

EXCELLENT DOWNTOWN OPPORTUNITY

CONCORD BUILDING

208 SW HARVEY MILK STREET
PORTLAND, OR 97204



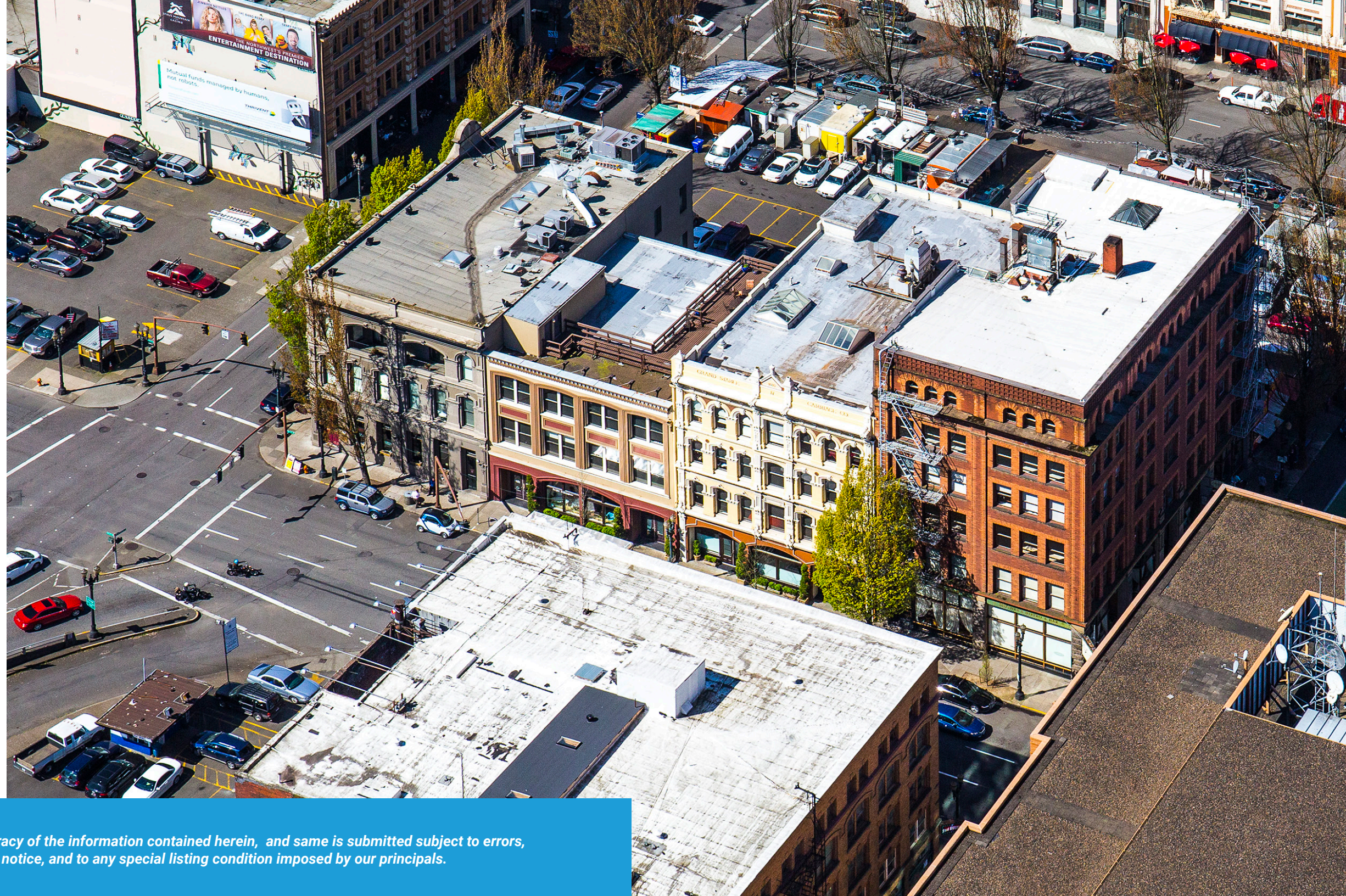


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Minority Business Enterprise (MBE) #10272

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THE CONCORD BUILDING

Asking Price: \$5,800,000

OVERVIEW

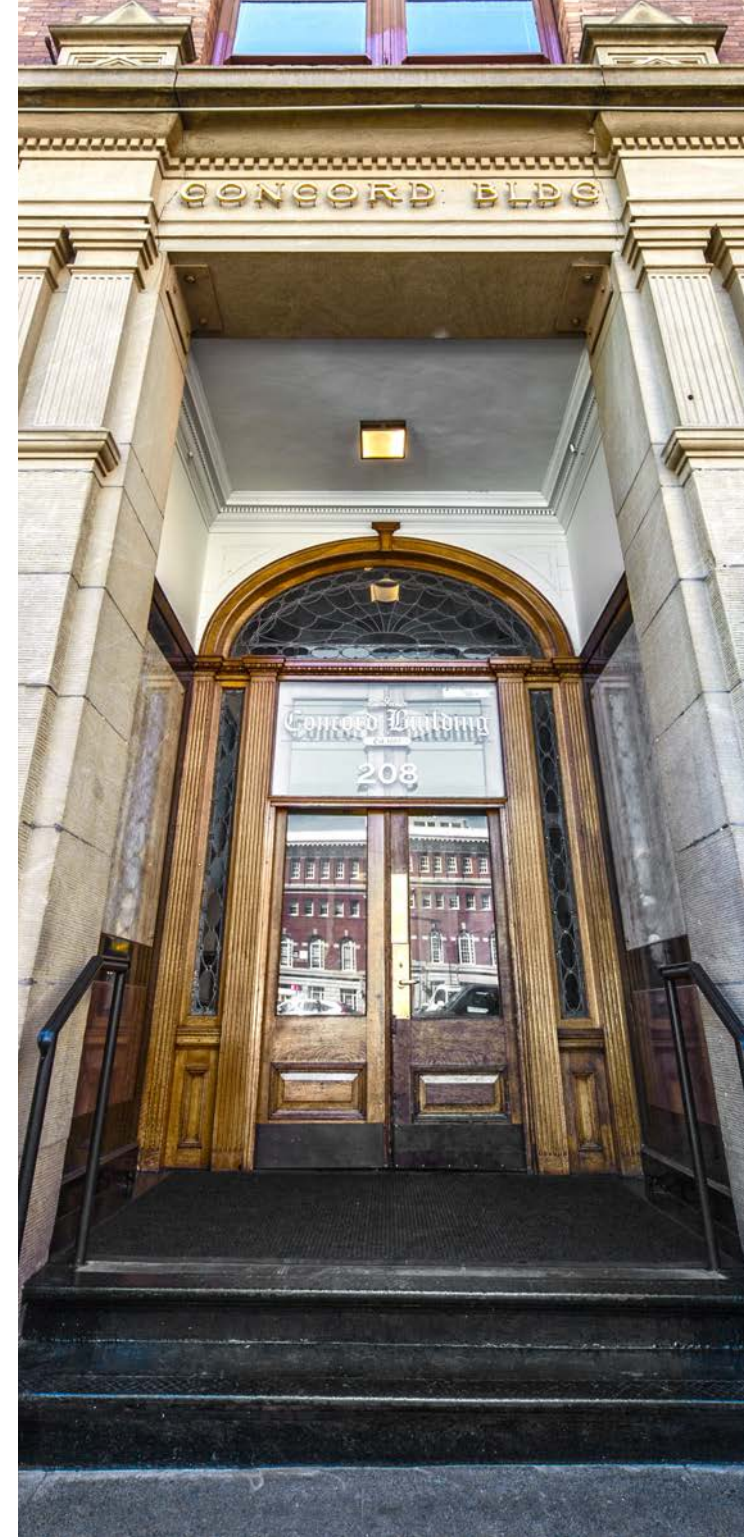
Property: 208 SW Harvey Milk Street | Portland, OR 97201
Property Type: Creative Office | Retail
Building Size: ± 27,000 SF with additional ± 4,750 SF below grade
Stories: 6 with additional below grade level
Year Built | Renovated: 1891 | 1981 | 2017
Lot Size: ± 4,750 SF | ± 0.11 AC

HISTORIC RESOURCE

Classification: Individual National Register Resource
Type: Historic Landmark
Style: Commercial

EXCELLENT LOCATION

Submarket: Central Business District
Zoning: CXd - Central Commercial with design overlay
Opportunity Zone: Yes
Historic Tax Credits: Eligible
Urban Renewal Area: Downtown Waterfront



CHARACTER

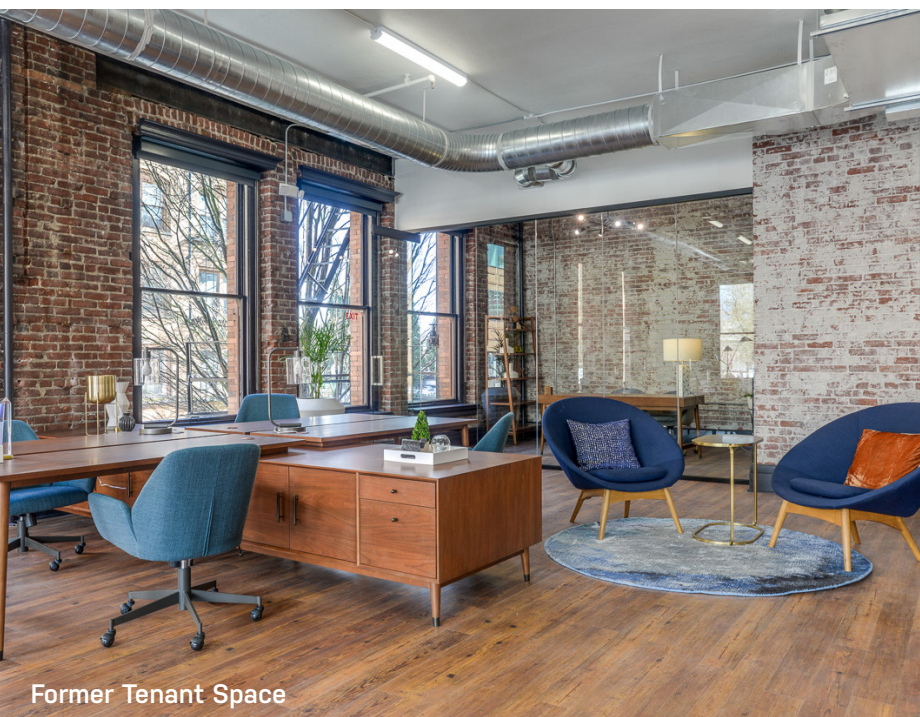
The Concord Building was adventurously designed for its time by Whidden & Lewis. The property is a Historic Landmark with a unique blend of preserved historic character along with recent modern upgrades.

The entrance is flanked by a riveted steel beam, an industrial and modern touch for the time in 1891. Much of the historic charm has been retained as seen with the wood floors, timber beams and exposed brick found in many of the spaces.

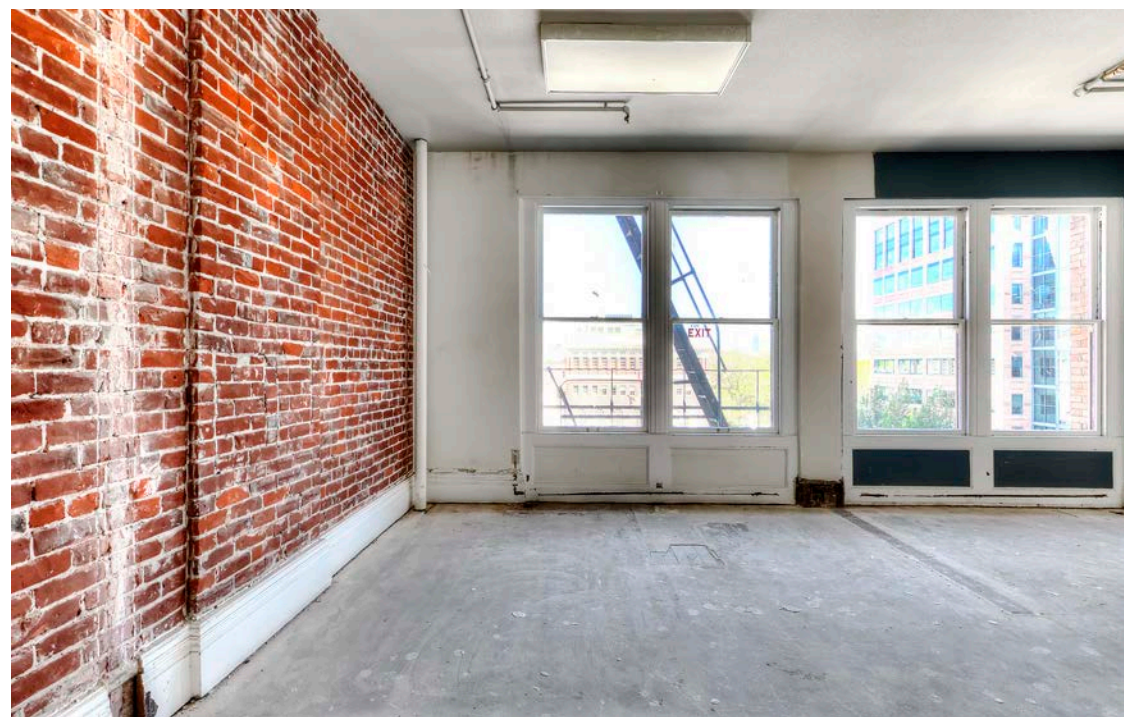




Former Tenant Space



Former Tenant Space

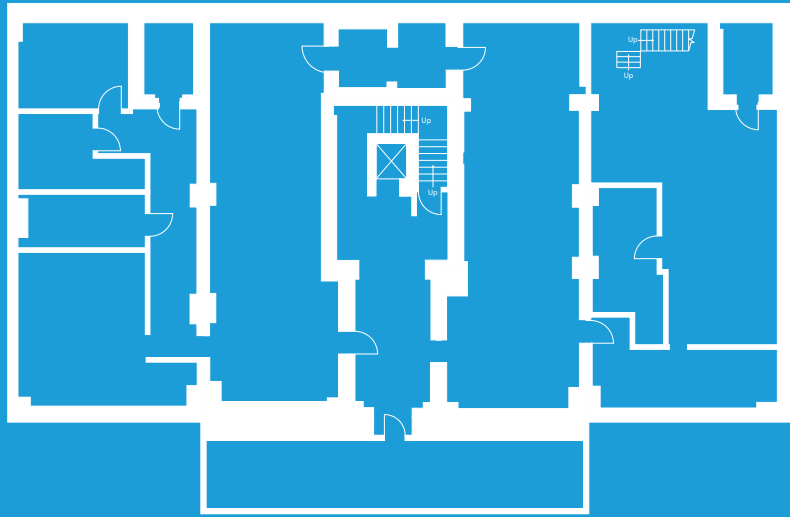


- Foundation:** Concrete slab-on-grade with reinforced concrete footings at load-bearing column locations
- Structural:** Masonry piers & bearing walls | Wood frame floor
- Floor:** Wood sheathing supported by wood floor joists
- Roof:** Low-slope, fully-adhered, single-ply, PVC-membrane roof with metal flashing
- Exterior Walls:** Exposed Japanese brick and painted brick. Facades features sandstone piers and pilasters, cornices above the 1st and 5th floors and detailed arched windows along the 6th floor
- Windows:** 1st floor storefront features wood-framed fixed windows along the street
Operable, sliding, double-hung wood sash windows located along the north and east facing walls
- Electrical:** 200-amp, 120/240-volt, 3 phase AC; each tenant space has a separate 120/240-volt entrance, rated from 100-200 amps feeding off the main service
- Elevator:** A single 1,600-pound capacity hydraulic elevator
- HVAC:** 1st floor is heated and cooled by an electric/gas, split system HVAC unit, an evaporative cooler, and package, electric/gas HVAC units located in the light well
The building is cooled by a ± 120 ton BAC cooling tower located on the roof feeding VAV boxes located in the ceilings
The building is heated by a forced hot water system with two 400,000 BTU boilers located in the basement feeding hot water radiators located in each creative office tenant space.
- Fire | Life Safety:** Wet pipe, automatic sprinkler system

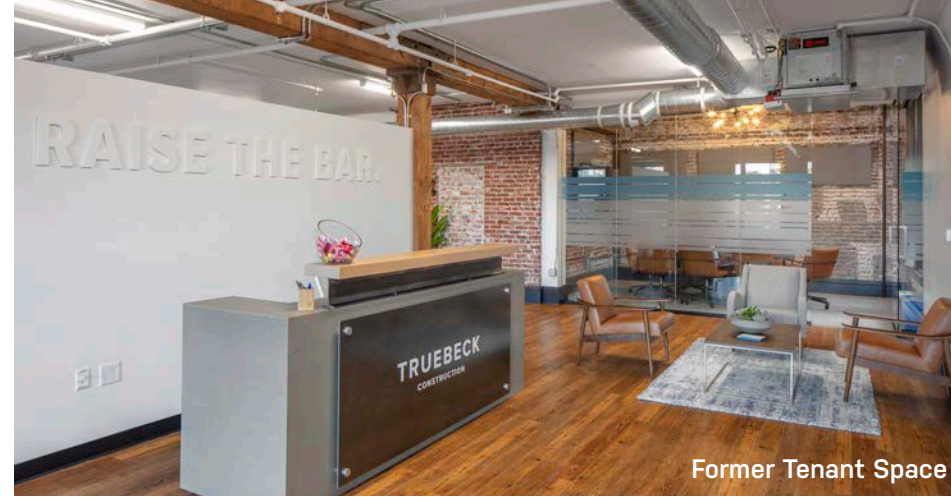


FLOOR PLANS

BASEMENT



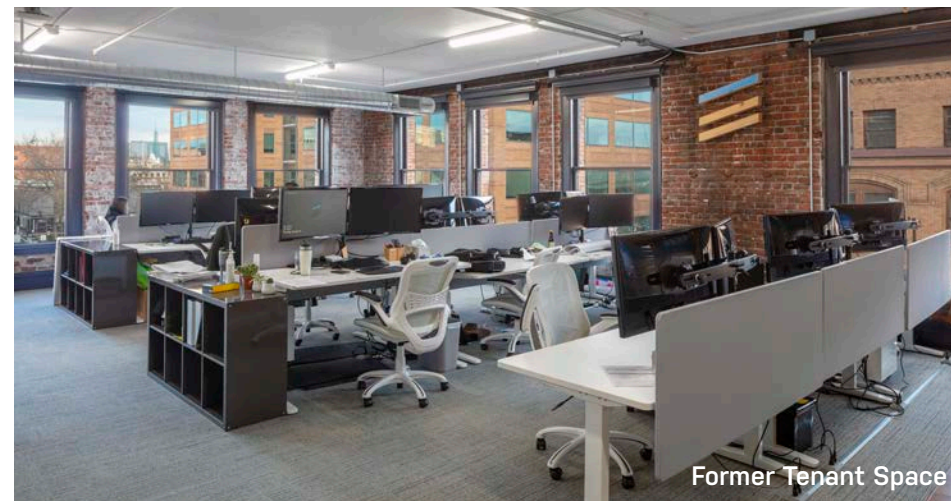
1ST FLOOR



Former Tenant Space



Former Tenant Space

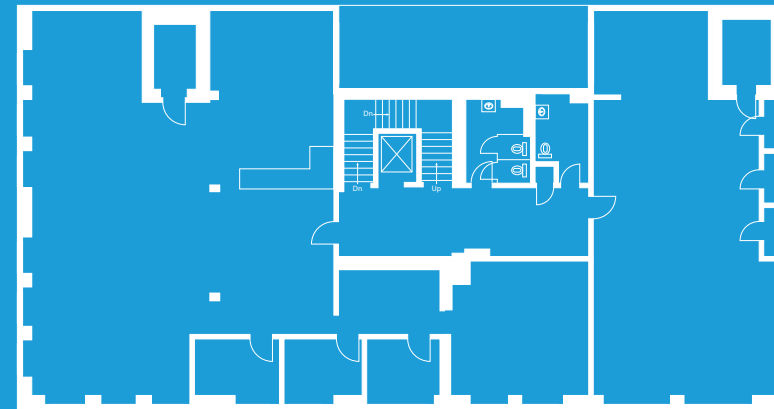


Former Tenant Space

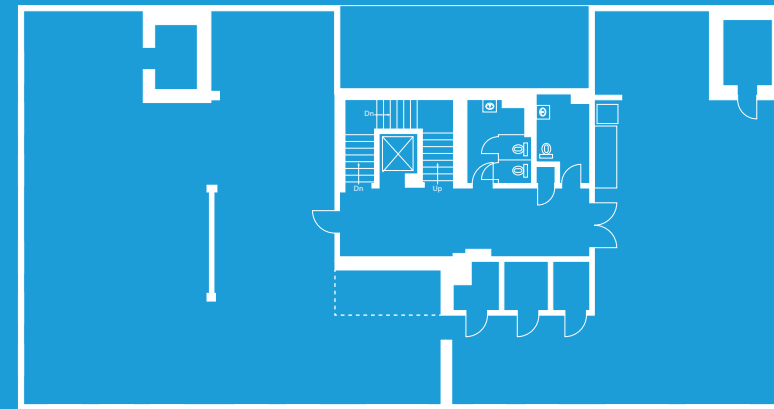
2ND FLOOR



3RD FLOOR

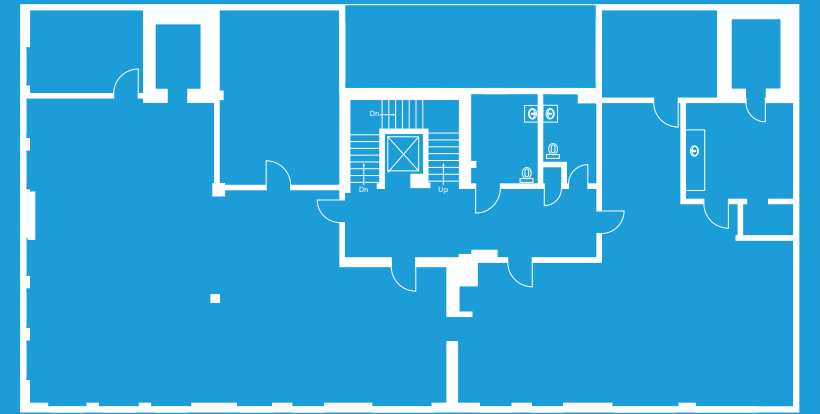


4TH FLOOR

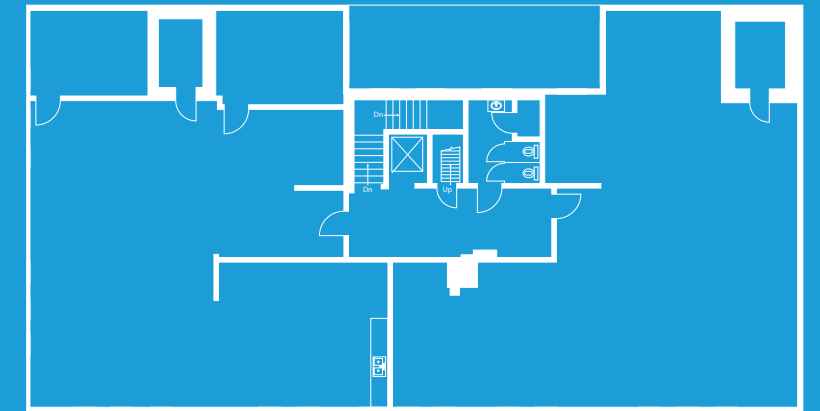


FLOOR PLANS

5TH FLOOR



6TH FLOOR






EXCELLENT LOCATION


The Concord Building is conveniently located in Portland's bustling Central Business District within walking distance of countless restaurants, retailers, entertainment and much more.


TriMet transportation just steps away makes for an easy commute for employees and visitors along with the convenient access to the Eastside, bridges, freeways, and Waterfront Park.

The Concord Building also offers great exposure with ample pedestrian foot traffic and energy.

-  TriMet Bus Line
-  Portland Streetcar
-  TriMet MAX

 WALK SCORE - 99
Walker's Paradise

 TRANSIT SCORE - 97
World-class public transit

 BIKE SCORE - 97
Flat as a pancake

EATERIES & COFFEE

- | | |
|---------------------------|------------------------------|
| 1 Mama Mia | 26 The Melting Pot |
| 2 Bae's Chicken | 27 St Honore Bakery |
| 3 Starbucks | 28 Spella Caffè |
| 4 Food Cart Pod | 29 Kelly's Olympian |
| 5 Portland City Grill | 30 Rialto Poolroom |
| 6 La Jarocho | 31 Sushi Sakura |
| 7 Clyde Common | 32 Pastini |
| 8 Fogo de Chao | 33 Voodoo Doughnut |
| 9 Departure | 34 El Gaucho |
| 10 Bullard | 35 The Original Dinerant |
| 11 Farmhouse Thai | 36 Thai Peacock |
| 12 Pine Street Market | 37 Tope |
| 13 Kells Irish Pub | 38 Maurice |
| 14 Lechon | 39 Urban Farmer |
| 15 Ruth Chris Steak House | 40 Deadstock Coffee |
| 16 Al-Amir | 41 Charlie's Deli & Delivery |
| 17 Mother's Bistro | 42 Tangier |
| 18 Huber's Cafe | 43 AFURI Ramen |
| 19 Stretch the Noodle | 44 Stumptown Coffee |
| 20 Killer Burger | 45 Sizzle Pie |
| 21 Kenny & Zuke's | 46 Grassa |
| 22 Barista | 47 Lardo |
| 23 Swank & Swine | 48 Bamboo Sushi |
| 24 Southpark Seafood | 49 Toki |
| 25 Picnic House | 50 Multnomah Whiskey Library |

HEALTH & BEAUTY

- | | |
|--------------------|--------------------------|
| 1 The Natural Nail | 9 Zoomcare |
| 2 Moxie for Hair | 10 220 Studio |
| 3 CVS Pharmacy | 11 Fuel Yoga |
| 4 GNC | 12 Yoga on Yamhill |
| 5 Chrome PDX | 13 Stoke on Oak Pilates |
| 6 J E Salon | 14 Robin Skin Studio |
| 7 Portland Dental | 15 Pulse Salon & Day Spa |
| 8 Dosha Salon | 16 The National Beauty |

SHOPPING

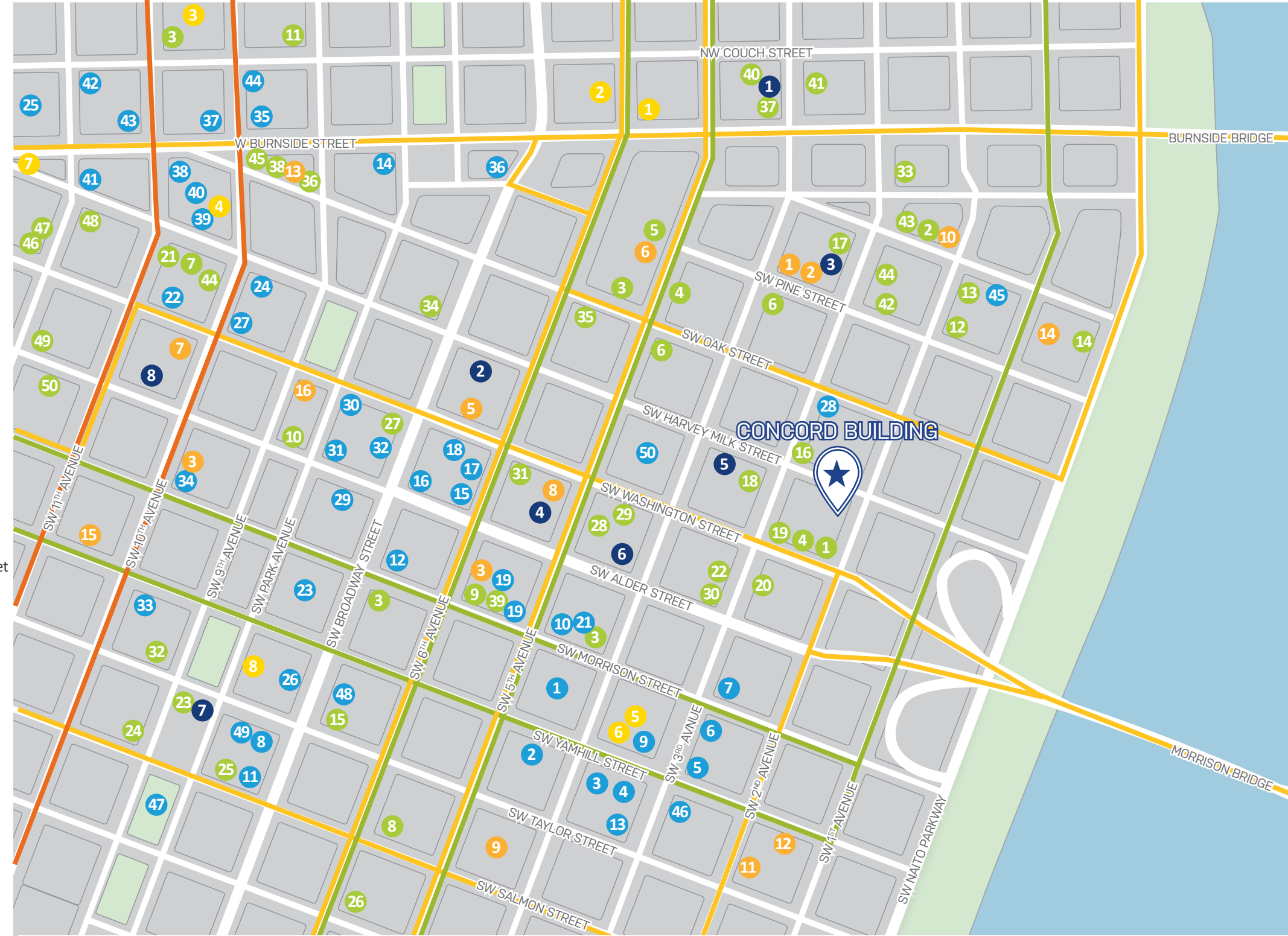
- | | |
|----------------------------|----------------------------|
| 1 Pioneer Place Mall | 26 Marios |
| 2 Apple Pioneer Place | 27 Woonwinkel |
| 3 Tiffany & Co. | 28 Portland Outdoor Store |
| 4 Microsoft Store | 29 Jarbo |
| 5 AT&T | 30 Morgan's Alley |
| 6 Ross Dress for Less | 31 Mercantile Portland |
| 7 Nordstrom Rack | 32 Oregon Wines |
| 8 Columbia Sportswear | 33 The Joinery |
| 9 H&M | 34 Target |
| 10 Nike | 35 Dr. Martens |
| 11 John Helmer Haberdasher | 36 JR's On Broadway |
| 12 Shreve & Co. | 37 Powell's City of Books |
| 13 Foot Traffic | 38 Buffalo Exchange |
| 14 Patagonia | 39 Bridge & Burn |
| 15 Rocket Fizz Portland | 40 Danner |
| 16 The Spice Exchange | 41 Peterson's Grocery |
| 17 T.J. Maxx | 42 Madewell |
| 18 Office Depot | 43 Icebreaker |
| 19 OSU Beaver Store | 44 MadeHere PDX |
| 20 MUJI Portland | 45 Platinum Records |
| 21 Sephora | 46 UPS Store |
| 22 Roche Bobois | 47 Portland Farmers Market |
| 23 Nordstrom | 48 BAIT |
| 24 Tender Loving Empire | 49 Sorel |
| 25 Whole Foods Market | 50 Washington Center |

ENTERTAINMENT

- | |
|-------------------------|
| 1 Roseland Theater |
| 2 Star Theater |
| 3 Portland Center Stage |
| 4 Living Room Theaters |
| 5 Pioneer Place Cinema |
| 6 Punch Bowl Social |
| 7 McMenamins Al's Den |
| 8 Fox Tower Cinema |

HOTEL

- | |
|------------------|
| 1 The Hoxton |
| 2 Hotel Lucia |
| 3 Embassy Suites |
| 4 Royal Sonesta |
| 5 Hi-Lo Hotel |
| 6 Hotel Alder |
| 7 The Paramount |
| 8 Moxy Portland |



WHY PORTLAND?

Portland is **thriving**: we are ranked within the top 20 on the list of US metro areas with the greatest numbers of new residents, according to OregonMetro.gov. Population has grown over 20% in the past 10 years and is projected to continue that upward trajectory to reach well over 3,000,000 residents in 20 years.

VOTED

- » No. 1 "Most Innovative State" - Bloomberg
- » No.1 "Best Food City" - The Washington Post
- » No. 1 "America's Best Cities for Summer Travel" – Travel + Leisure
- » No. 1 "The 7 Best Ice Cream Cities in the U.S." – AFAR
- » No. 5 "Coziest City in the U.S." - Honeywell
- » No. 8 "World's Best Cities for Millennials" – Matador Network
- » "The Food and Drink Capital of America" – The Telegraph
- » One of the "Top 10 U.S. Destinations for Solo Travel in 2016" – FlipKey
- » "Why Portland is the USA's Coolest City Right Now" – International Traveller
- » One of the "12 Best U.S. Cities for Food" – The Culture Trip
- » No. 7 "America's Most Playful Cities" - BestPlaces
- » Top 5 "Places for Business & Careers" - Forbes



PORTLAND METRO

From artisanal coffee and farm-to-table cuisine to a world-renowned craft beer scene, bike-friendly transportation, rapidly growing technology sector and accessibility to coastal Oregon and inland mountains and rivers. Portland has consistently ranked among the most creative and livable cities in the nation over the past decade. According to the latest figures released by the Census Bureau, Portland metro (almost 2.5 million residents) ranks among the highest US metro areas in terms of the rate of domestic migration and continues to see rental prices increase at a rate at or near double digit annual growth over the last five years, making Portland one of the fastest growing cities in America.

Education has a big impact in Portland and as a result the City boasts a highly educated workforce. Oregon-born millennials have a 34.3% education attainment rate which is head-to-head with the national average of 35.6%, while almost 80% of residents are high school graduates. This is due to Portland's strong educational opportunities at every level.³

With a more recent influx in institutional capital fueling the development of dozens of Class A mixed-use apartment, office and retail projects supported by record-breaking rental rates, absorption, and occupancy statistics, Portland Metro is poised for substantial future growth and overall contribution to the Pacific Northwest region.

¹ <https://statisticalatlas.com/place/Oregon/Portland/Educational-Attainment>

² <https://www.wweek.com/news/schools/2019/03/11/for-oregon-millennials-a-college-degree-is-a-ticket-out-of-state/>

³ <http://oregoncraftbeer.org/facts/>



TriMet provides over 101,000,000 million trips per year of public transportation with its buses, MAX and WES lines and LIFT Paratransit Service. Our public transportation systems are among the best in the world.



Portland has over 200 miles of designated bike trails and lanes for our two (and sometimes one) - wheeled commuters.



Almost 55% of residents over the ages of 25 have at least a bachelor's degree¹, outpacing the national average by almost 20%.²



Portland Metro is the sixth fastest growing state in the US by percentage. Growing by an average of 430 new residents per week for every year since the last census in 2010.



Oregon is a consistent leader in the US for craft beer including the number of breweries per capita, the percentage of money spent on craft beer, and the economic impact per capita by Oregon's breweries.²



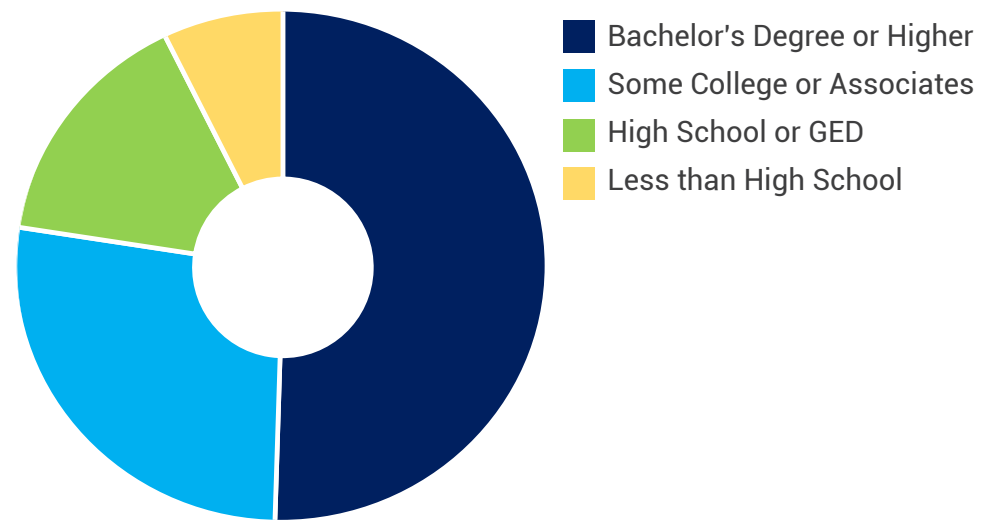
Portland is the Food Cart Mecca of America; the term "Foodie" is underrated. We have over 600 food carts within our city offering cuisine from around the globe.



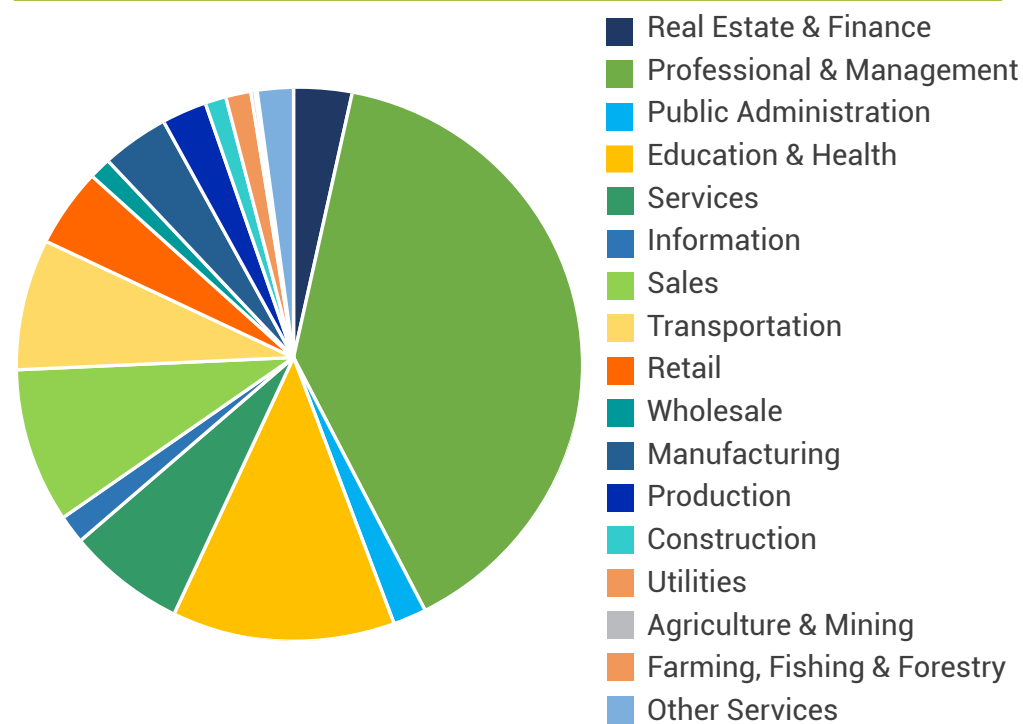
Portland ranks in the top six cities in the country for creative jobs. Top tech, apparel, architecture, design, marketing, and branding firms call Portland home. The Concord Building is a great opportunity for a creative owner/user or investor to take advantage of this unique opportunity to own a property in Portland's Central Business District.



EDUCATION



EMPLOYMENT



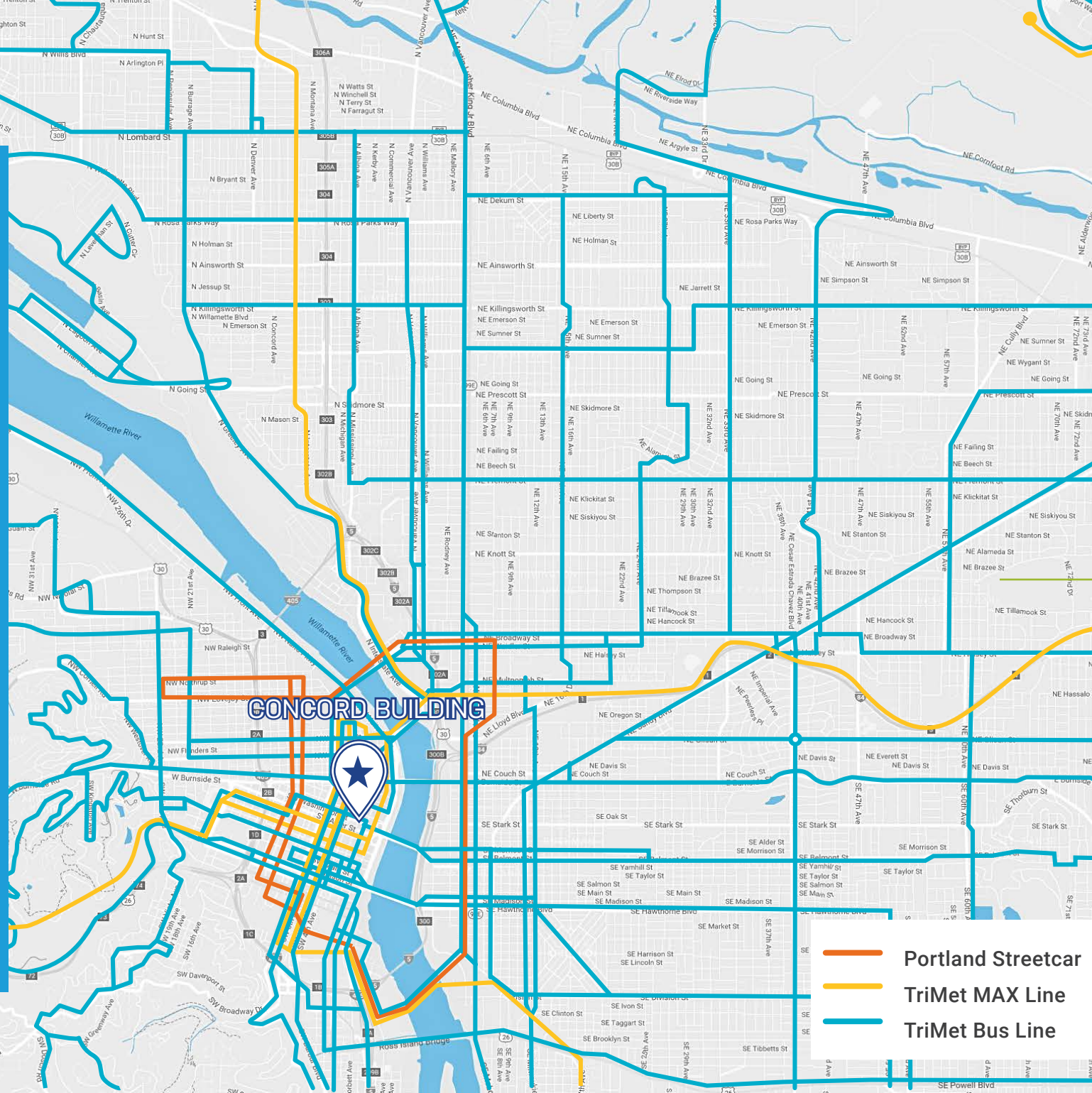
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Census	29,899	162,431	388,523
2021 Estimate	43,083	203,782	449,298
2026 Projection	45,371	210,915	460,041
Growth 2010-2026	52%	30%	18%
Median Age	37.2	38.1	38.6
EMPLOYMENT			
Employees	111,048	316,387	405,869
Businesses	9,286	26,973	37,604
TRAVEL TIME TO JOB			
<30 Minutes	69.15%	65.19%	61.98%
30-60 Minutes	25.55%	29.12%	31.49%
30-60 Minutes	5.30%	5.69%	6.53%
ECONOMICS			
Avg Household Income	\$82,489	\$111,332	\$112,537
Annual Spending	\$6.75M	\$3.48B	\$7.27B

PDX IS ON THE GO

Portland is a highly ecologically minded community that is served by a comprehensive public transportation system. Portland has even been voted the Number 1 Top Greenest City in America by Travel + Leisure.

TriMet provides extensive service, accounting for more than 100 million trips a year via nearly 100 bus routes and five MAX light rail lines, eliminating over 73 million car trips a year. The Portland Streetcar carries more than six million passengers per year on three different lines across Central City, including the west and eastside areas.

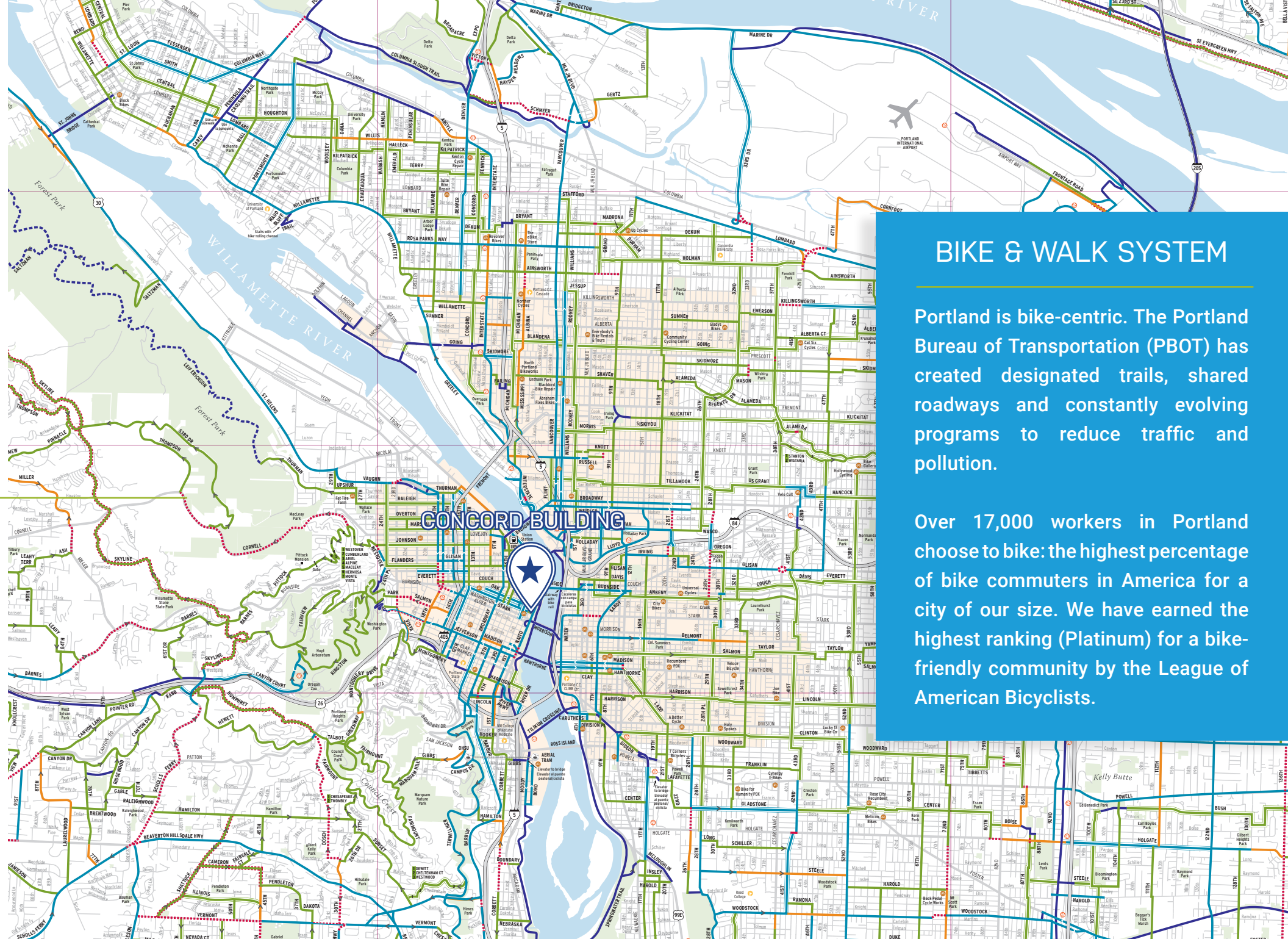


- Portland Streetcar
- TriMet MAX Line
- TriMet Bus Line

BIKE & WALK SYSTEM

Portland is bike-centric. The Portland Bureau of Transportation (PBOT) has created designated trails, shared roadways and constantly evolving programs to reduce traffic and pollution.

Over 17,000 workers in Portland choose to bike: the highest percentage of bike commuters in America for a city of our size. We have earned the highest ranking (Platinum) for a bike-friendly community by the League of American Bicyclists.



OFFERING TERMS

The Concord Building (the "Property") is being offered without an asking price. All investors should base their offer on an "as-is, where is" condition of the Property. In order to assist with underwriting, qualified purchasers will be provided access upon request to an online Due Diligence data room containing property specific information.

OFFER DATE

The due date for initial offers is to be determined. Interested parties will receive a "Call for Offers" email.

OFFER PROCESS

We request that interested parties submit a formal Letter of Intent ("LOI") to Nathan Sasaki and/or Managing Director, Matt Cole of Apex Real Estate Partners, outlining the relevant points by which they intend to purchase the Property including:

- Purchase Price
- Due Diligence Period and Contingencies
- Deposit
- Terms - All Cash or Subject to Financing
- Closing Period
- Internal Approvals
- Company Background and Financial Capacity

PROPERTY TOURS AND ADDITIONAL INFORMATION

Nathan Sasaki

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p. 503.595.2843
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Matt Cole

Managing Director
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Apex Real Estate Partners has been engaged as exclusive advisors to the Seller (the "Seller"), in connection with Seller's solicitation of offers for the purchase of the Concord Building (the "Property"). Said solicitation and potential sale to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented (the "Offering Memorandum") and a purchase agreement. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefor. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of a purchase agreement. The Property is being offered on an "as is, where is" basis.

This Offering Memorandum is furnished to prospective purchasers on a confidential basis solely for the purpose of prospective purchasers determining whether or not to submit an offer to purchase the Property. The information contained herein, or any other related information provided by Seller may not be reproduced, redistributed, or used in whole or in part for any other purpose.

No person has been authorized to give any information or to make any representation or warranty, either express or implied, other than that contained in an executed purchase agreement subject to any disclaimer or limitations set forth therein. Information or representations given or made in any other form, should not be relied upon.

While Seller has no reason to believe that the information provided herein, or in the due diligence materials, contains any material inaccuracies, neither Seller nor any of its respective officers, directors,

shareholders, owners, employees, agents, members, managers, etc., make any representations or warranties, express or implied, as to the validity, accuracy or completeness of the information provided or to be provided except as may be set forth in an executed purchase agreement, subject to any disclaimers or limitations set forth therein. Without limiting the generality of the foregoing sentence, nothing herein shall be deemed to constitute a representation, warranty or promise by Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., as to the future performance of the Property or any other matters set forth herein.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in the Due Diligence Materials, shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of its officers, directors, shareholders, owner's employees, agents, members, managers, etc., for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum, any Due Diligence Materials or any prior or subsequent communications from Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc. as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

