



CUSHMAN &
WAKEFIELD



FOR SALE - FANTASTIC OWNER/USER OPPORTUNITY

EVERETT BUILDING

121 NW EVERETT ST
PORTLAND, OR 97209

PROPERTY DESCRIPTION

Address:	121 NW Everett St Portland, OR 97209
RBA:	107,000 SF
Typical Floor:	15,000 SF
Tenancy:	Multiple
Parking Ratio:	2.5/1,000
Parking Type:	Mostly Covered
Year of Construction:	1999
Number of Stories:	7
Land Area:	1.05 AC (45,738 SF)



AMENITIES MAP

PORTLAND CBD



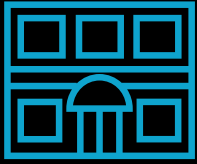


7 STORIES IN A WALKER'S PARADISE

Excellent location with terrific access to Portland's CBD and the Pearl District, as well as being close to the Eastside, freeways, and adjacent light rail stop in Fareless Square. This building is headquarters for the NW Evaluation Association and employs around 190 people onsite. NW Natural Gas, ODOT, Spring Hollow Cafe, and the Chamber of Commerce Building are all located in the immediate neighborhood. The Classical Chinese Garden Society is across the street, which is a unique Portland attraction and adds character to the area.

HIGHLIGHTS

- Class A Building in Portland's Historic Old Town
- LEED Certified since 2018
- 15,000 - 25,000 SF Floorplates
- Iconic Old Town building - originally commissioned and built in 1999 for the Port of Portland
- 250+ private parking stalls onsite | 2.5/1,000 Parking Ratio
- 360° mountain and river views
- Walk Score: 97 (Walker's Paradise) | Transit Score: 90 (Rider's Paradise)



MEDIAN AGE

1 Mile | 42
 3 Mile | 40.2
 5 Mile | 40.3



AIRPORT PROXIMITY

Less than 30 minutes to
 Portland International Airport



HOTEL ACCESSIBILITY

More than 15 hotels in the
 building's immediate vicinity



**ROSELAND
 THEATER**



**UNION
 STATION**



**POWELL'S
 CITY OF BOOKS**



**LAN SU
 CHINESE GARDEN**



Population



**Medium
 Household
 Income**



**Daytime
 Employment
 Population**

1 Mile	37,301	\$59,308	105,811
3 Miles	213,240	\$82,789	326,188
5 Miles	384,305	\$88,267	400,769



MULTIPLE SMALLER
CONFERENCE ROOMS



WORK ROOMS



LARGE CONFERENCE
ROOM WITH STAGE



FITNESS CENTER



BIKE STORAGE



KITCHEN

1

FIRST FLOOR





EXPANDABLE CONFERENCE

5



WORK STATIONS

60+



PRIVATE OFFICES

7



LUNCH ROOM

1



SERVER ROOM

1

FOURTH FLOOR





CONFERENCE ROOMS

5



WORK STATIONS

100



PRIVATE OFFICES

10

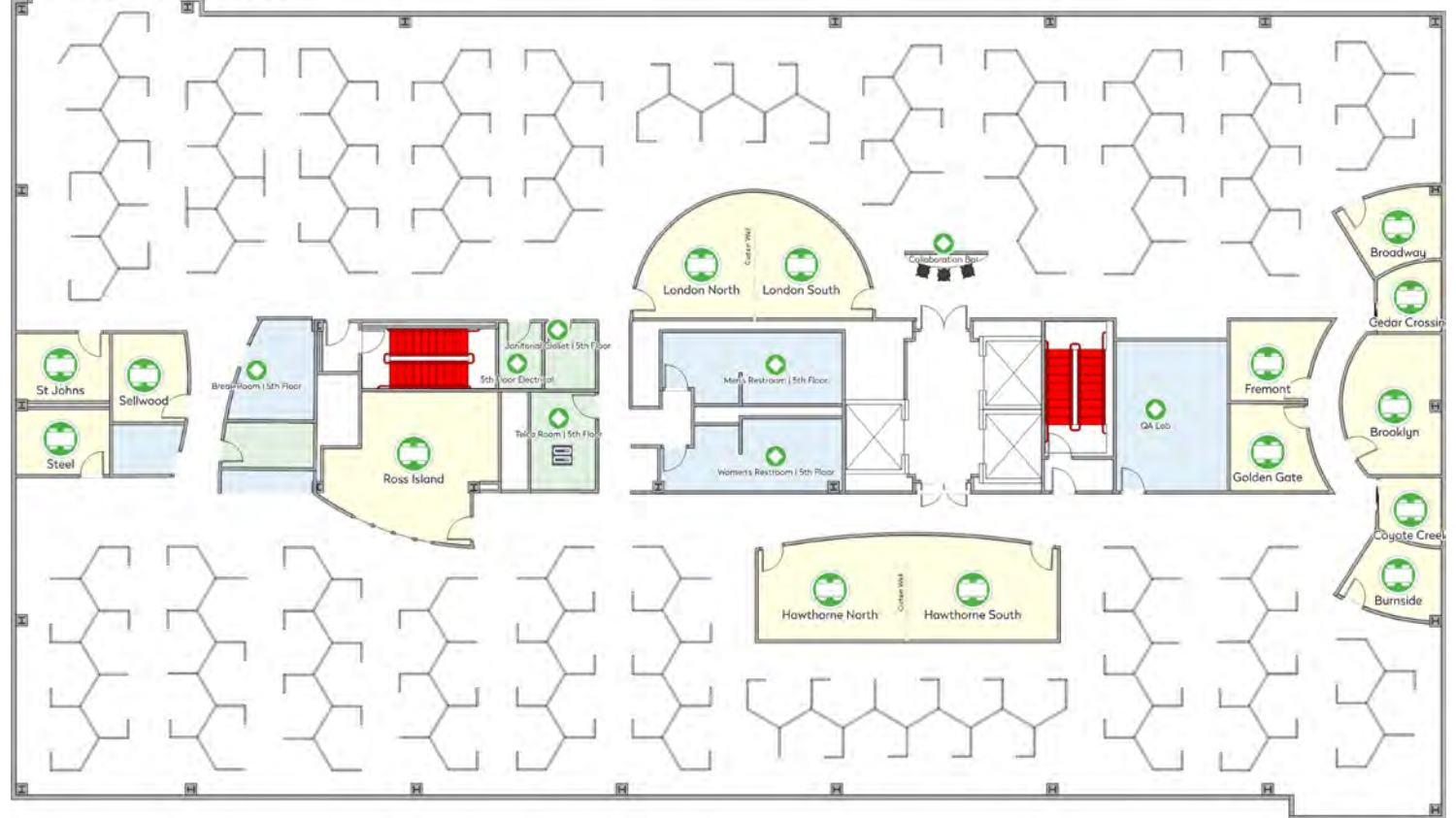


BREAK ROOM

1

FIFTH FLOOR

Portland Headquarters Office 5th Floor (Now)





CONFERENCE ROOMS

3



WORK STATIONS

80+



PRIVATE OFFICES

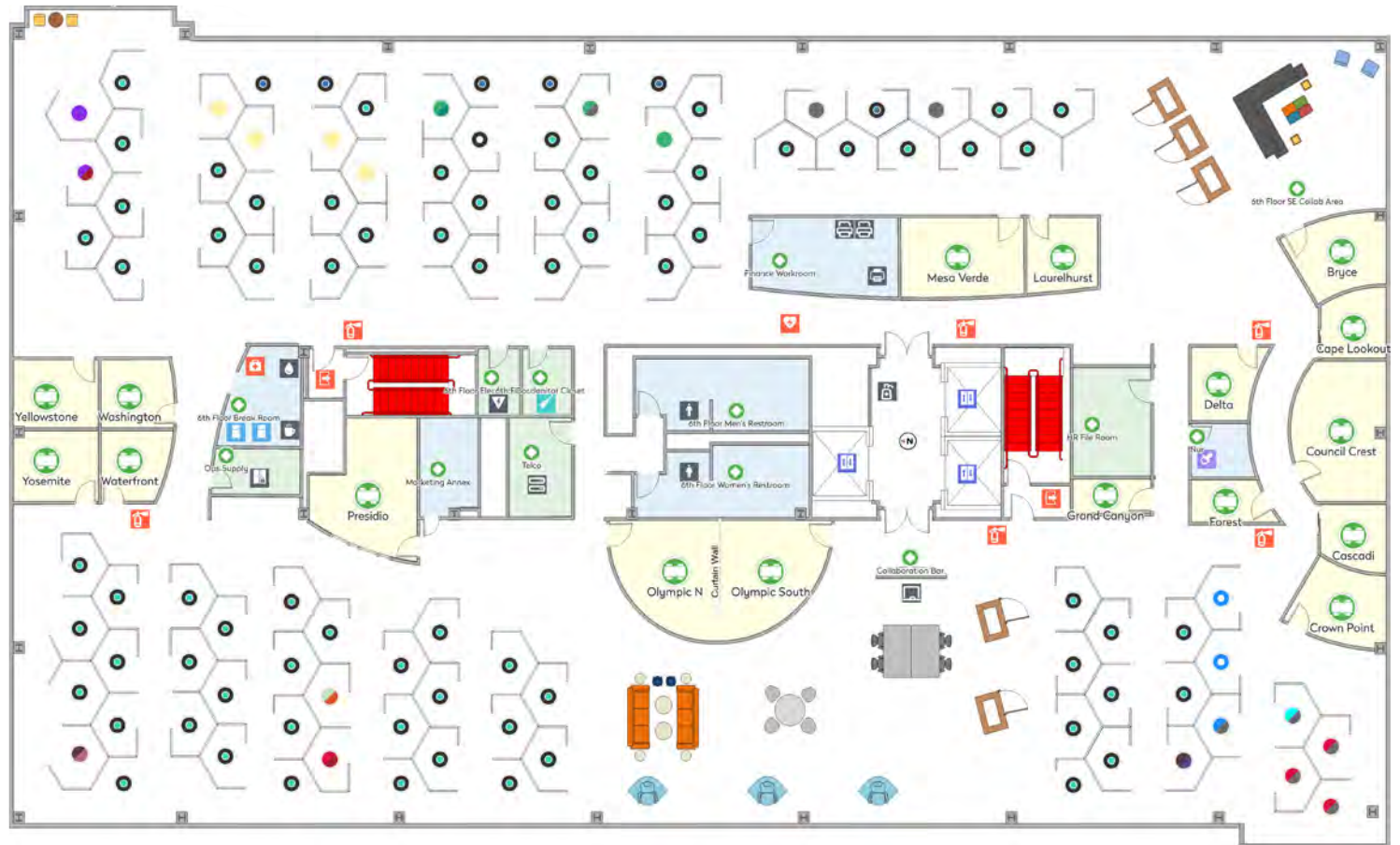
14



BREAK ROOM

1

SIXTH FLOOR





CONFERENCE ROOMS

5



WORK STATIONS

90+



PRIVATE OFFICES

10



COLLABORATION SPACE

1



LIBRARY

1



BREAK ROOM

1

SEVENTH FLOOR





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