

OFFICE - FOR LEASE

RIVERVIEW COMMUNITY BANK BUILDING

9415

SOUTHEAST STARK STREET

PORTLAND | OREGON 97216

CARL GRENDING | SENIOR ADVISOR

carl.grending@svn.com

O: 503.208.9396 | M: 971.533.3000

RYAN IMBRIE | MANAGING DIRECTOR

ryan.imbrie@svn.com

O: 503.208.9403 | M: 503.705.7352



All SVN® Offices Independently Owned and Operated

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

PORTLAND, OREGON

METRO POPULATION: 2,389,228



Portland is Oregon's largest city, located near the confluence of the Willamette and Columbia Rivers. The Portland-Vancouver MSA consists of four counties: Multnomah, Washington, Clackamas, and Clark County, Washington — On clear days, Mt. Hood towers over Portland, with its striking snow-capped peak. That breathtaking view is one aspect of what makes the area so unique. It's a stunning place that brings together the rugged natural beauty of the Cascades with metropolitan culture and class.

SPORTS



HIGHER EDUCATION



ABOUT PORTLAND OREGON

MAJOR EMPLOYERS



HIGHLIGHTS



Average Annual Salary

Portland Metro: \$55,330 | US: \$50,620



#6 Best City to Live According to US News & World Report



#1 Best Foodie City in America per WalletHub



3.8% Metro Unemployment Rate



#5 Best Biking City According to Bicycling Magazine

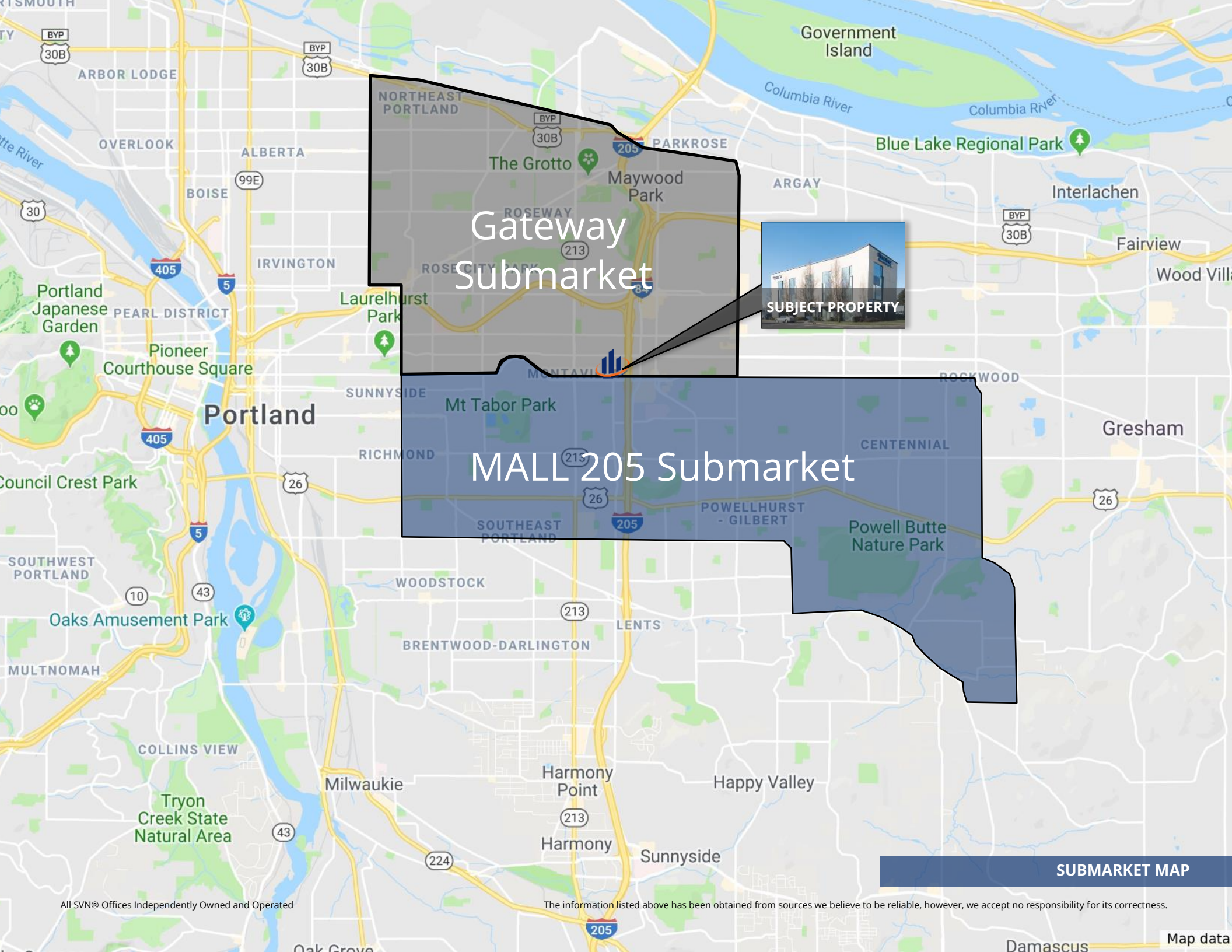


Top 15 most educated City in America by Trillist



Projected population growth of 4.9% from 2017-2022

METRO HIGHLIGHTS



Gateway
Submarket

SUBJECT PROPERTY

MALL 205 Submarket

SUBMARKET MAP

All SVN® Offices Independently Owned and Operated

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Damascus Map data

PROPERTY HIGHLIGHTS

- Excellent access to the I-205 and I-84 freeways
 - Nicest asset in submarket
 - 2.3% submarket vacancy
- Great visibility from I-205 and SE Stark Street

Rate: Call for Details

Lease Terms: NNN or MG

Building Size: 10,768 SF

Rentable Area: 9,520 SF with 12% load factor

Lot Size: 20,037 SF (0.46 AC) on 3 parcels

Property Type: Office

Parking: 29 total spaces (2 handicap)

Parking Ratio: 2.6/1,000

Zoning: CM2

Year Built: 2003

PARCEL Numbers: R319521, R319688, R495456

Submarket: Mall 205/Gateway District

Exciting new opportunity to secure up to 7,110 SF of class B space in the Mall 205/Gateway District. Located on the corner of NW I-205 freeway and Stark Street. The intersection has a combined ADT of close to 20,000 vehicles. This property features large windows, kitchenette space, separate elevator access as well as private offices and large conference rooms.

Riverview
COMMUNITY BANK

Riverview
ATM

PROPERTY DETAILS

LOAD FACTOR

NAME:

9415 SE Stark St

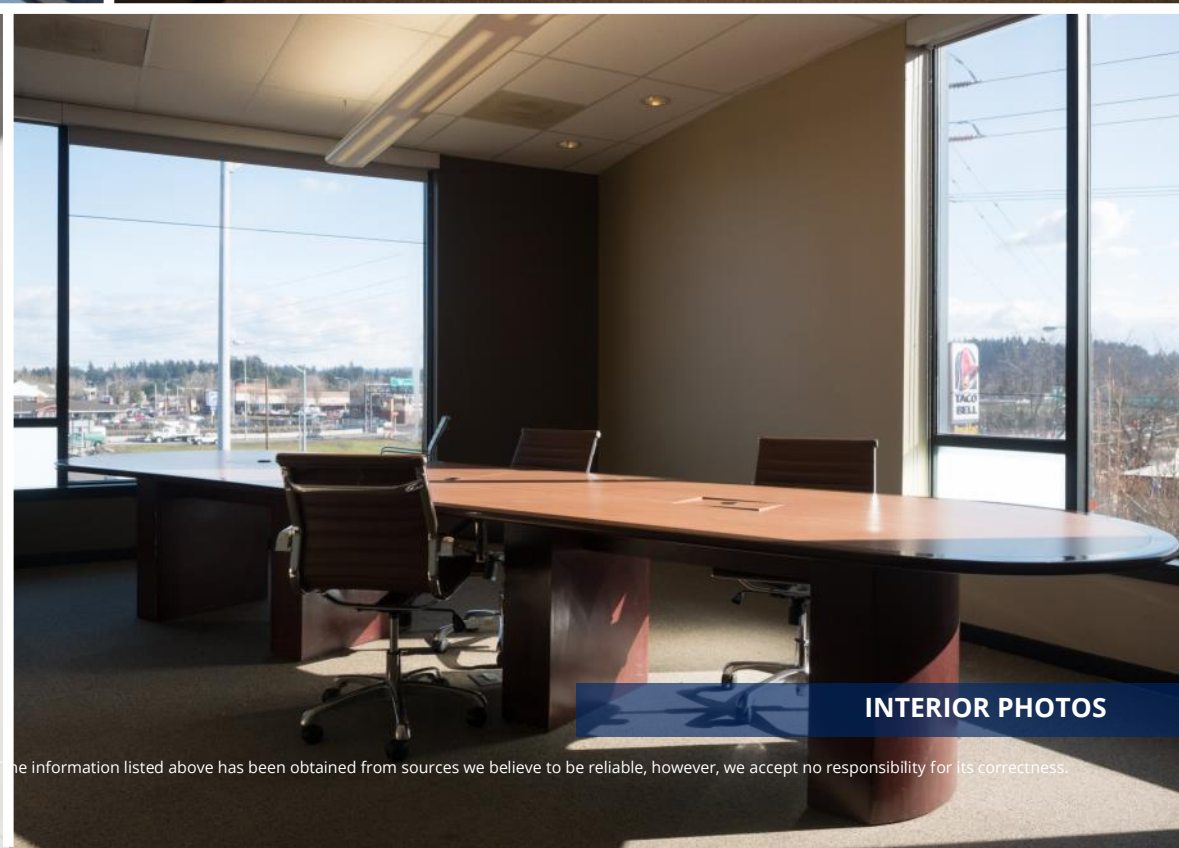
TYPE OF PROPERTY:

Office

	USF	Load	RSF	Load Factor
Bank	2,410	316	2,726	11.59%
Floor 2	3,555	466	4,021	11.59%
Floor 3	3,555	466	4,021	11.59%
	9,520	1,248	10,768	11.59%
GBA	10,768			
Load SF	1,248			
Load Factor	11.59%			



LOAD FACTOR



All SVN® Offices Independently Owned and Operated

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

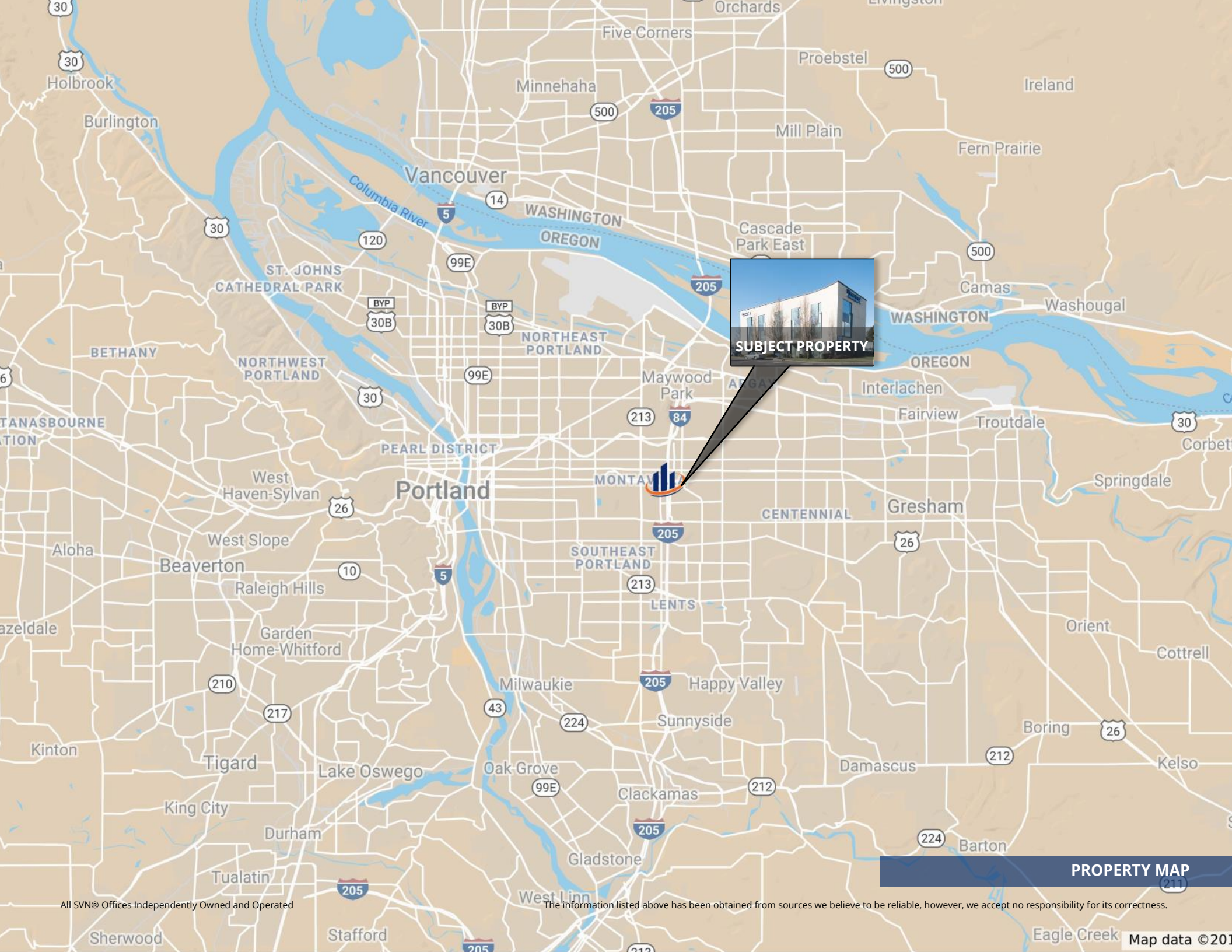
INTERIOR PHOTOS



EXTERIOR PHOTOS

All SVN® Offices Independently Owned and Operated

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



PROPERTY MAP



SE 94th Ave

SE Stark Street

18,300 ADT

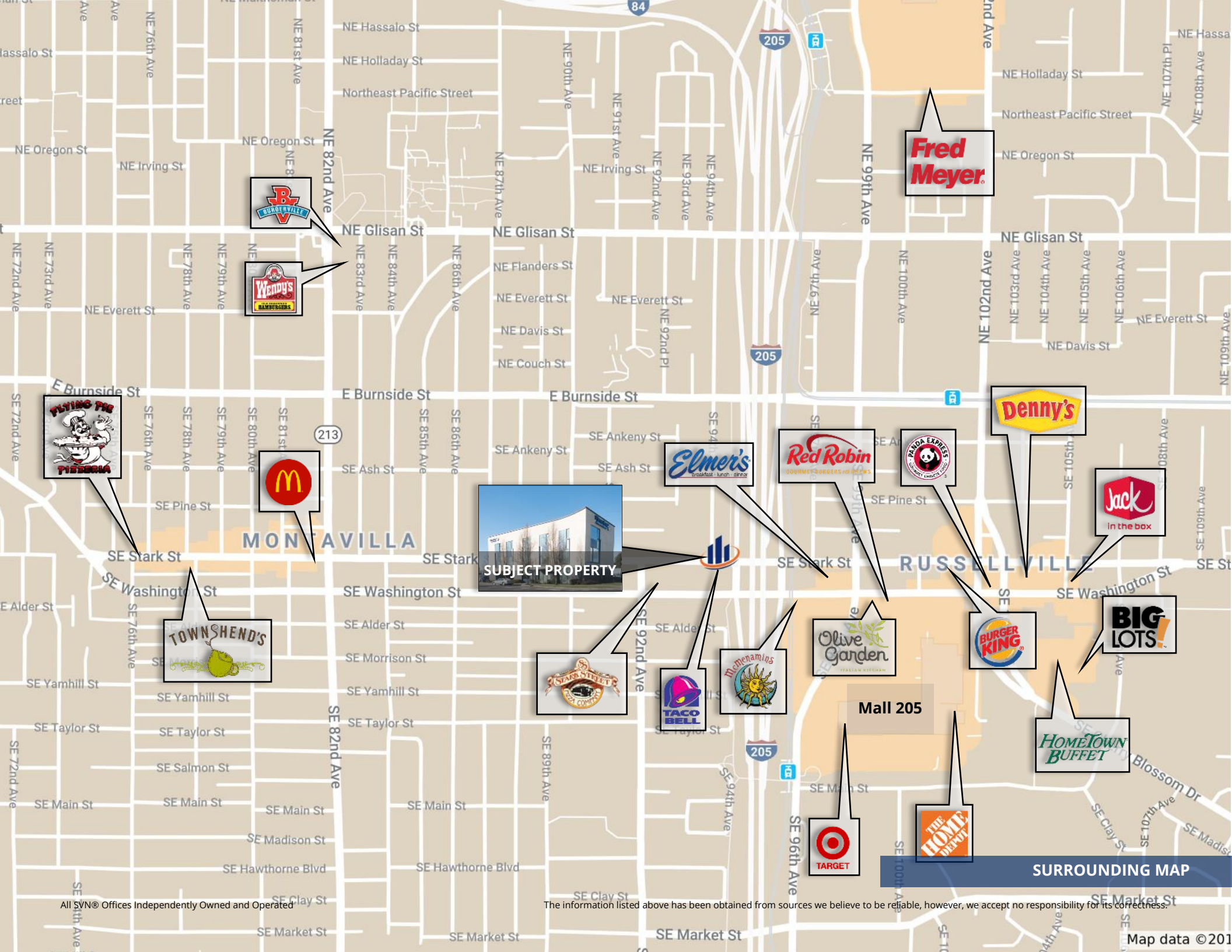
SE Stark Street

151,400 ADT

SE Washington St

SE Washington St

AERIAL MAP



Fred Meyer



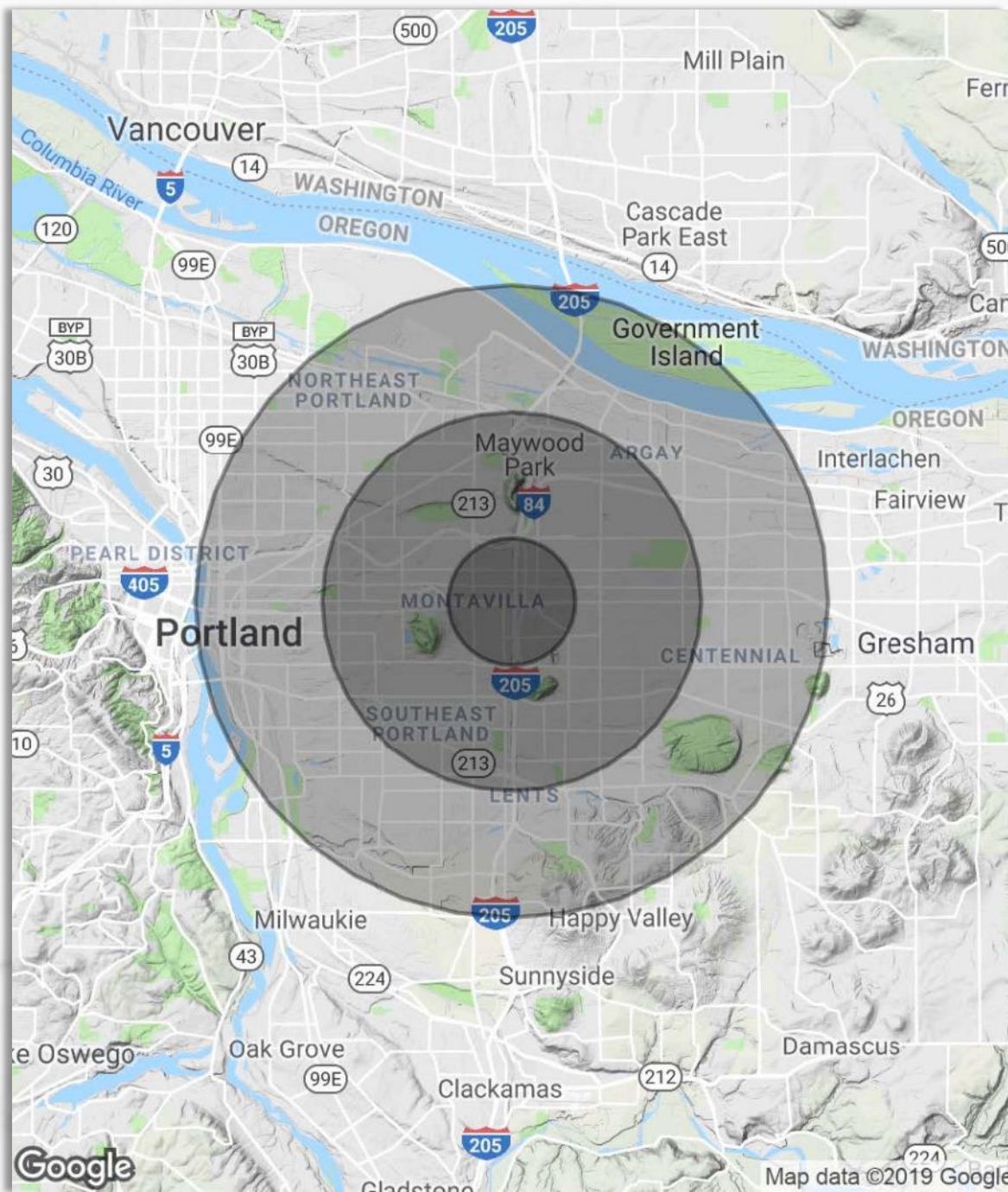
SUBJECT PROPERTY



Mall 205



SURROUNDING MAP



	1 Mile	3 Miles	5 Miles
Total Households	7,263	70,920	165,632
Total Population	18,923	175,122	408,967
Persons per Household	2.6	2.5	2.5
Average Household Income	\$51,963	\$54,513	\$60,149
Average House Value	\$249,819	\$270,988	\$314,458
Average Age	36.8	36.7	36.2
Average Age (Male)	35.9	36.2	35.9
Average Age (Female)	38.5	37.5	36.6

DEMOGRAPHICS DATA

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



DISCLAIMER



SOUTHEAST STARK STREET

PORTLAND | OREGON 97216



LINCOLN TOWER
10260 SW Greenburg Road, Suite 530
Portland, Oregon 97223
www.svnimbrie.com

CARL GRENDING
SENIOR ADVISOR

O: 503.208.9396 | M: 971.533.3000
carl.grending@svn.com

RYAN IMBRIE
MANAGING DIRECTOR

O: 503.482.7551 | M: 503.705.7352
ryan.imbrie@svn.com