



Colliers

Accelerating success.

707

SE Belmont Street
Portland, Oregon

FOR SALE OR LEASE

Retail or Creative Office Workplace
Excellent Owner/User Opportunity

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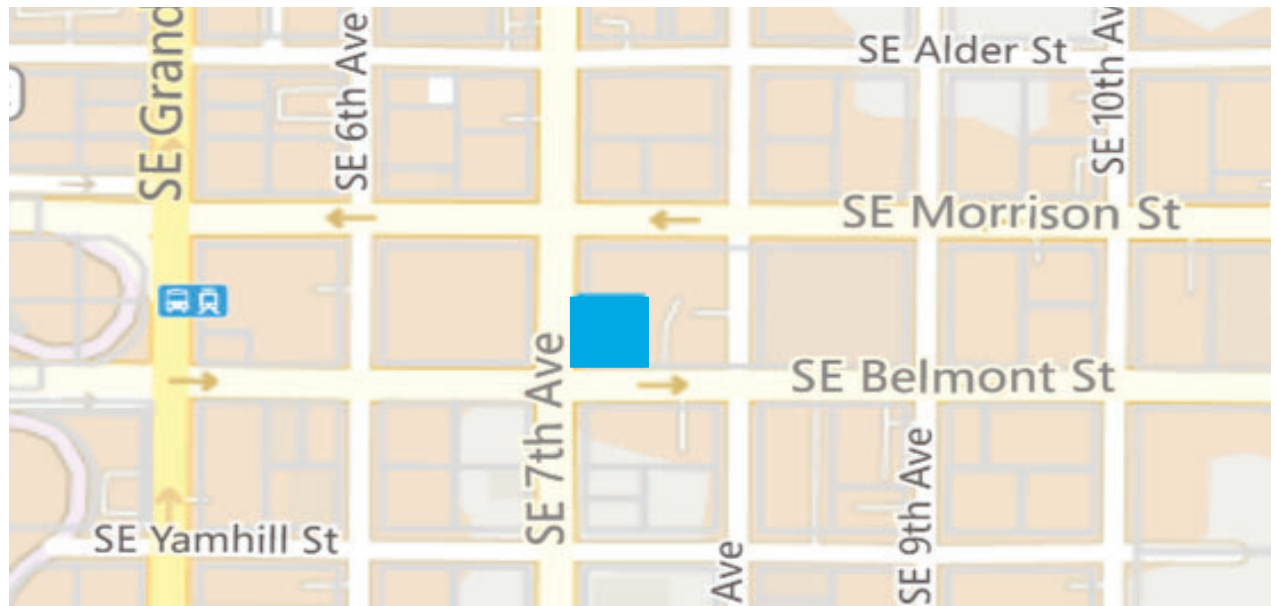
Highlights

- Excellent access and visibility
- Secured off-street parking on lower level
- 8,000 sf on main floor of finished office
- 5,400 sf storage/underground parking
- Amazing street view visibility and signage
- ADA Conceptual Designs available



Property Overview

Address	707 SE Belmont Street, Portland, OR 97214
Parcel Number	1S1E02BB 06400
Site Area	Approximately .18 acres (8,002 SF)
Location	Buckman Neighborhood
Frontage	SE Belmont Street and SE 7th Avenue
Current Zoning	EX - Central Employment
FAR and Bonuses	2.5:1 increasing to 4:1 with bonus provisions
Improvements	Approximately 8,000 SF of finished office space





Neighborhood

Located on the southwest corner of SE 7th Avenue and SE Belmont Street in the Buckman Neighborhood, proximate to some of Portland's most popular neighborhoods with plenty of independent retail, coffee, pub and dining options. The affluent, well educated renters moving in to the neighborhood represent a potential workforce for local offices as developers are continuing to renovate existing buildings into more creative office space.

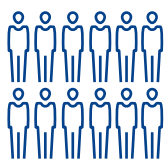
Land Use Designation

Central Employment (EX) zone allows for a full range of high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the Central City or Gateway. Generally the uses and character of this zone are oriented towards office, residential and industry.

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, residential, parks and open spaces, educational institutions, hospitals and quick vehicle servicing.

Demographics

(within a 5 mile radius)



2021 Population
405,432



2021 Average Household Income
\$108,484



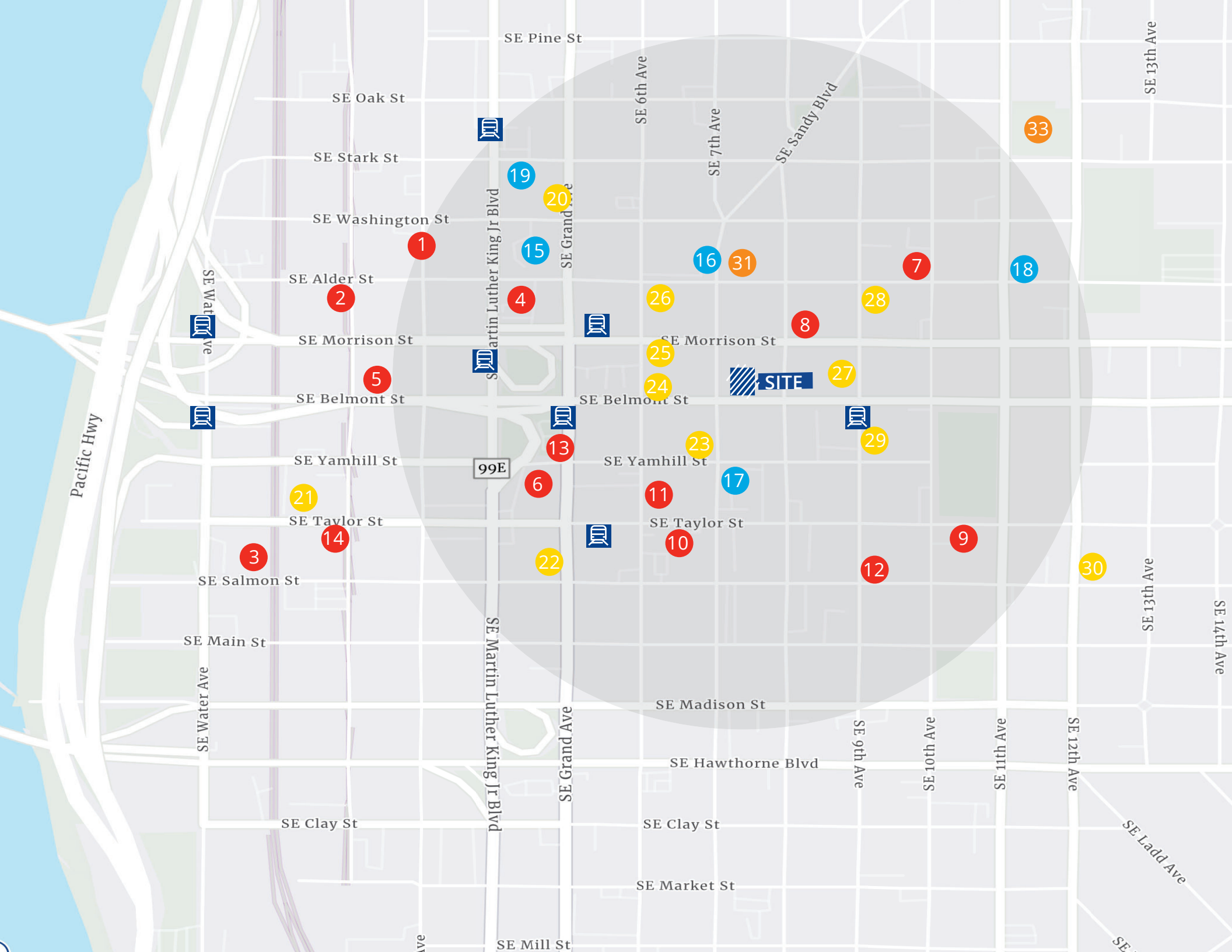
Bike Score
100



Walk Score
95



Transport Score
75



Amenities



Transit Stop



Grocery/Retail

1. Rinella Produce
2. Portland Night Market
3. Portland Flea Market
4. River City Bicycles
5. City Liquidators
6. Urbanites Home Goods Store
7. Eleven Shoe Store
8. Napa Auto Parts
9. Creative Millworking NW
10. Rejuvenation Hardware
11. 7-Eleven
12. Dick's Color Center
13. National Builder's Hardware
14. TREW Gear



Services

15. Shell Gas Station
16. Petro Card Pacific
17. US Postal Service
18. Buckman Veterinary Clinic
19. Washman Car Wash



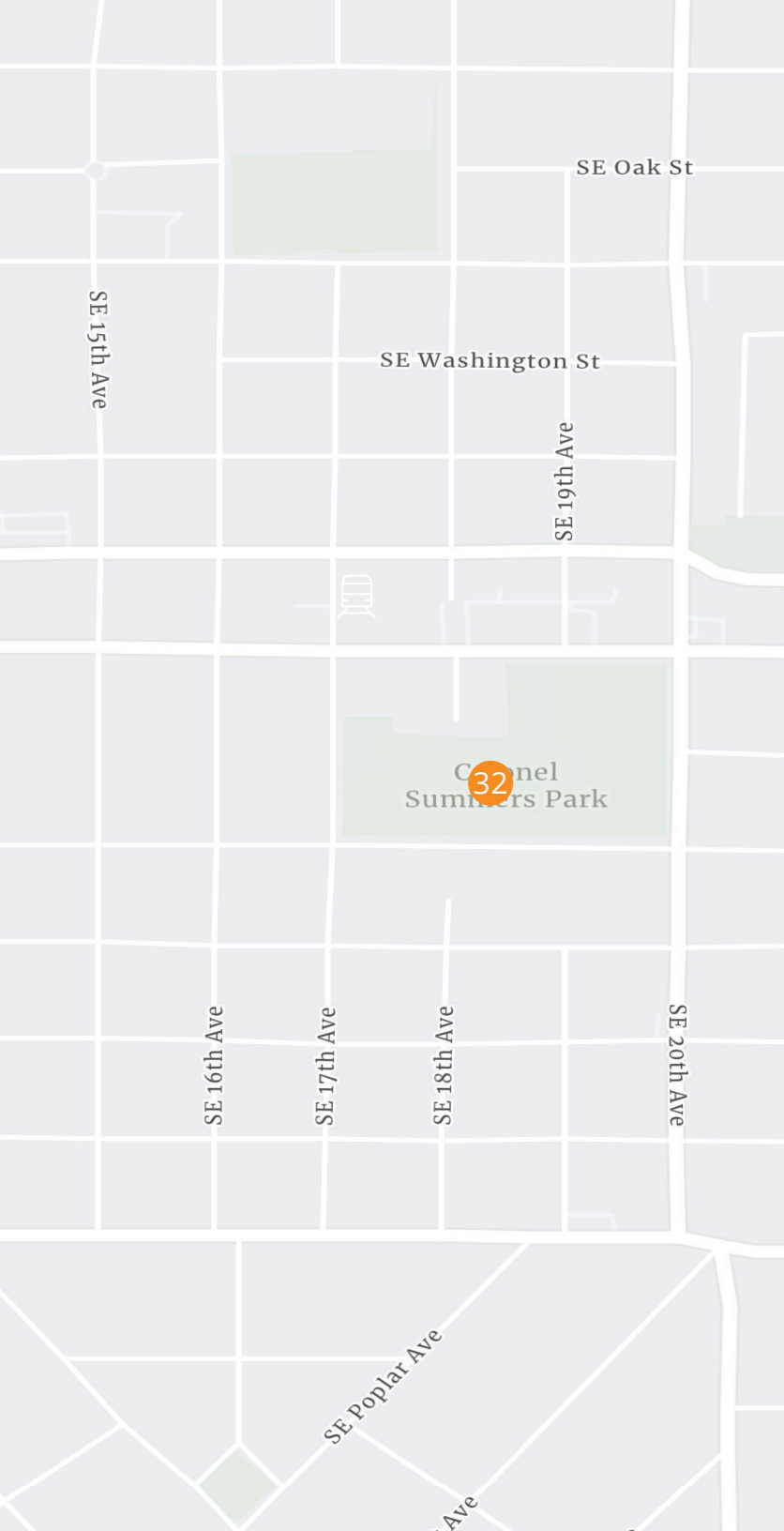
Restaurants/Café

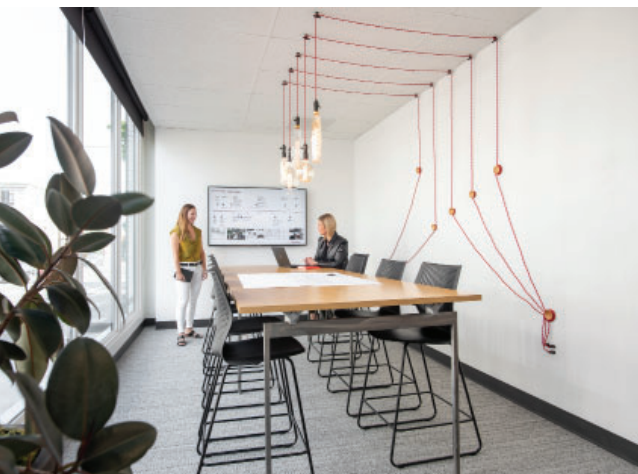
20. My Father's Place
21. Shalom Y'all
22. Caprotti's
23. Afuri Izakaya
24. Hat Yai Belmont
25. Pop Pizza
26. Loyal Legion
27. Cascade Barrel Brewing House
28. Obon Shokudo
29. Rogue Eastside Pub
30. Good Coffee Takeout



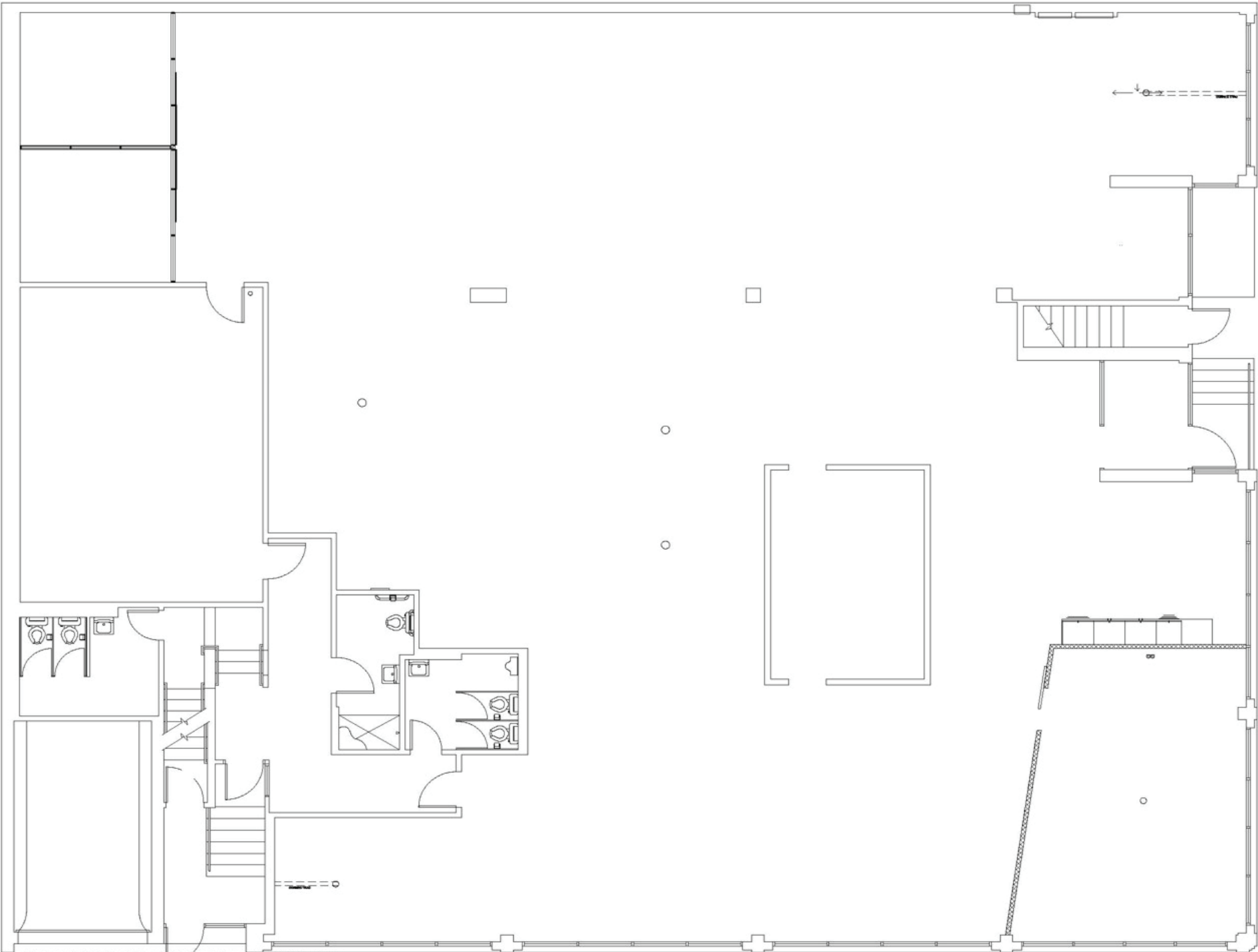
Recreation

31. Next Adventure Paddle Sports Center
32. Colonel Summers Park
33. St. Francis Park

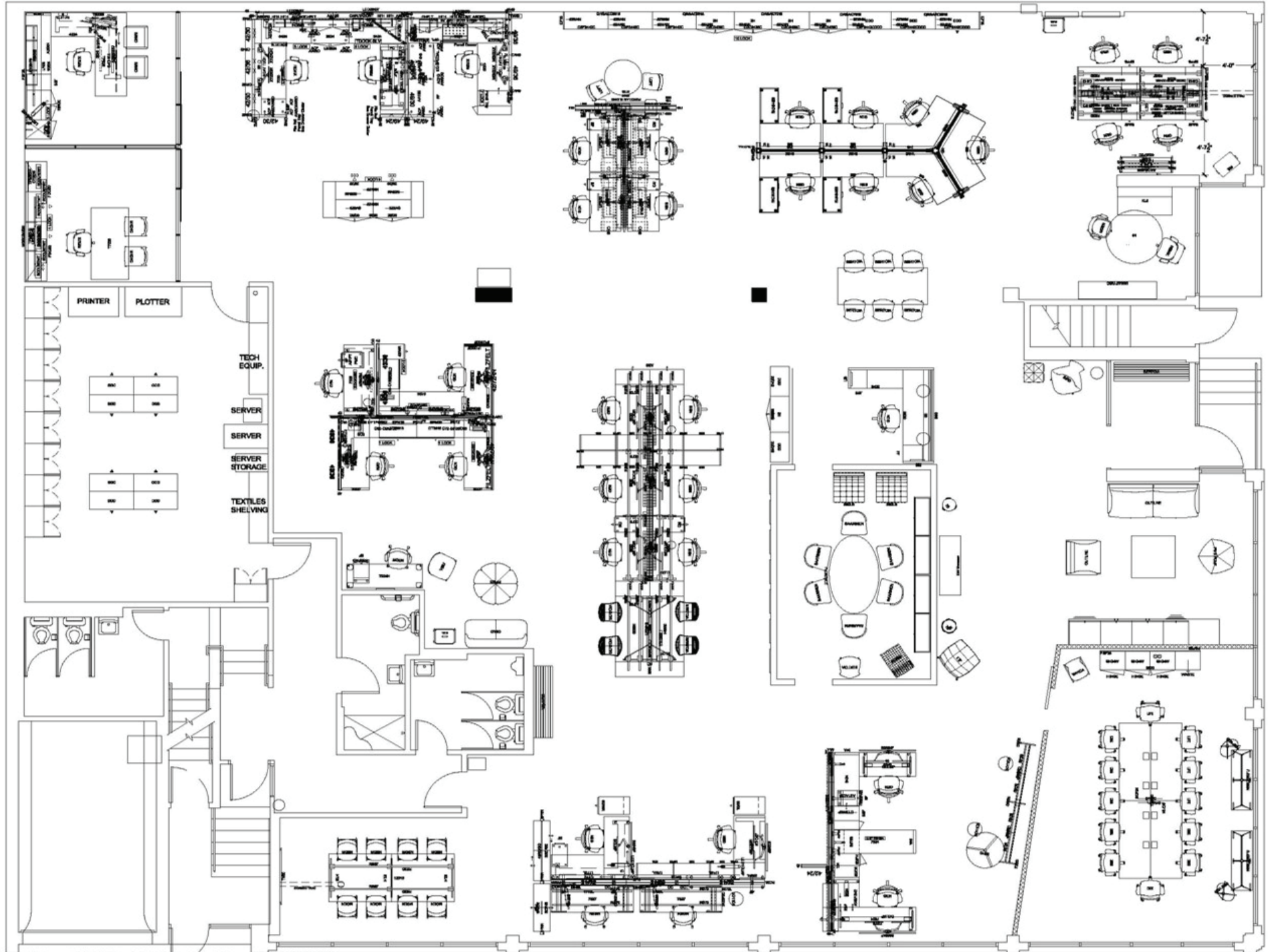




UPPER LEVEL FLOORPLAN

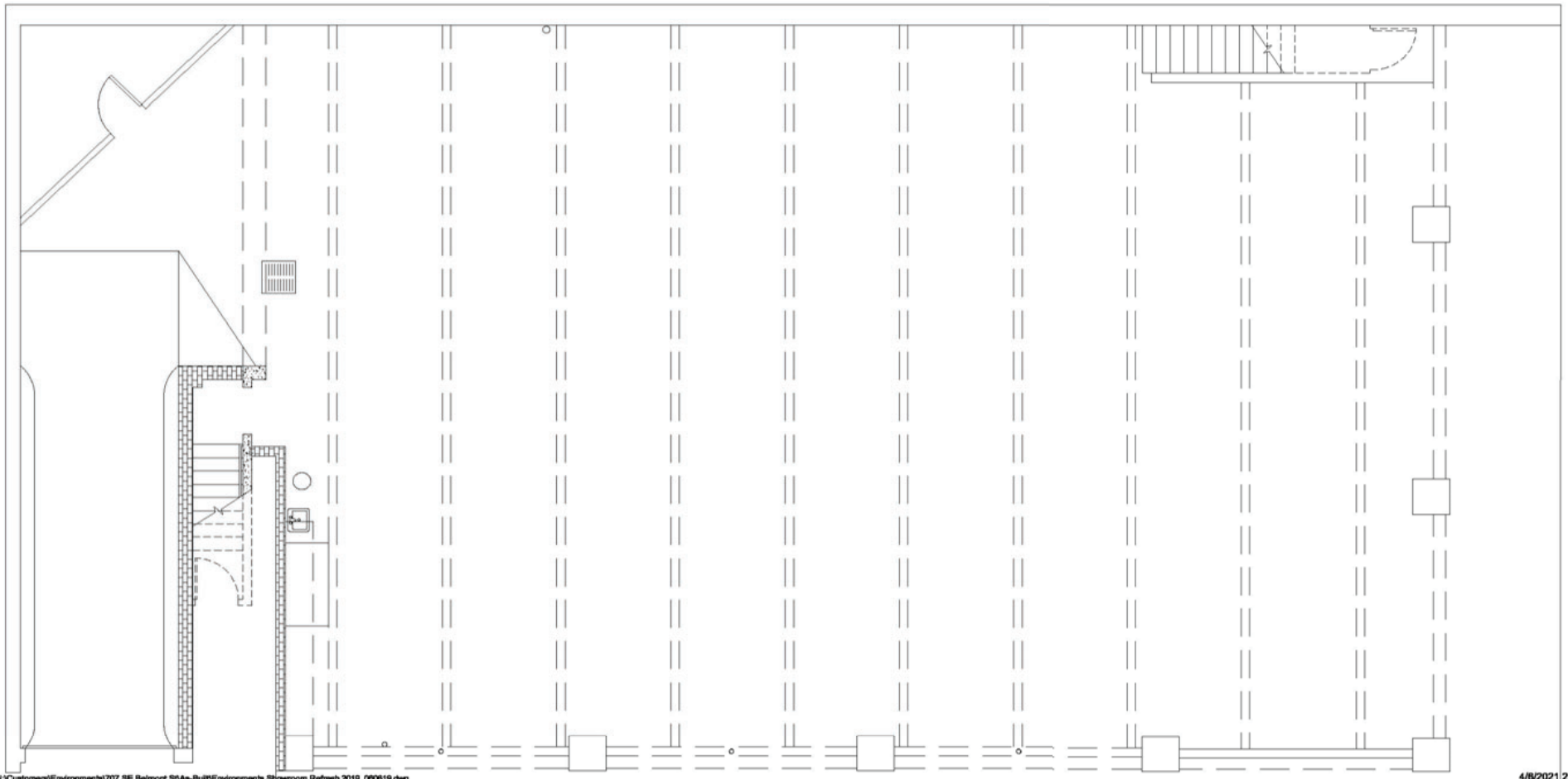


UPPER LEVEL FLOORPLAN WITH FURNITURE



LOWER LEVEL - PARKING/STORAGE

12-14 Parking Spaces





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