

# For Sale

## 6,000 SF, 2-Story Office

### Gresham, Oregon



Sale Price:  
\$1,000,000

- 1300 NE Linden Avenue, Gresham, Oregon 97030
- 6,000 SF GLA on 2 floors (Approximately 5,000 SF NRA)
- Land Area: 26,136 SF (.6 acres)
- Zoning: GC - General Commercial
- Partially leased: All tenancies on month-to-month term
- Great opportunity for single or partial owner-user
- Existing tenants prefer to extend (call for Tenant details)
- Parking: 26 stalls or 5:1000 SF
- Sale Price: \$1,000,000 or \$167/SF



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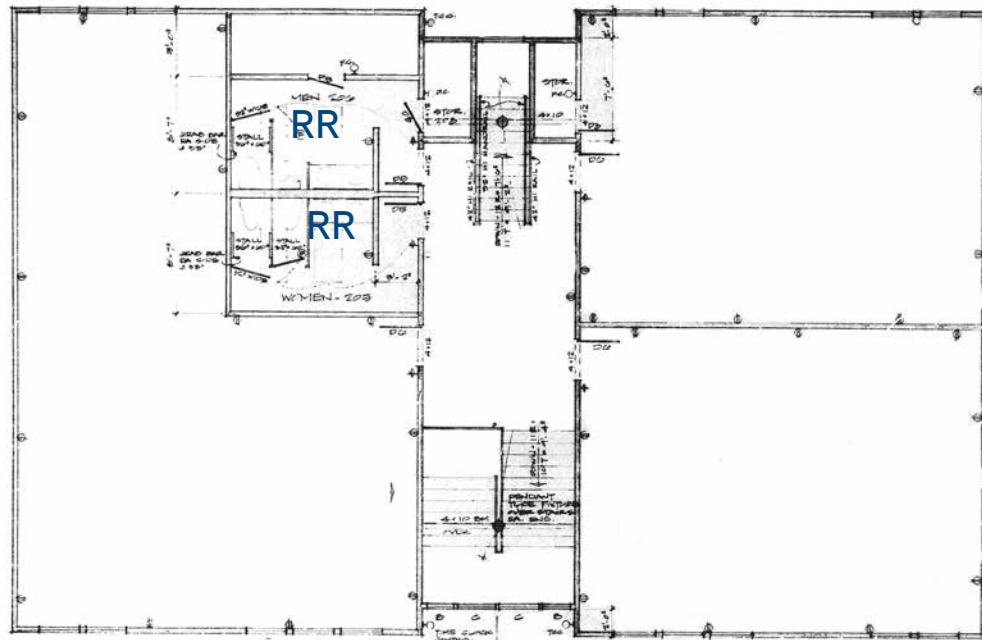


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# Floor Plans

2nd Floor  
(Top Level)

Approx. 3,300 SF  
GRA



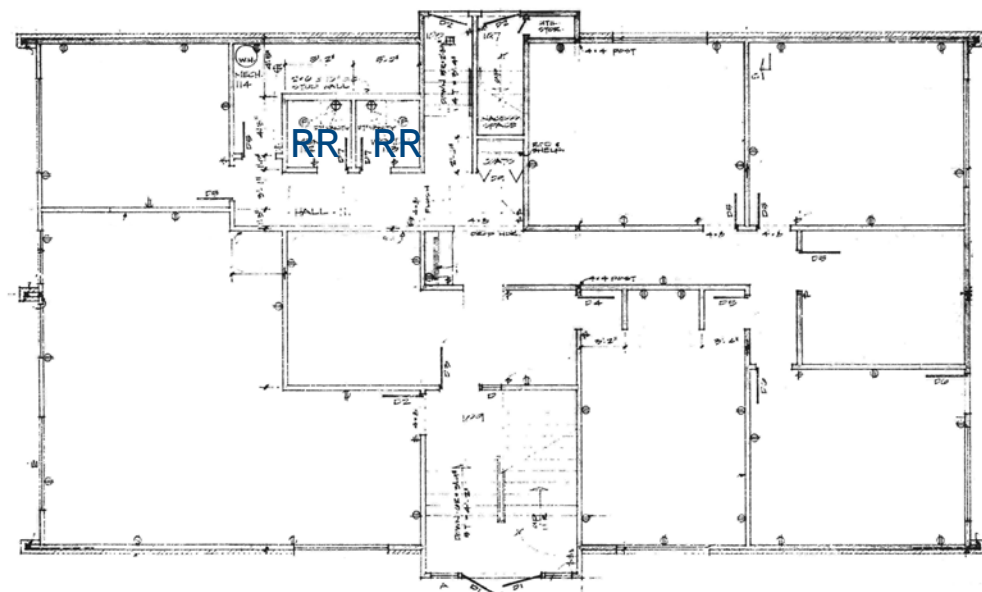
SECOND FLOOR PLAN

SECOND FLOOR PLAN  
1/4" = 1'-0"

HAWKINS, BERKUNSON & SEAL  
ARCHITECTS  
DRAWN BY: KAL  
PLAN NO.: 079-079  
SUBJECT: 2ND FLOOR PLAN  
SHEET NO.: 5

1st Floor  
(Lower Level)

Approx. 2,700 SF  
GRA



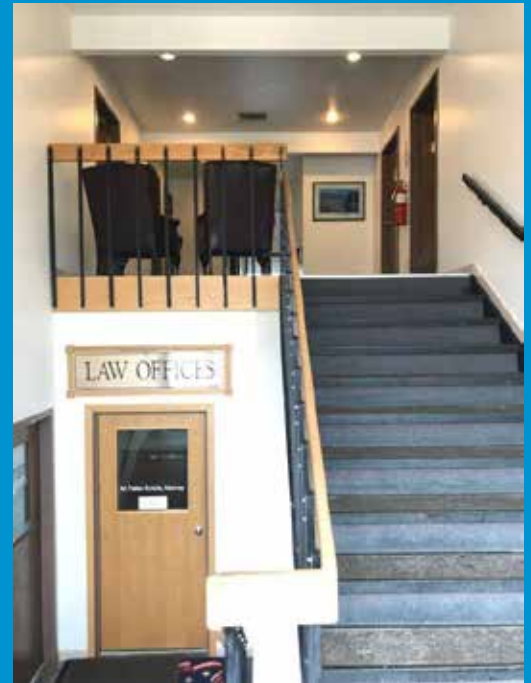
FIRST FLOOR PLAN

FIRST FLOOR PLAN  
1/4" = 1'-0"

HAWKINS, BERKUNSON & SEAL  
ARCHITECTS  
DRAWN BY: KAL  
PLAN NO.: 079-079  
SUBJECT: 1ST FLOOR PLAN  
SHEET NO.: 4



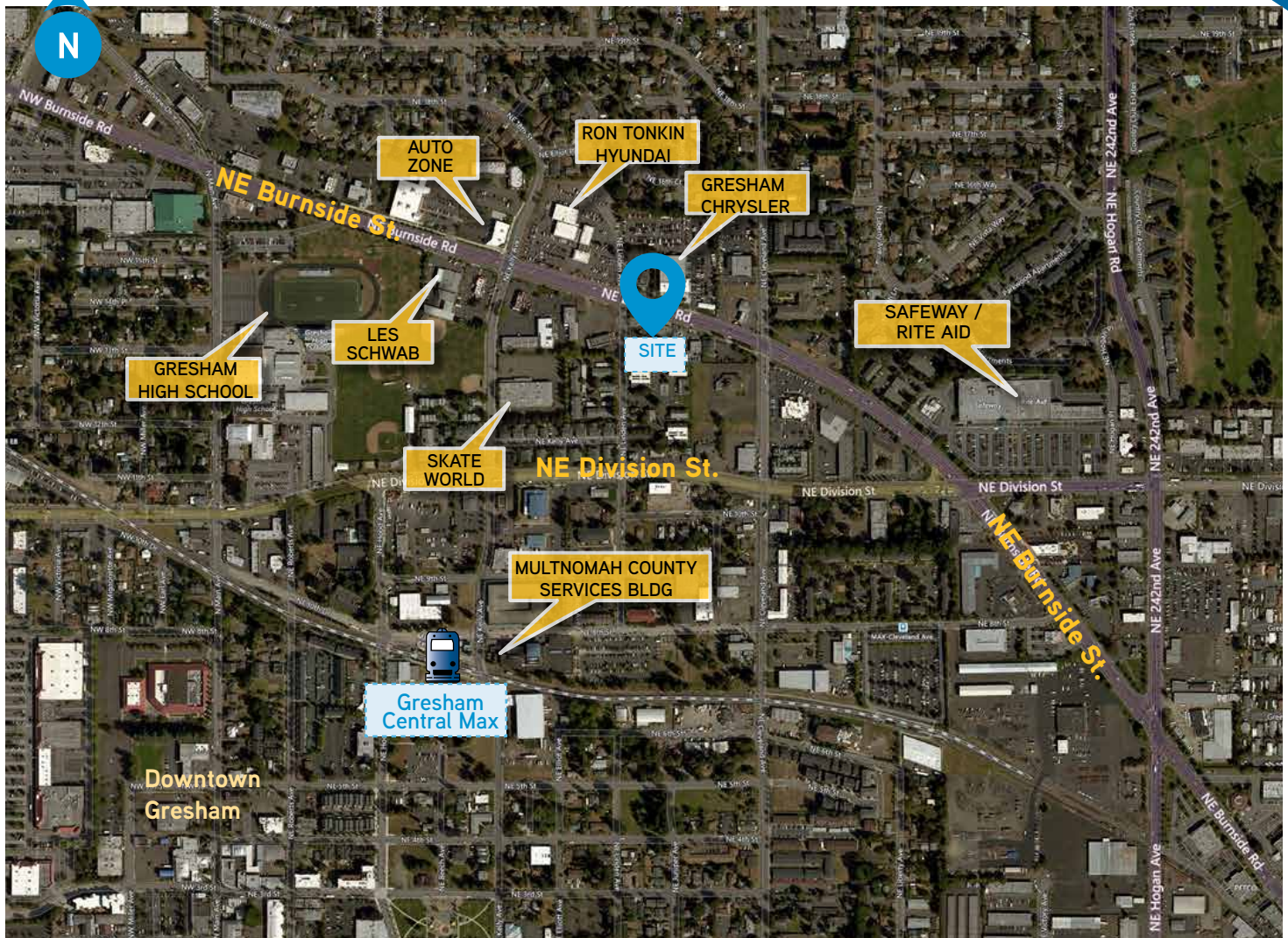
**FOR SALE** | 1300 NE Linden Avenue, Gresham | OR



- Built in 1974
- Well maintained - older systems and roof partially replaced.
- Easy access to Burnside Street, Powell Blvd., Main Street. Approximately 3 miles South of I-84, approx. 6 miles East of I-205.
- Near MAX Light Rail Transit Center, Multnomah County Services, and Gresham High School.
- Current leases in the \$19.00/SF full service, rental rate range.
- County Tax Assessed Value 2017: \$568,760.
- Real Estate Taxes: \$7,410.



**FOR SALE** | 1300 NE Linden Avenue, Gresham | OR  
Suburban Office Building



Central Gresham Location

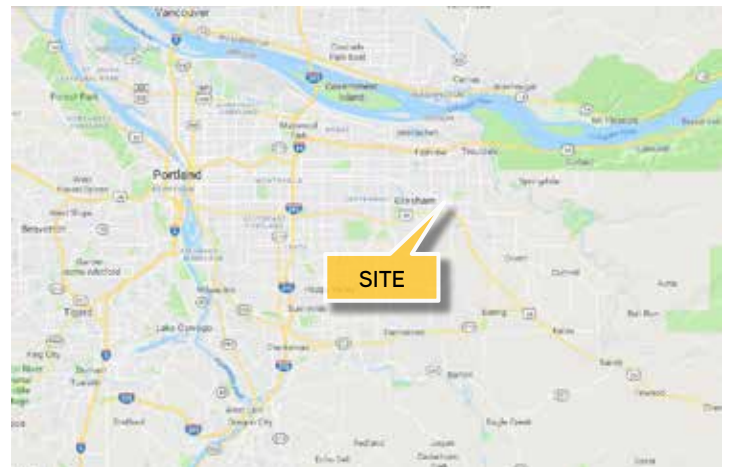
Sale Price: \$1,000,000

or \$167/SF

[colliers.com/portland](http://colliers.com/portland)

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