

FULL CITY BLOCK OPPORTUNITY



49,563^{SF} Office/Medical • 40k^{SF} Parcel • 147 Stall Parking Garage

FOR SALE -or- LEASE



DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire The Portland Clinic building (“the Property”) located at 800 SW 13th Ave. Portland, OR 97205 and described herein.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the owner(s) of the Property (“the Owner”) and has been prepared by Cushman & Wakefield, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Neither the Owner nor Cushman & Wakefield, nor any of their officers, employees or agents make any representation of warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or to be implied with respect thereto.

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If you do not wish to pursue negotiations leading to this acquisition, kindly return this confidential memorandum to Cushman & Wakefield.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM. IN ADDITION, WHERE TERMS OF A SIGNED CONFIDENTIALITY AGREEMENT PROVIDED BY THE OWNER DIFFER FROM TERMS CONTAINED HEREIN, THE SIGNED CONFIDENTIALITY

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please contact one of the following:*

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

OVERVIEW

Cushman & Wakefield, as exclusive agent, is pleased to offer for sale or lease, the Portland Clinic building (“the Property”), within Portland’s CBD. The acquisition of the The Portland Clinic site provides an investor with the unique opportunity to develop, on a full city block, a preeminent mixed-use asset in the dynamic Westend District of downtown Portland.

Zoning Summary

Parcel Size	40,000 SF (a full city block)
Zoning	Central Commercial - CXd
Base FAR	8:1 (320,000 SF of building area)
Base Height	150 FT - North 1/2 Block 310 FT - South 1/2 Block
Bonus FAR	Bonus FAR of 3:1 is available for a Multi-Family development with an affordability component. The resulting 11:1 FAR would allow up to 440,000 SF of building area. A height bonus of 175’ available for a similar Multi-Family development, resulting in a 325’ maximum height.
Highest & Best Use	High-end Multi-Family, Office, Medical, Retail or Hospitality

IRREPLACEABLE TRANSIT-ORIENTED LOCATION

The Portland Clinic site is ideally located in the Westend District at the confluence of residential, commercial and entertainment venues that enhance the desirability of this location as a place to live, work and play. The vitality of the area is further enhanced by linking all of these amenities via Portland’s award winning light rail and street car system which is immediately adjacent to The Portland Clinic site. These transit lines link together the Central Business District, the Pearl District, Portland State University, Portland International Airport and SW Portland employment centers including Intel and Nike.



40,000 SF LOT | 800 SW 13TH AVENUE, PORTLAND OR 97205



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INVESTMENT HIGHLIGHTS



 CUSHMAN &
WAKEFIELD

Outstanding opportunity for medical or creative office conversion as part of a full block mixed-use development.

INVESTMENT HIGHLIGHTS

CREATIVE OFFICE OPPORTUNITY

The existing 49,536 SF three-story (plus full basement) building sits on an approximately 12,500 SF footprint. The building represents an outstanding opportunity for medical or creative office conversion as part of a full block mixed-use development.

BLANK SLATE REPOSITIONING OPPORTUNITY

- » Efficient rectangular design represents a blank slate repositioning opportunity
- » $\pm 12,500$ SF floor plates with minimal columns lend themselves to open layout
- » High ceilings with generous glass lines
- » Full building branding opportunity
- » Basement offers attractive amenity space for bike storage and fitness

MAXIMIZE DEVELOPMENT POTENTIAL OF REMAINING SITE

Retaining the existing building also allows a buyer to maximize the development potential on the excess land area totaling approximately 25,000 SF. The 270,000 SF of remaining FAR, net of the existing building, can be concentrated on the site now occupied by the above ground parking garage.



CBD TRANSIT MAP



Irreplaceable Transit Oriented Location



TRANSIT SCORE

93

**RIDER'S
PARADISE**

WALK SCORE

100

**WALKER'S
PARADISE**

BIKE SCORE

94

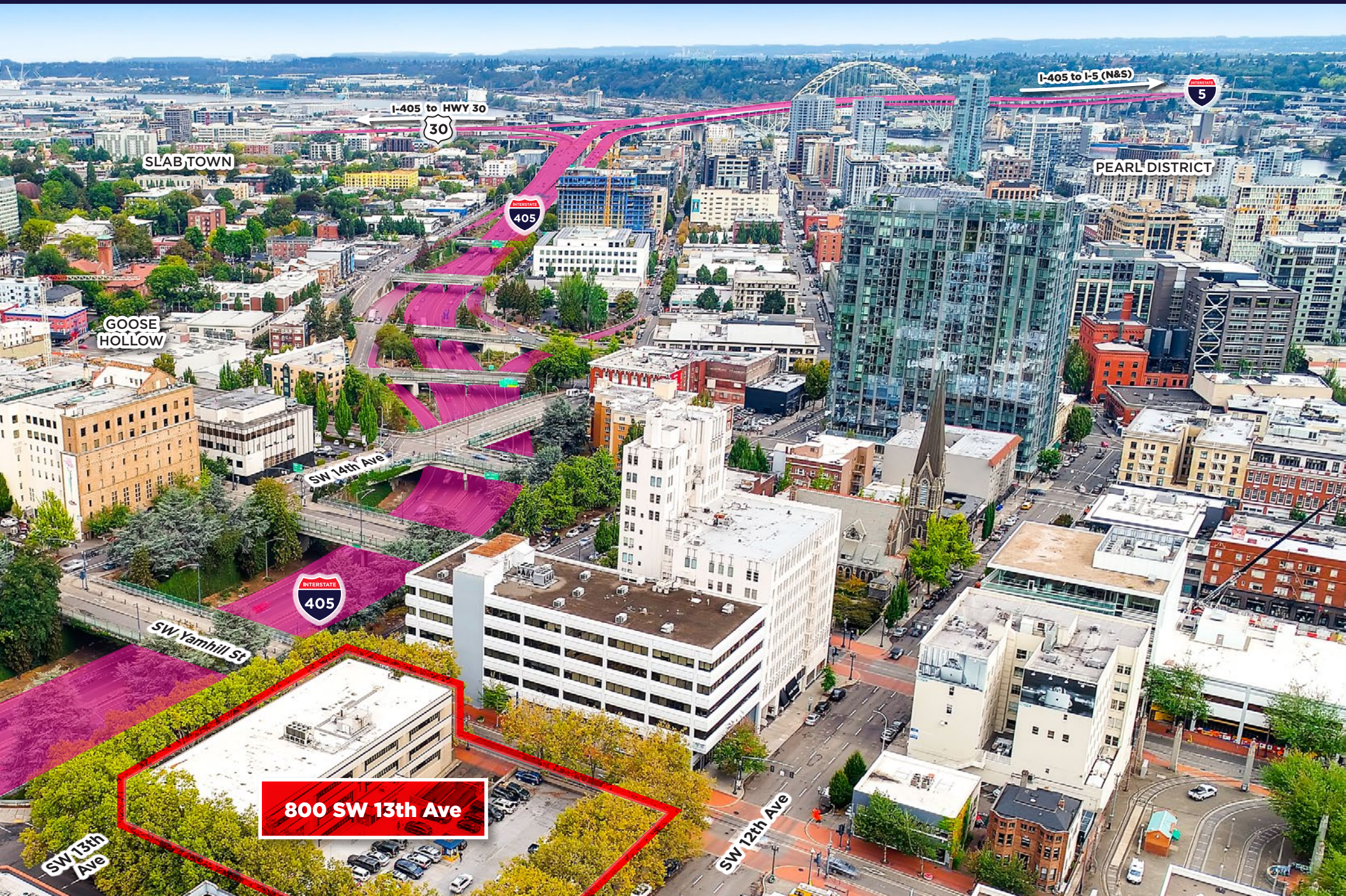
**BIKER'S
PARADISE**



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OFFERING PROCEDURES

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Cushman & Wakefield is contacting a select group of prospective purchasers in order to identify their interest in the acquisition of The Portland Clinic site. The Property is being offered **without an asking price** on a strict “as-is” basis, with the selection of the buyer being influenced by the level of physical and economic due diligence initially undertaken by prospective purchasers.

PROPERTY TOURS

Prospective purchasers are asked to contact C&W to arrange specific times for property tours

OFFER FORMAT

The Property is being offered unpriced.

Offers should be in the form of a Letter of Intent (LOI) and, at a minimum, offers should include the following:

- » Price
- » Earnest Money Deposit
- » Due Diligence Time Period
- » Closing Period

FOR LEASE OPPORTUNITIES

Please contact Cushman & Wakefield for details.

Contact: Mark Carnese or Matt Johnson

Offers should be addressed to the Owner, The Portland Clinic LLP; and sent to the attention of:

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The Owner reserves the right to change and schedule at any time without notice or remove the Property from the market. The Owner will consider only those proposals submitted at the prior invitation of the Seller or its agent, Cushman & Wakefield. The Seller reserves the right to negotiate with any party on an exclusive basis at any time. The Seller also reserves the unrestricted right to reject any or all proposals.



40,000 SF LOT | 800 SW 13TH AVENUE, PORTLAND OR 97205

PROPERTY DESCRIPTION



 CUSHMAN &
WAKEFIELD

PROPERTY DESCRIPTION

PARCEL MAP & PROPERTY SUMMARY



LOT SUMMARY

Address	800 SW 13th Avenue Portland, OR 97205
Gross Land	0.92 Acres (40,000 SF)
Usable Land	0.92 Acres (40,000 SF)
Topography	Level
Shape	Square - full city block (200' x 200')
Frontage / Access	Good Access with frontage as follows: <ul style="list-style-type: none"> SW 12th Ave - 200' SW 13th Ave - 200' SW Yamhill St - 200' SW Taylor St - 200'
Flood Zone	Not in a designated flood zone
Wetlands / Watershed	None

SITE AERIAL

A TriMet MAX Light Rail line runs parallel to the property, Eastbound along SW Yamhill Street, with stops 2.5 and 4.5 blocks away respectively.



SITE IMPROVEMENTS

BUILDING SUMMARY

Construction Concrete & Steel

Year Built 1974

Net Rentable Area 49,536 SF (4 Floors)

Parking 2 levels, one at ground level and one subterranean. Total of 65 spaces on the subterranean level and 82 spaces on the ground level, 37 of which are tandem stalls, for a total of 147 spaces.

Sprinkler Yes, throughout

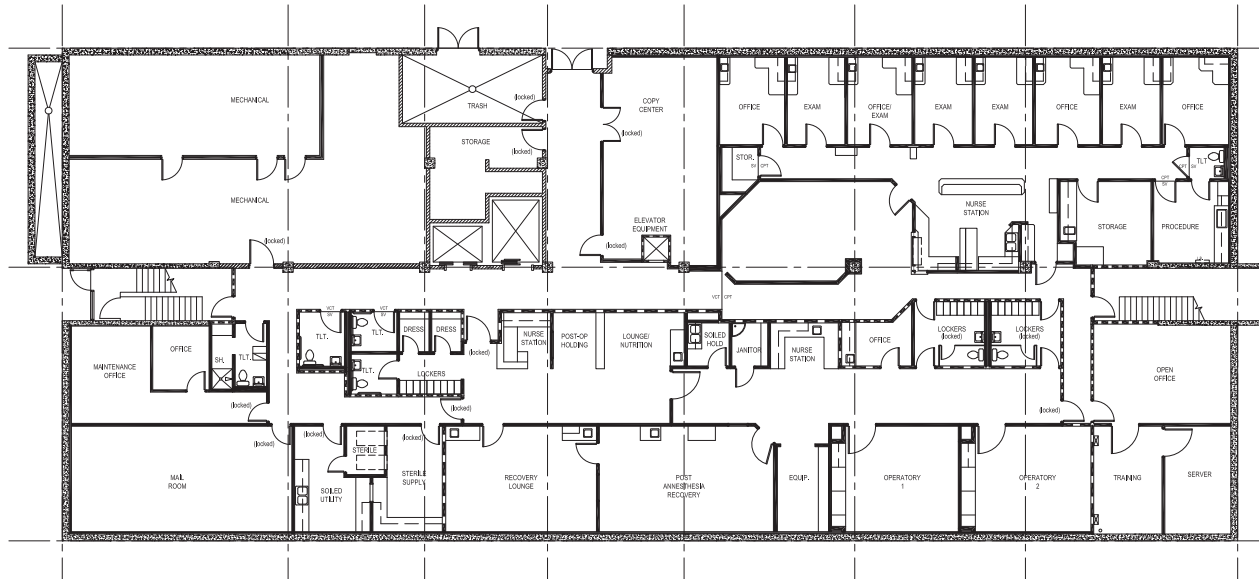
Utility Service

- Electricity:
Portland General Electric
- Gas:
NW Natural
- Water / Sewer:
Portland Water & Sewer

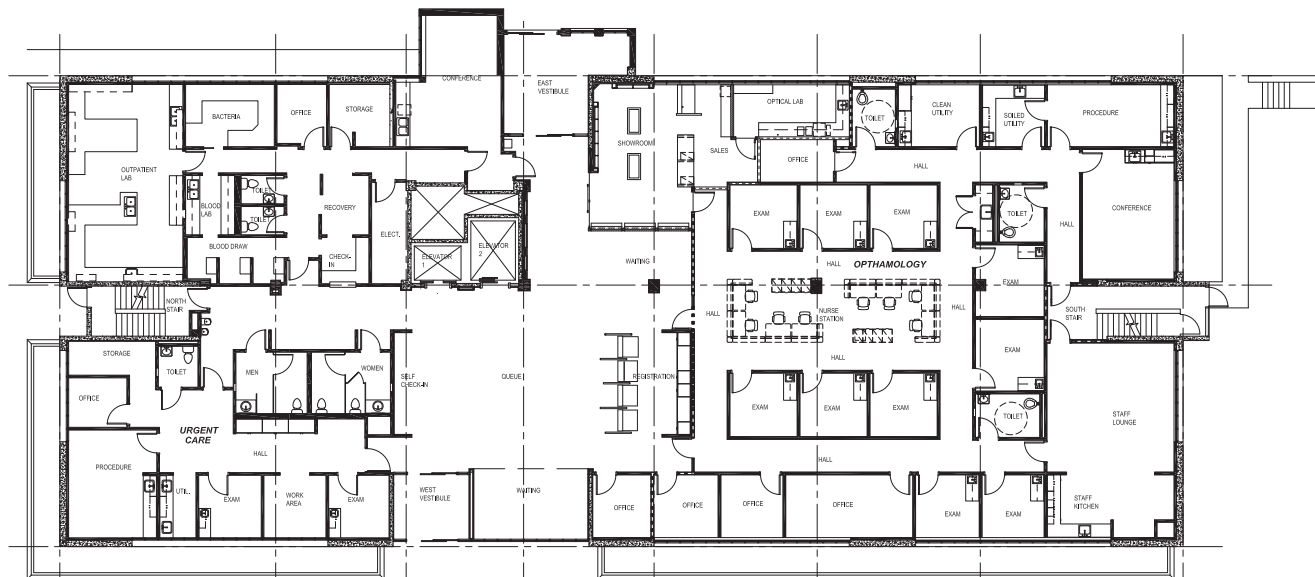
Elevators 2 - Otis Hydraulic



FLOOR PLANS

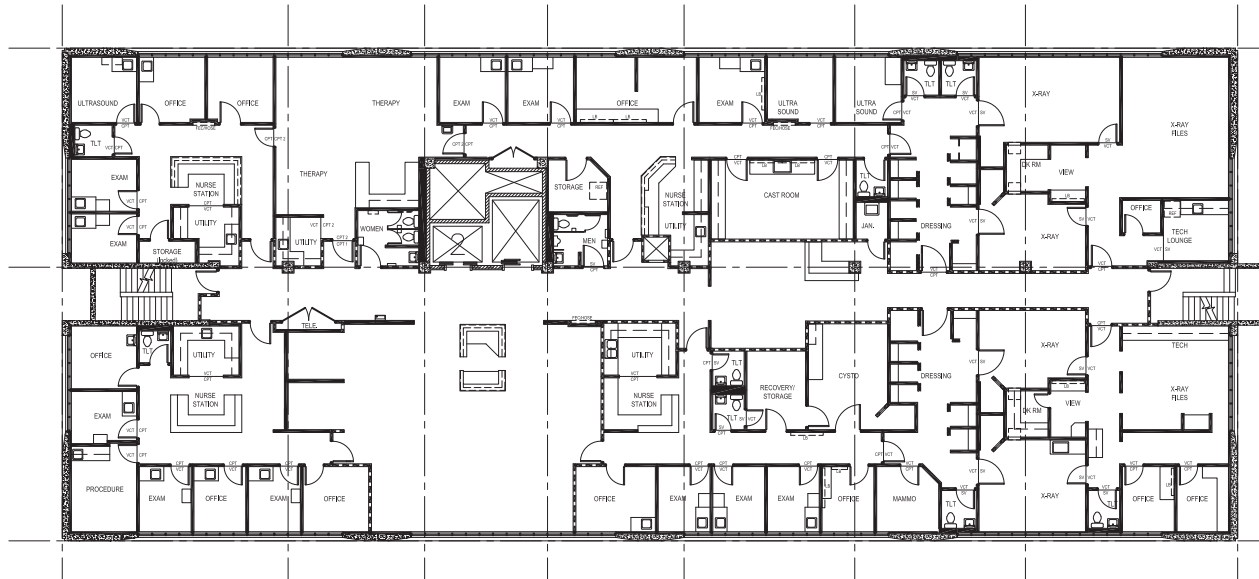


BASEMENT

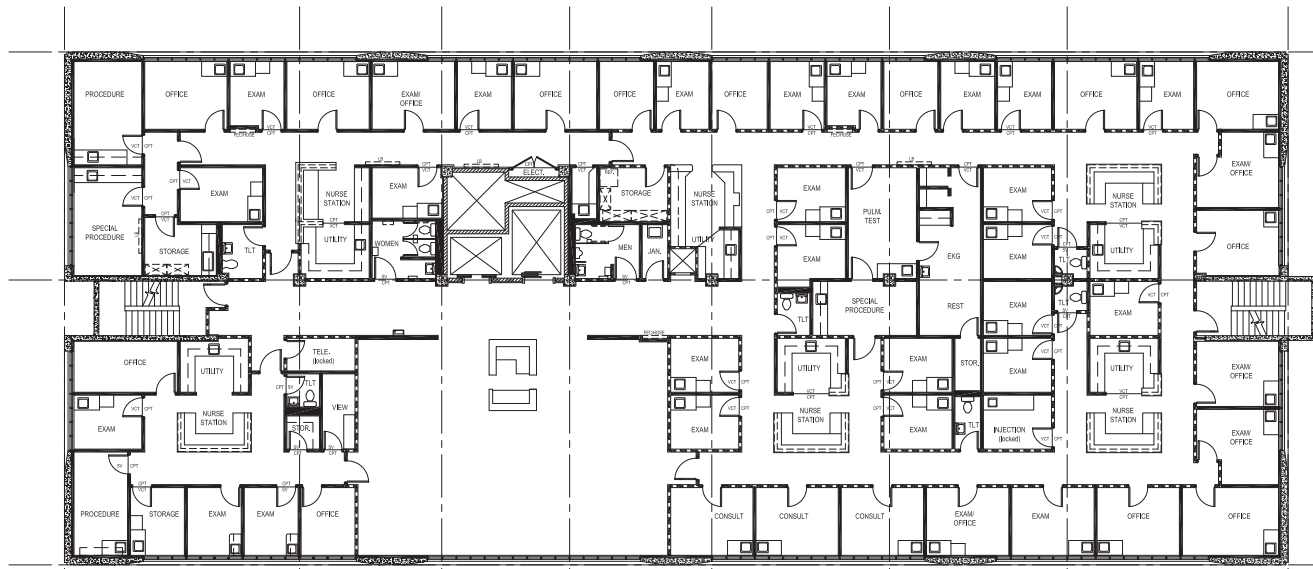


FLOOR 1

FLOOR PLANS



FLOOR 2



FLOOR 3

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MARKET OVERVIEW



Notable Nearby Office / Mixed Use



Significant Demand Drivers in Area





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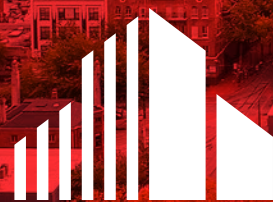
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