

# FREIMANN BUILDING

240 SW FIRST AVE | PORTLAND, OR 97204

FOR SALE OR LEASE



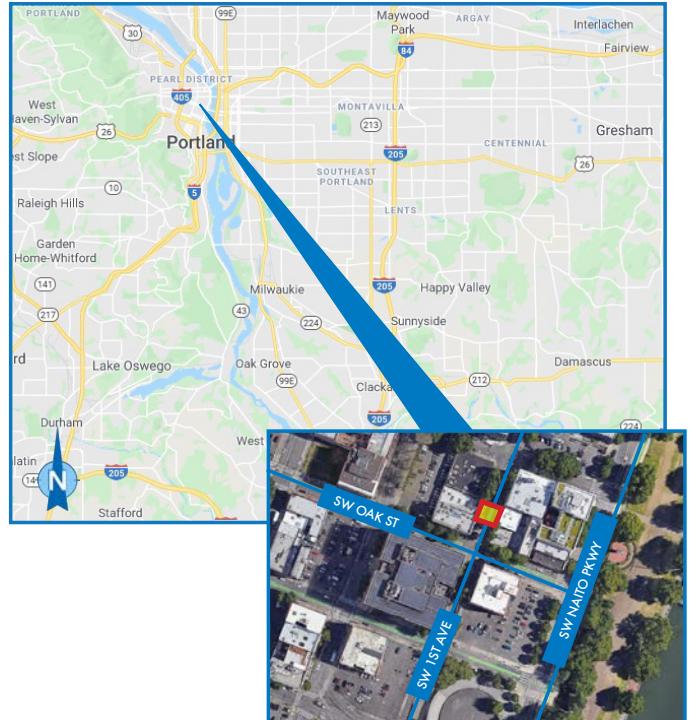
## STAND ALONE OFFICE FOR SALE OR LEASE

### DETAILS

- Price: \$1,200,000
- Lease Rate: \$15.00 PSF, FS
- Building Size: ± 7,885 SF
- Office/Mezz.: ± 4,910 SF
- Basement: ± 2,975 SF
- Land area: ± 2,500 SF
- Year built: 2003 replication
- Zoning: CXD (Central Commercial)

### FEATURES

- **Move-in ready! Perfect owner/user opportunity**
- Professionally managed – building superintendent 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



01.14.2026

For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503-225-8492

RaymondD@norris-stevens.com

**DUANE LINK**

503-225-8465

DuaneL@norris-stevens.com



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 their own satisfaction.

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204

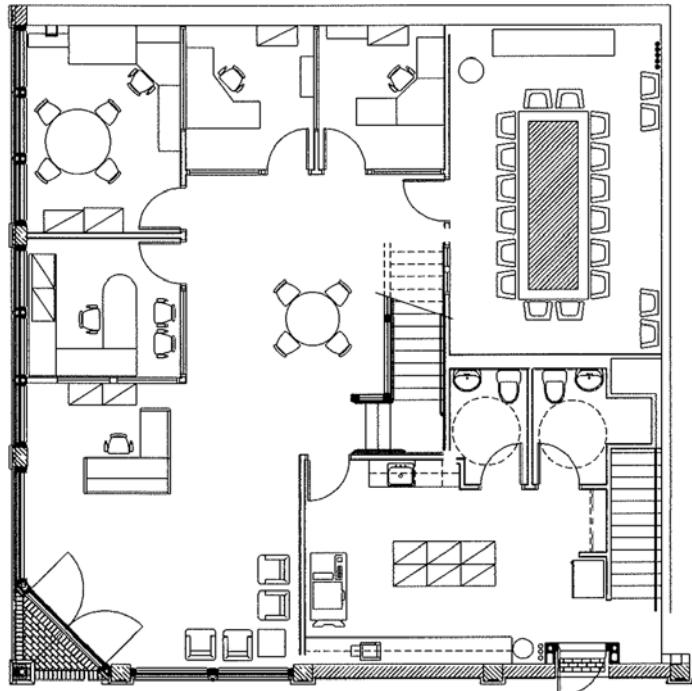
503.223.3171 • [norris-stevens.com](http://norris-stevens.com)

# FREIMANN BUILDING

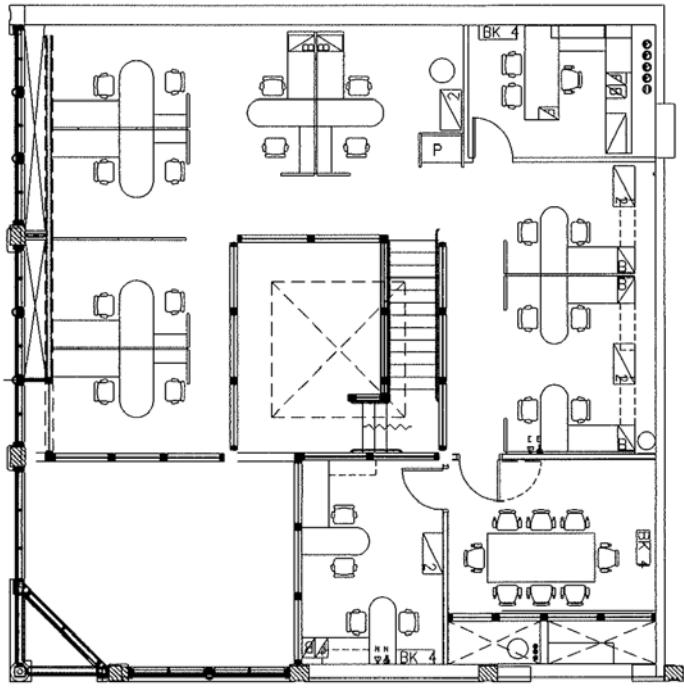
240 SW FIRST AVE | PORTLAND, OR 97204

FOR SALE OR LEASE

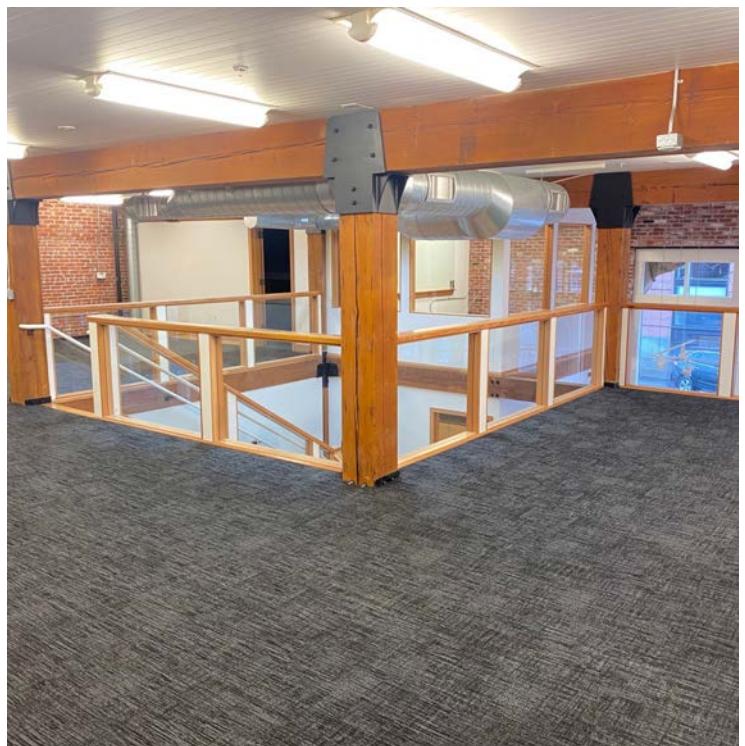
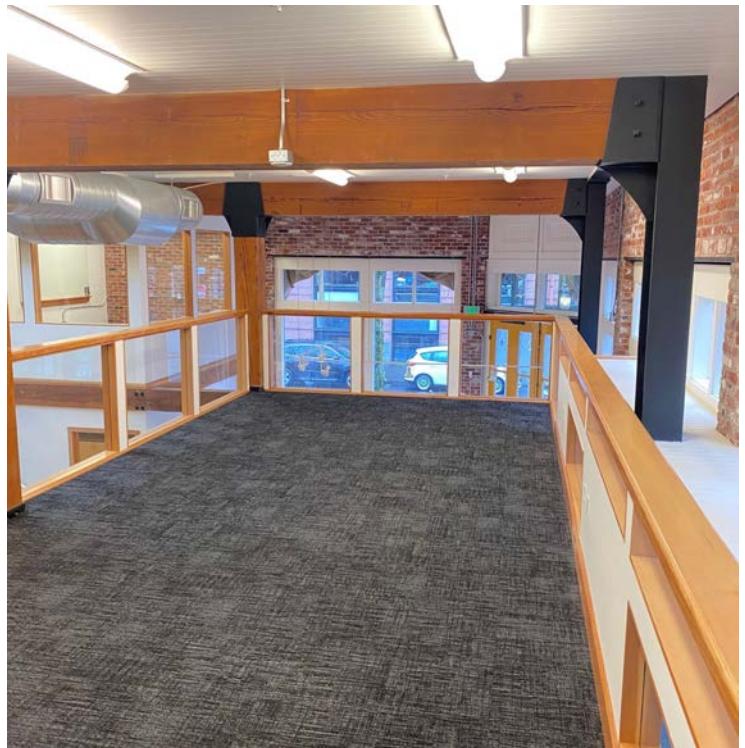
## FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503-225-8492

RaymondD@norris-stevens.com

**DUANE LINK**

503-225-8465

DuaneL@norris-stevens.com



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 their own satisfaction.

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204

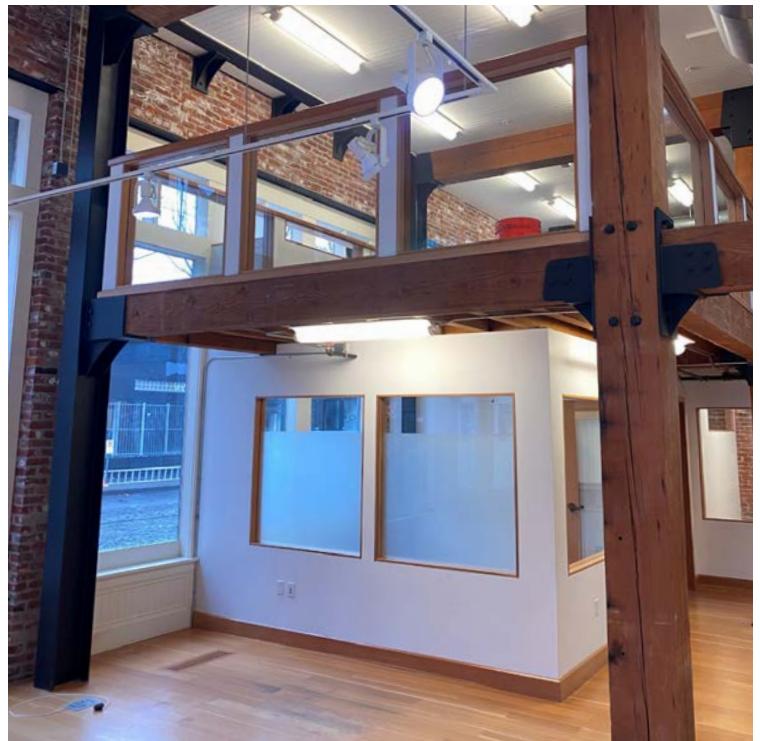
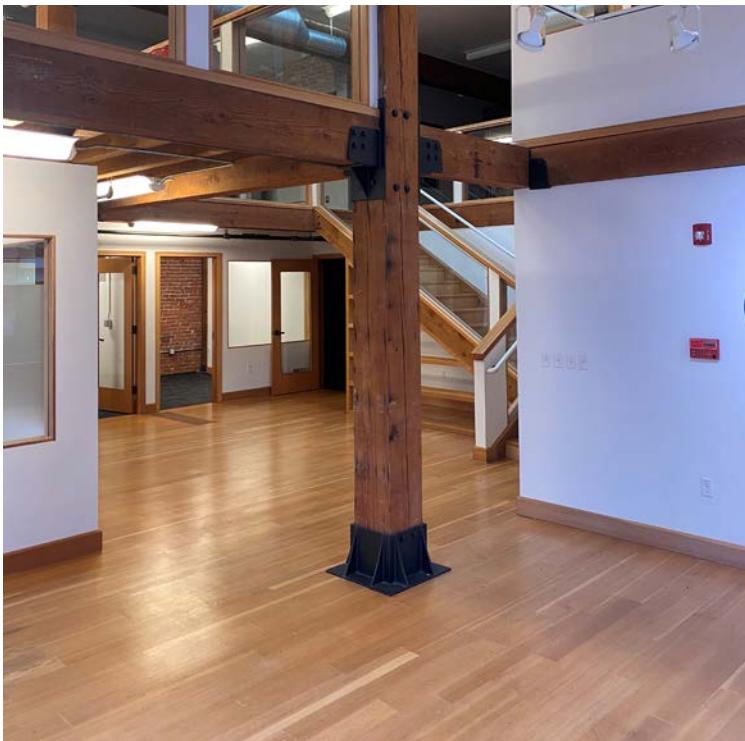
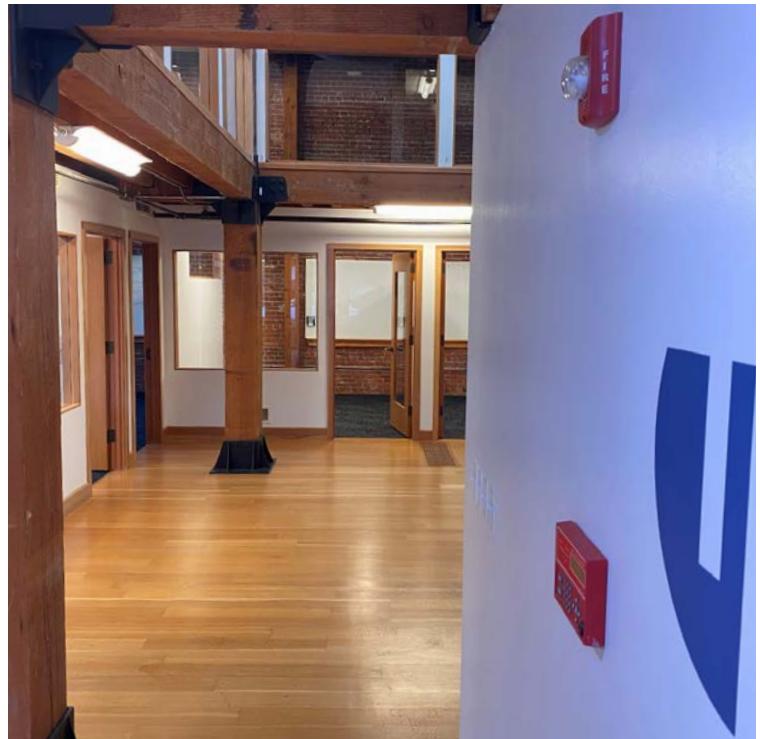
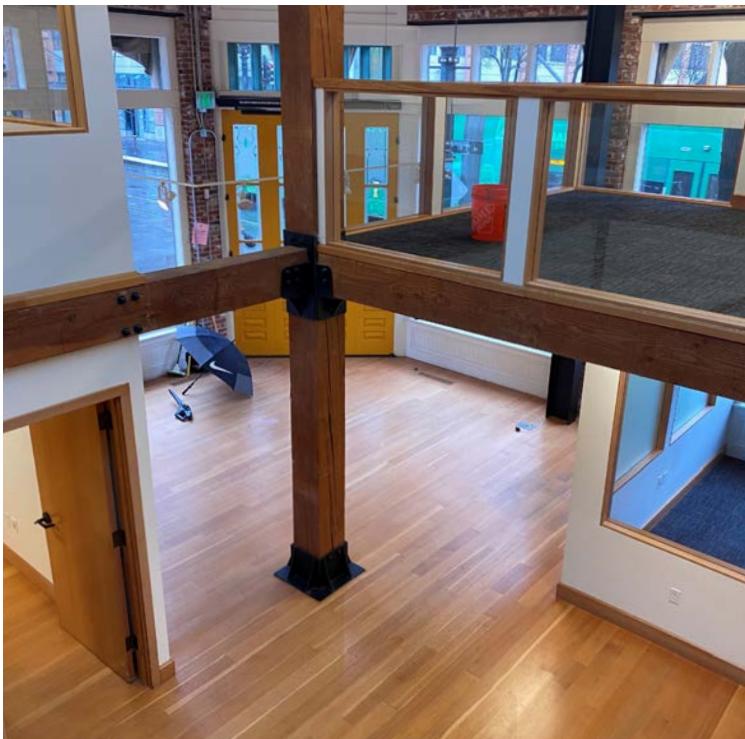
503.223.3171 • [norris-stevens.com](http://norris-stevens.com)

# FREIMANN BUILDING

240 SW FIRST AVE | PORTLAND, OR 97204

FOR SALE OR LEASE

## PROPERTY PHOTOS



For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503-225-8492

RaymondD@norris-stevens.com

**DUANE LINK**

503-225-8465

DuaneL@norris-stevens.com



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 their own satisfaction.

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204

503.223.3171 • [norris-stevens.com](http://norris-stevens.com)

# FREIMANN BUILDING

240 SW FIRST AVE | PORTLAND, OR 97204

FOR SALE OR LEASE

## PROPERTY PHOTOS



For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503-225-8492

RaymondD@norris-stevens.com

**DUANE LINK**

503-225-8465

DuaneL@norris-stevens.com



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 their own satisfaction.

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

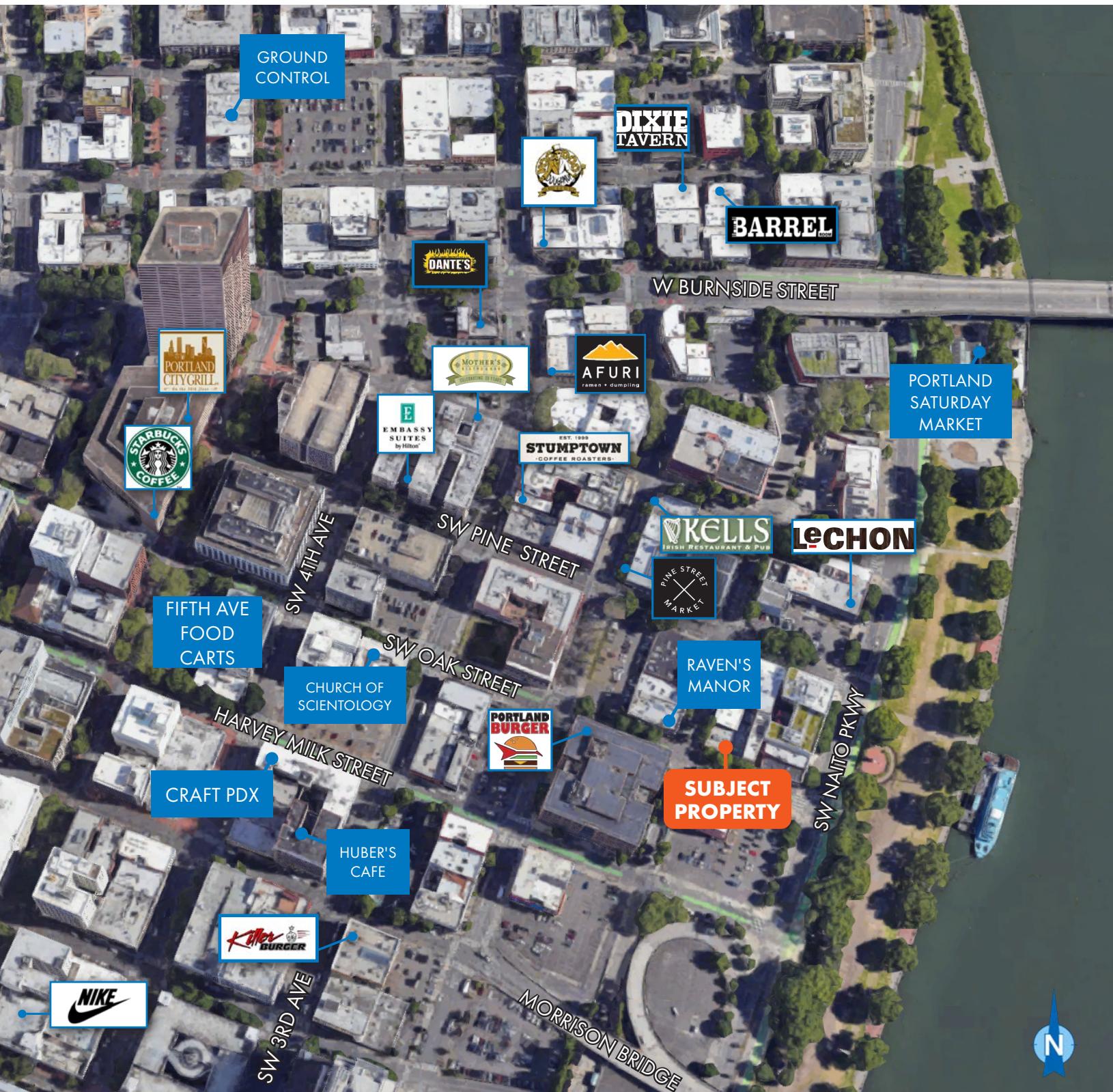
900 SW 5th Avenue • 17th Floor • Portland, OR 97204

503.223.3171 • [norris-stevens.com](http://norris-stevens.com)

# FREIMANN BUILDING

240 SW FIRST AVE | PORTLAND, OR 97204

FOR SALE OR LEASE



For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503-225-8492

RaymondD@norris-stevens.com

**DUANE LINK**

503-225-8465

DuaneL@norris-stevens.com

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204

503.223.3171 • [norris-stevens.com](http://norris-stevens.com)



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 their own satisfaction.