

**For Sale**



Price: \$1,750,000.

- Identity site.
- Approx. 11,000 sf.
- Two blocks to I-5. Excellent parking.
- Unique features.
- Excellent Condition.
- Just off Barbur
- CO 2 Zoning

## **CLOSE-IN SW PROFESSIONAL OFFICE BLDG.**

9600 SW CAPITOL HWY, Portland, OR

- Terrific opportunity for owner/user of signature office facility.
- Approx. half of space leased to seasoned occupants providing in place income.
- Unique triangular shape offers skylights, covered patio areas, Mt. Hood view.
- Built 1982: Upgraded roof, HVAC, main floor windows, skylight system.
- Hard to find product with good parking/signs/freeway access 15 min. to downtown.
- Room for Law, Accounting, Engineer, Architect, Union, Marketing, Software firm.
- Please do not disturb occupants. Call office to arrange tour/inspection.

**DEVLIN PROPERTIES**

10425 SW 55<sup>TH</sup> AVENUE

PORTLAND, OR 97219

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Enclosed information provided by sources deemed reliable, however, not guaranteed.