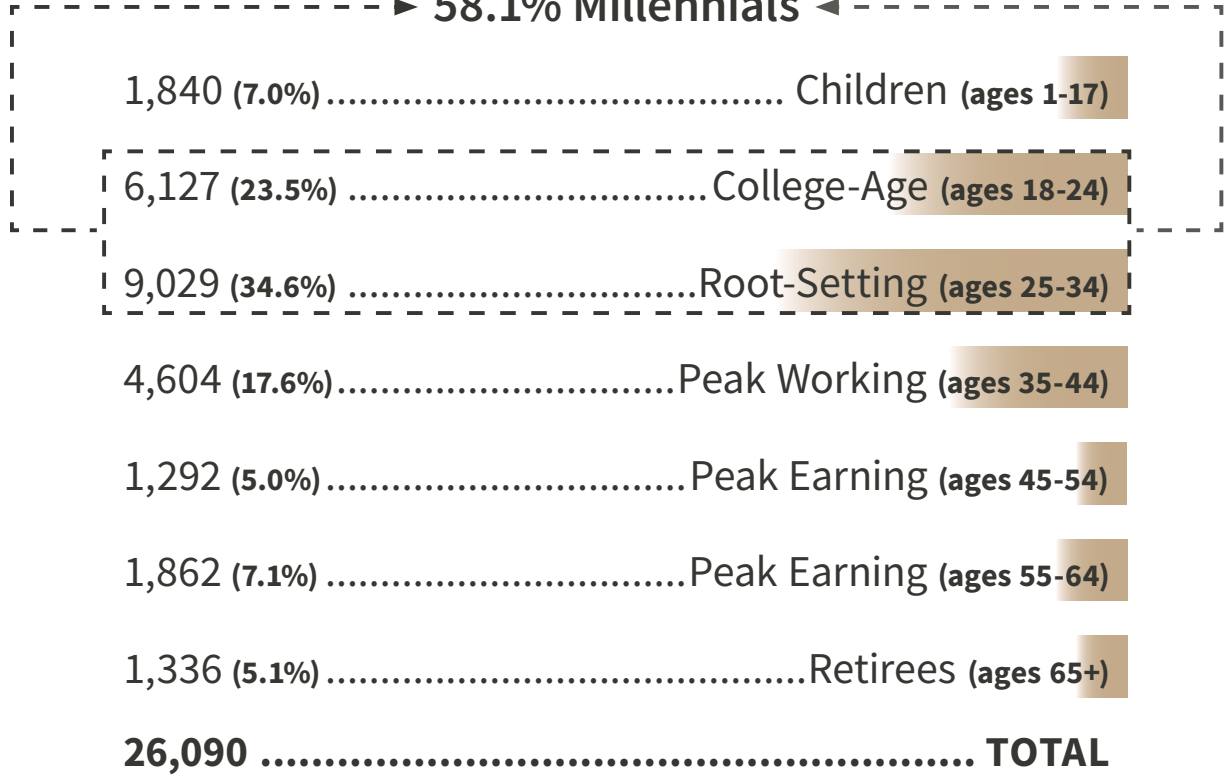
Bus Stops



WHO'S MOVING TO PORTLAND?

The highest proportion of inbound migration is people ages 18-44 due to strong job growth and a diverse economy; there are opportunities across the board for people in their peak working and earning years. Additionally, 52% of adults in Portland have earned a bachelor's degree or higher; this ensures that businesses have access to an educated workforce. In addition to an educated workforce, Portland is home to the #1 family medicine program in the nation at Oregon Health & Sciences University and the #2 Environmental Law program at the Northwestern School of Law at Lewis & Clark College. Undergraduate programs range from the nationally accredited Portland Community College and Portland State University, and private universities such as the University of Portland and Reed College.

► 58.1% Millennials ◀



Out of State Inbound Migration to Portland (2022)



Top 500 Medical School in the World
Oregon Health & Science University (2025)



#2 in Regional Universities West
University of Portland (2025)



#2 in Environmental Law
Northwestern Law at Lewis & Clark College (2025)



#3 Classroom Experience
Reed College (2025)



Top 50 Green Colleges in the U.S.
Portland State University (2024)



Top Overall Associate College in the U.S.
Portland Community College (2021)

PORTLAND IS IN BUSINESS

Oregon offers generous business tax policies, low startup costs, and no sales tax; as a result, Oregon is the Best State Business Tax Climate on the West Coast. Moreover, businesses based in Portland have a logistical advantage through direct access to major distribution channels by land, sea, and air. Consequently, Portland is the ideal atmosphere for entrepreneurs and investors of all degrees.

LARGE EMPLOYERS

#Employed (2025/'2024)

- Providence Health & Services..... 23,100
- Oregon Health & Science University 21,300
- Intel 20,221
- Nike 14,260*
- Legacy Health..... 14,000
- Fred Meyer Stores 13,687
- Kaiser Permanente 10,000
- Portland Public Schools..... 8,000*
- City of Portland..... 6,674
- Portland State University..... 5,212*

EMPLOYMENT BY INDUSTRY⁽²⁰²⁵⁾

% of Workforce/Avg. Hourly Wage

OFFICE AND ADMINISTRATIVE SUPPORT.....	11.1%/\$26.33
TRANSPORTATION AND MATERIAL MOVING.....	8.6%/\$25.70
FOOD PREPARATION AND SERVING RELATED.....	8.5%/\$28.18
SALES AND RELATED.....	7.8%/\$23.42
BUSINESS AND FINANCIAL OPERATIONS.....	7.7%/\$46.14
MANAGEMENT.....	7.0%/\$71.57
PRODUCTION.....	5.9%/\$26.91
HEALTHCARE PRACTITIONERS AND TECHNICAL.....	5.6%/\$63.81
EDUCATIONAL INSTRUCTION AND LIBRARY.....	5.3%/\$35.26
CONSTRUCTION AND EXTRACTION.....	4.9%/\$38.08
HEALTHCARE SUPPORT.....	4.0%/\$23.85
COMPUTER AND MATHEMATICAL.....	3.8%/\$59.65
INSTALLATION, MAINTENANCE, AND REPAIR.....	3.6%/\$33.14
ARCHITECTURE AND ENGINEERING.....	3.1%/\$58.62
PERSONAL CARE AND SERVICE.....	2.7%/\$21.13
BUILDING AND GROUNDS CLEANING AND MAINTENANCE.....	2.6%/\$21.45
COMMUNITY AND SOCIAL SERVICE.....	2.2%/\$33.03
PROTECTIVE SERVICE.....	1.8%/\$31.71
ARTS, DESIGN, ENTERTAINMENT, SPORTS, AND MEDIA.....	1.6%/\$37.91
LIFE, PHYSICAL, AND SOCIAL SCIENCE.....	1.1%/\$42.66

#1

**Best State Business Tax
Climate – West Coast**

—US Tax Foundation, 2025



#2

**PGE
Sustainability Index – Climate**

—J.D Power, 2023



#3

**Best Cities for
Vegans and Vegetarians**

—WalletHub, 2025



#3

**Best Cities for
Outdoor Activities**

—Niche.com, 2025



#4

**Best Food Cities
in America**

—WalletHub, 2025



#5

**Best Early
Education System**

—WalletHub, 2025



#6

**Healthiest Cities
in America**

—WalletHub, 2025



#10

**World's Best Cities
for Food Right Now**

—TimeOut, 2024



TOP 25

**Best Cities for
Young Professionals**

—Niche.com, 2025



CITY OF ROSES

Undoubtedly, Portland is the city to move to, no matter what you want from your next chapter in life. Are you setting down some roots? Yes! Starting a business? Absolutely! Want easy access to nature and a stunning city skyline? Portland has everything you could need and so much more. You'll never run out of exploration or adventures in Portland and the beautiful Pacific Northwest!



POWELL'S BOOKS

Largest independent book store in the world



PBOT BIKETOWN

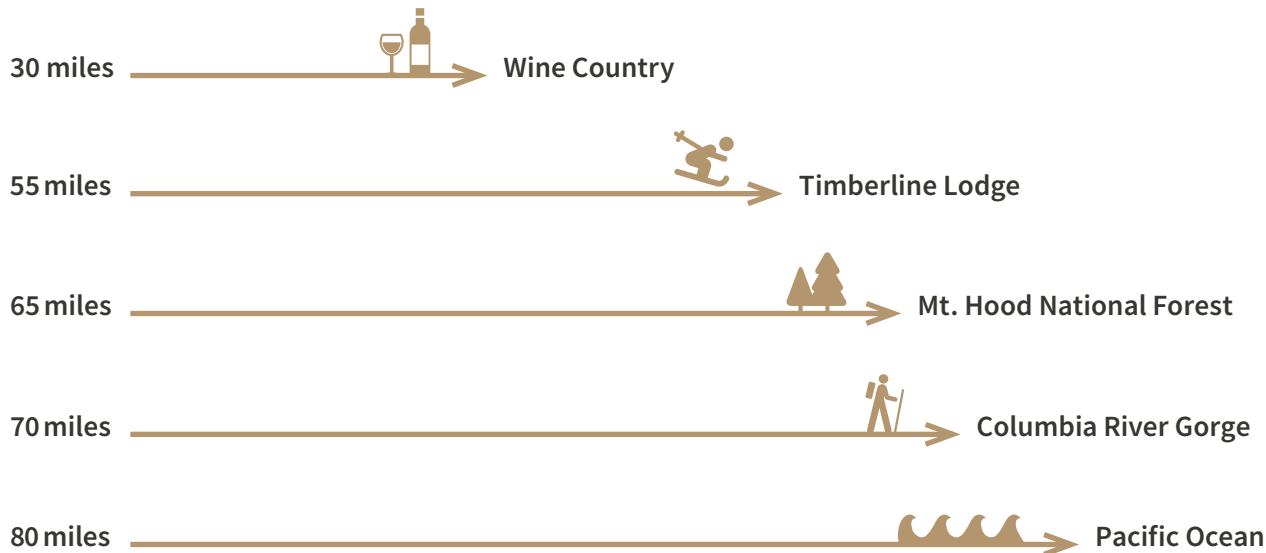
Over 3,000 e-bikes and scooters



FARMER'S MARKETS

18 seasonal markets for every day of the week

PORTLAND → THE OUTDOORS



238+ Waterfalls

The Pacific Crest Trail stretches 460 miles across Oregon

Portland alone boasts 152 miles of trails

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