

# FREIMANN BUILDING

240 SW FIRST AVE | PORTLAND, OR 97204

## FOR SALE OR LEASE



**DOWNTOWN BUSINESS INCENTIVE!**  
Get your share of \$25,000,000!  
Temporary nonrefundable tax credit designed to incentivize commercial lease signings and lease renewals.  
\*Please see below for more details

## STAND ALONE OFFICE FOR SALE OR LEASE

### DETAILS

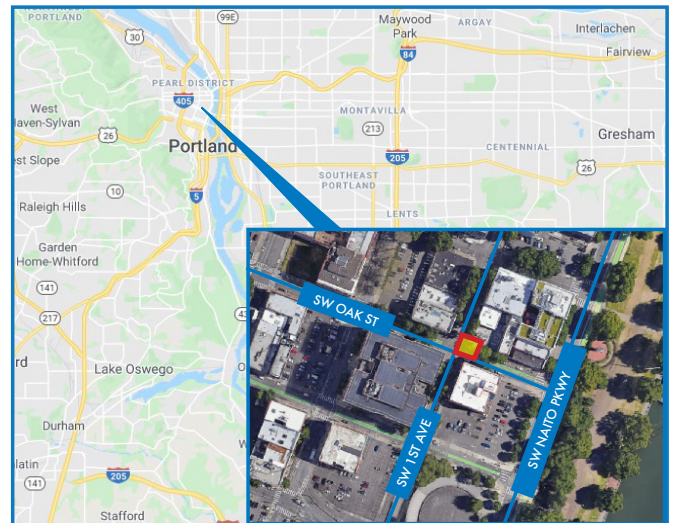
- Price: \$1,570,000
- Lease Rate: Call for rate
- Building size: ± 7,885  
Office/Mezz: ± 4,910  
Basement: ± 2,975
- Land area: 2,500 SF
- Year built: 2003 replication
- Zoning: CXD (Central Commercial)

### FEATURES

- In place income through April, 2024
- Available May 1, 2024 for lease
- Professionally managed. Supervisor only works area buildings
- On-site early morning cleanup
- Secure entries
- Many nearby amenities including hotels, restaurants, bars, and shops
- Direct access to the Max light rail line
- Built out as "best in class" creative office
- Steel and reinforced masonry with complete seismic upgrade

### \*Credit Requirements

- Any business that meets the following criteria may participate in the DBI credit program:
1. Be registered with the City of Portland's Revenue Division and be in compliance for the prior periods.
  2. Either:
    - o Enter into a new lease, or extend a current lease, during the 2023 or 2024 calendar year for building space within the eligible sub-district boundaries for a period of four years or more; or
    - o Own and occupy that building space within the eligible sub-district boundaries.
  3. Maintain 15 employees or more working at least half their time in the leased or owned building space within the eligible sub-district boundaries over the four-year period.



08.10.2023

For more information or a property tour, please contact:

**RAYMOND DUCHEK**

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**DUANE LINK**

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## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

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503.223.3171 • norris-stevens.com

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### PROPERTY PHOTOS



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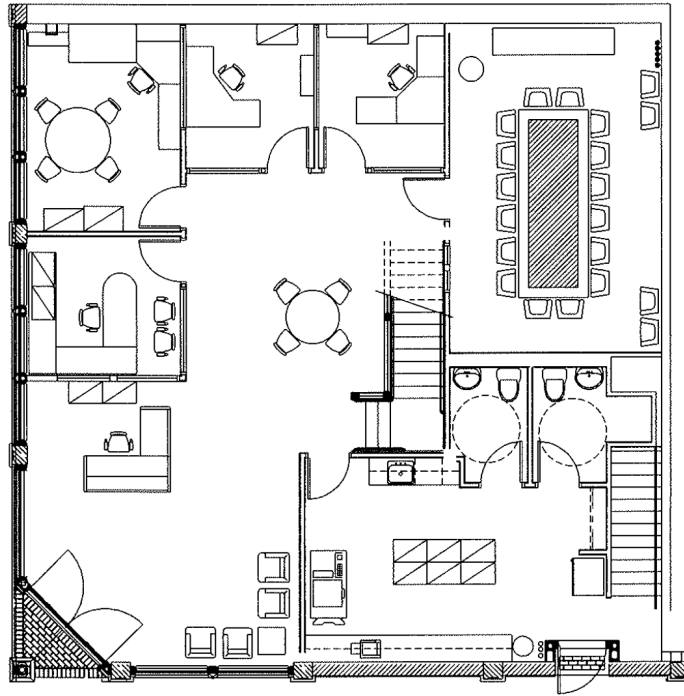
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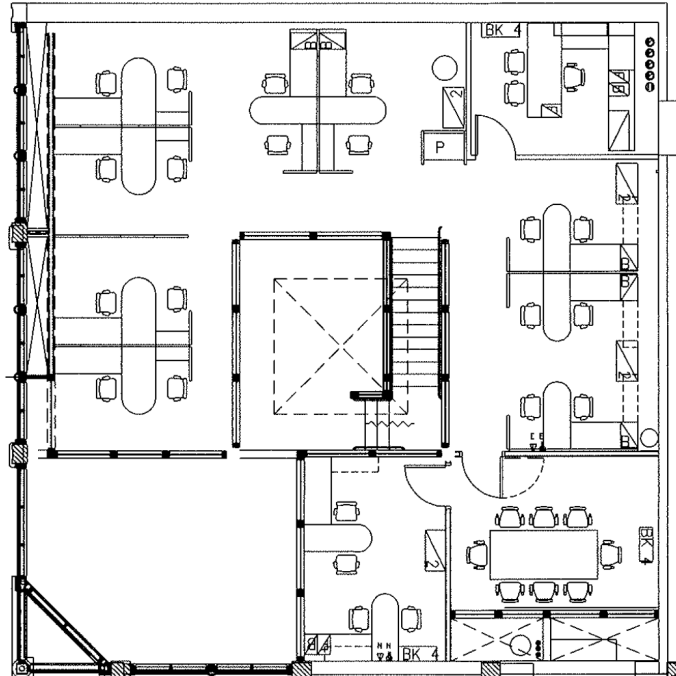
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### FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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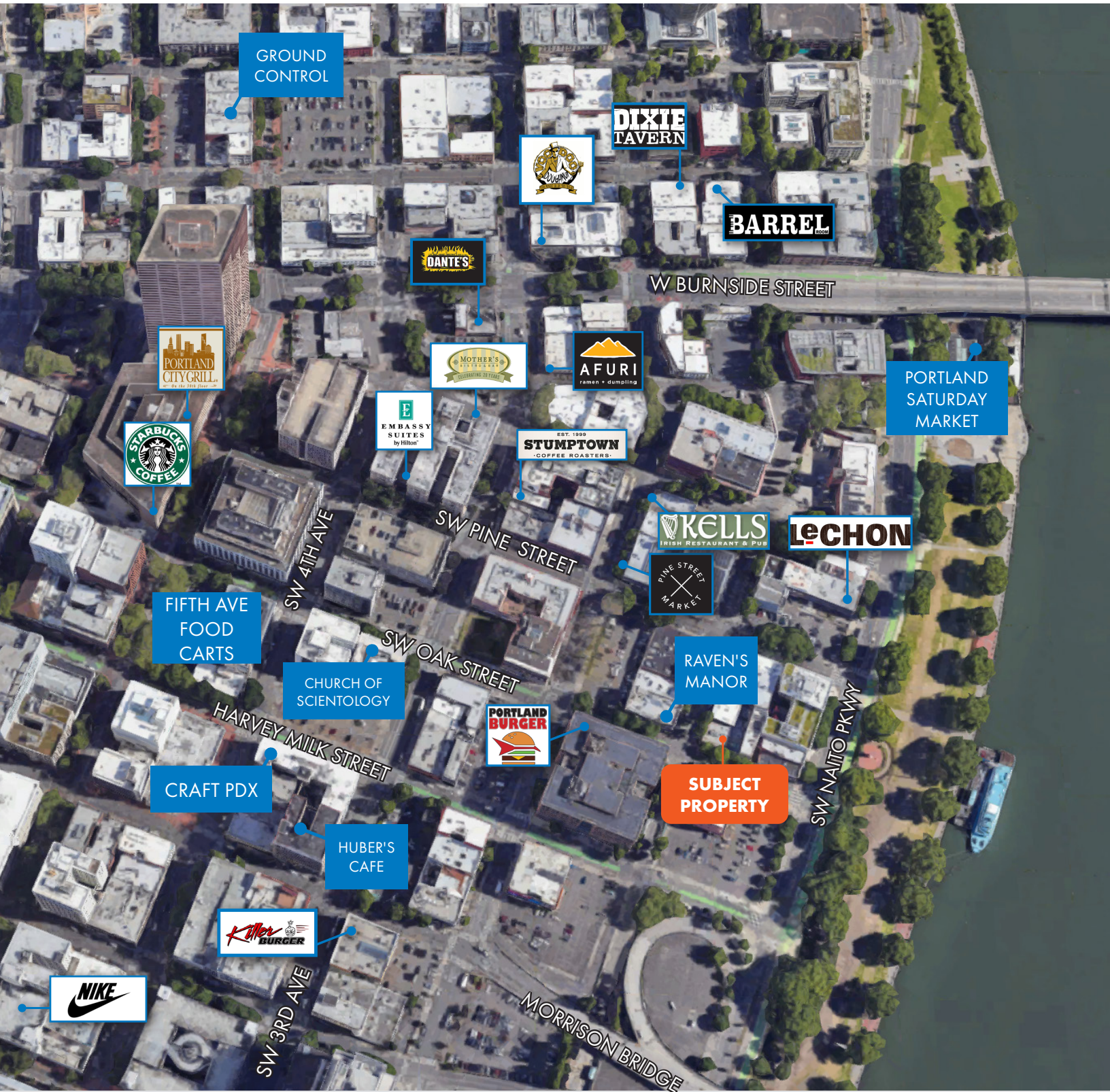
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