

THE
GALT
BUILDING

SHOWCASE PROPERTY
WITH STUNNING FINISHES
FOR SALE OR LEASE

THEGALTBUILDING.COM

800-808 SW ALDER ST
PORTLAND, OR

 Kidder
Mathews



EXECUTIVE SUMMARY

A total of 20,748 SF across two floors of immaculately finished office space with ground floor retail

Originally constructed in 1904, The Galt Building has stood the test of time for more than a century. Today, following extensive updates under the current ownership, every detail and accoutrement a future office user could desire has been attended to, including an extensive seismic upgrade, full HVAC replacement, and even the installation of an operable window system. Once inside the envelope of the building, occupants are immediately greeted with warm interior finishes honoring the building's original patina while providing formidably improved comfort, ambiance, and utility.

Conveniently located in the center of downtown at SW Park Avenue and Alder Street, The Galt Building enjoys close proximity to the immediately adjacent Ritz-Carlton Hotel, as well as countless other hotels, eateries, and dining options including Bullards, Jakes, and Ruths Chris. Finally, The Galt Building's central location places you only a stone's throw from major avenues like Broadway, Burnside, and I-405, making it both convenient and accessible for employees and visitors alike.

11,536 SF

CLASS A OFFICE
2ND & 3RD FLOORS

4,070 SF

RETAIL OR OFFICE
GROUND FLOOR

5,142 SF

FULLY FINISHED
BASEMENT

PROPERTY DETAILS

ADDRESS	800-808 SW Alder Street, Portland, OR
BUILDING AREA	20,748 SF total 5,866 SF 3rd floor office 5,670 SF 2nd floor office 4,070 SF 1st floor "shell" (retail or office) 5,142 SF fully finished basement
FLOORS	Three (plus furnished basement)
LAND AREA	0.11 AC (5,000 SF)
ZONING	CX (Central Commercial)
YEAR BUILT	1904
YEAR RENOVATED	2016
CONSTRUCTION	Post, beam, brick with seismic upgrade
SALE PRICE	\$7,250,000 (\$349/SF)
RENTAL RATE	Call broker for guidance

Beautifully finished and furnished turnkey office ready to occupy, with multiple amenities on site



PROPERTY HIGHLIGHTS



Seismically updated



Expansive employee lounge area



Elevator serving all floors



Bike parking with showers/lockers



Furnishings available



Fully operable window system

MODERN DESIGN WITH SLEEK & CONTEMPORARY INTERIORS





STYLISH FURNISHINGS & FIXTURES

APPEALING WORK SETTING

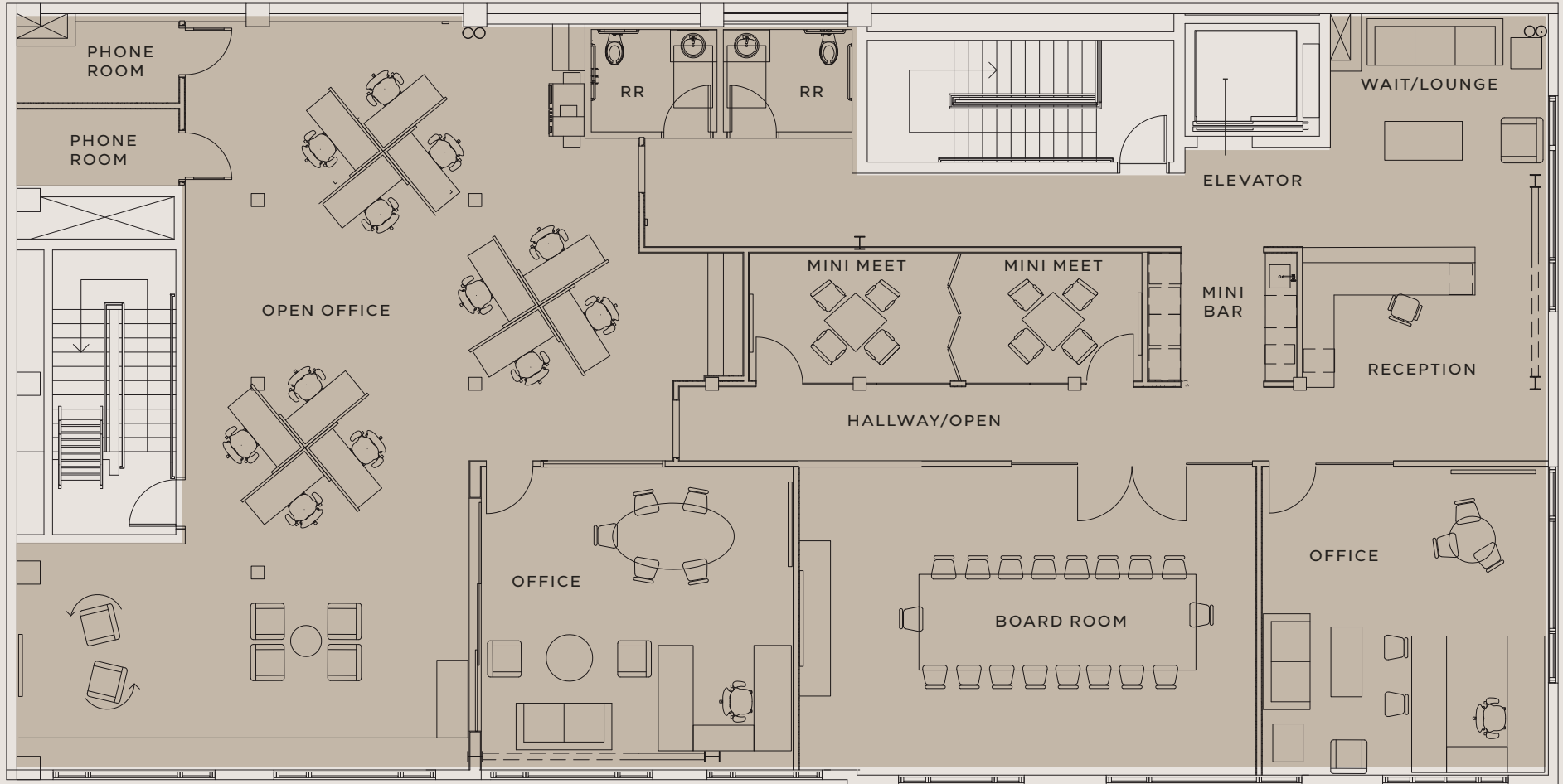




WARM & INVITING FINISHES

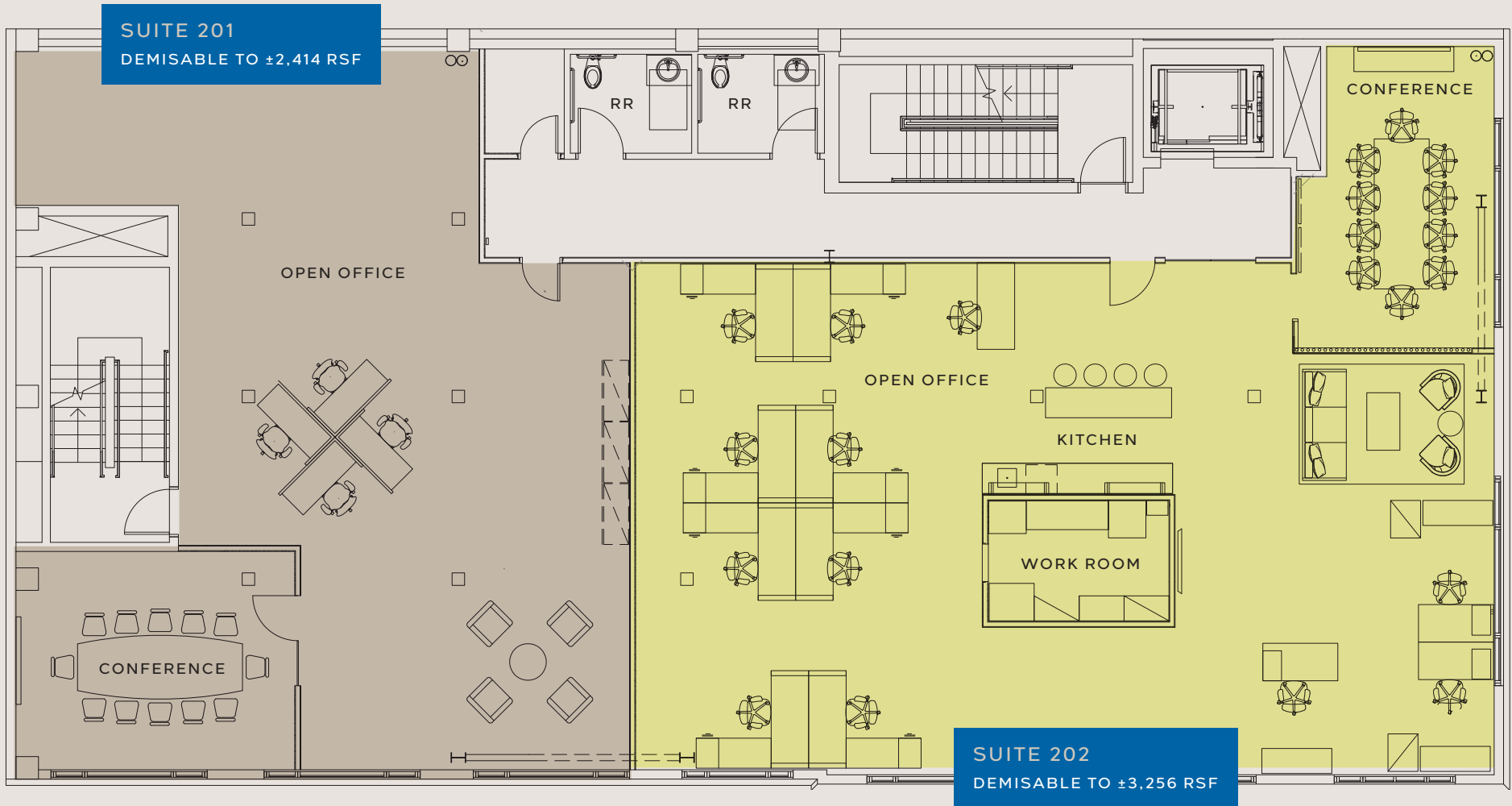
3RD FLOOR

5,866 SF
TOTAL SIZE



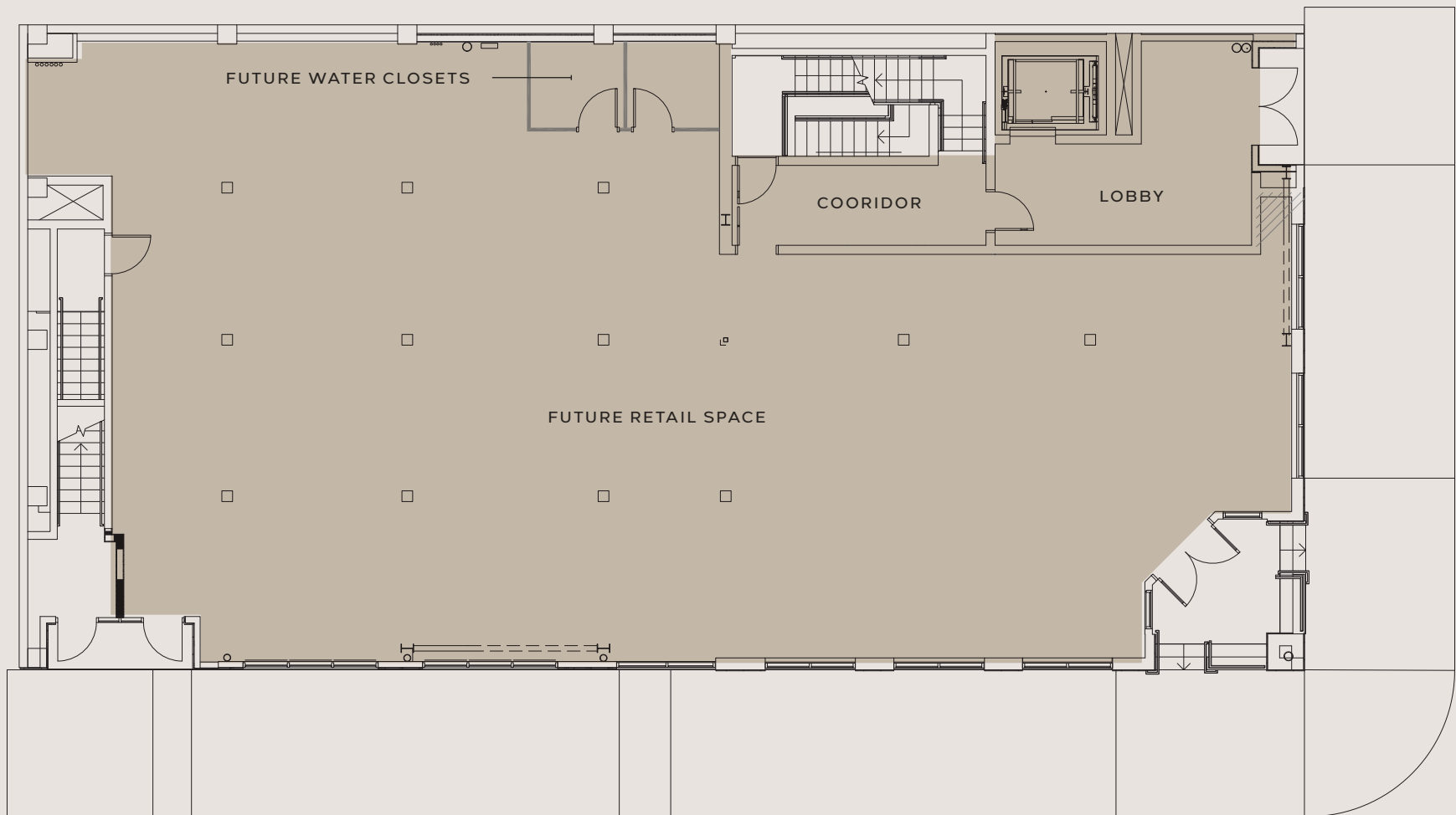
2ND FLOOR

5,670 SF
TOTAL SIZE



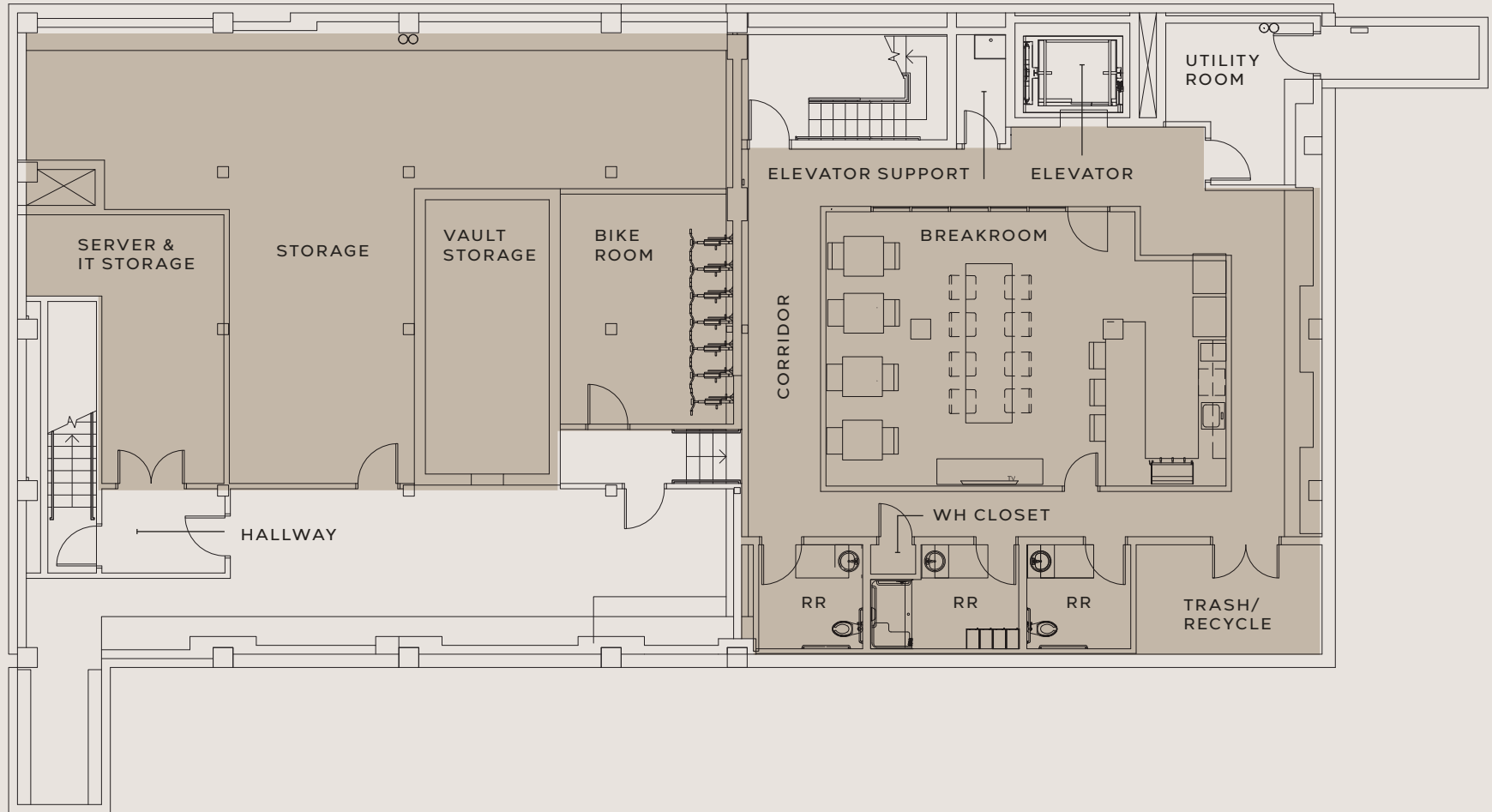
GROUND FLOOR

4,070 SF
TOTAL SIZE



BASEMENT

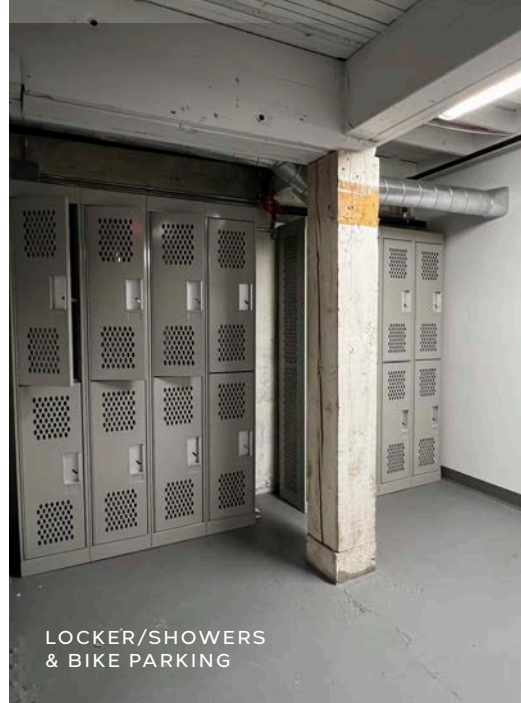
5,142 SF
TOTAL SIZE



NOT YOUR AVERAGE BASEMENT



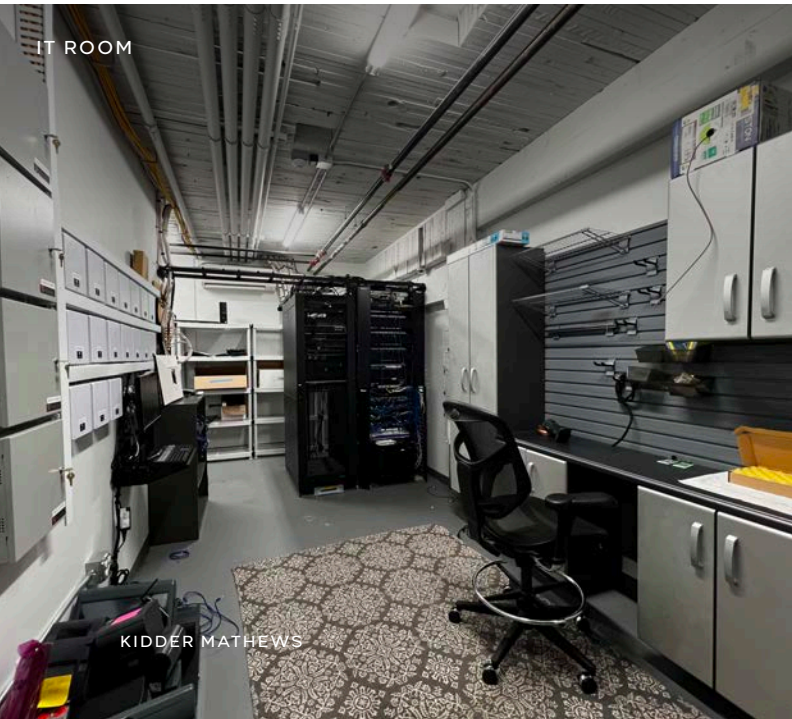
EXPANSIVE BREAK ROOM WITH FULL KITCHEN



LOCKER/SHOWERS & BIKE PARKING



QUIET ROOM



IT ROOM

KIDDER MATHEWS



WORKING SAFE

THE GALT BUILDING

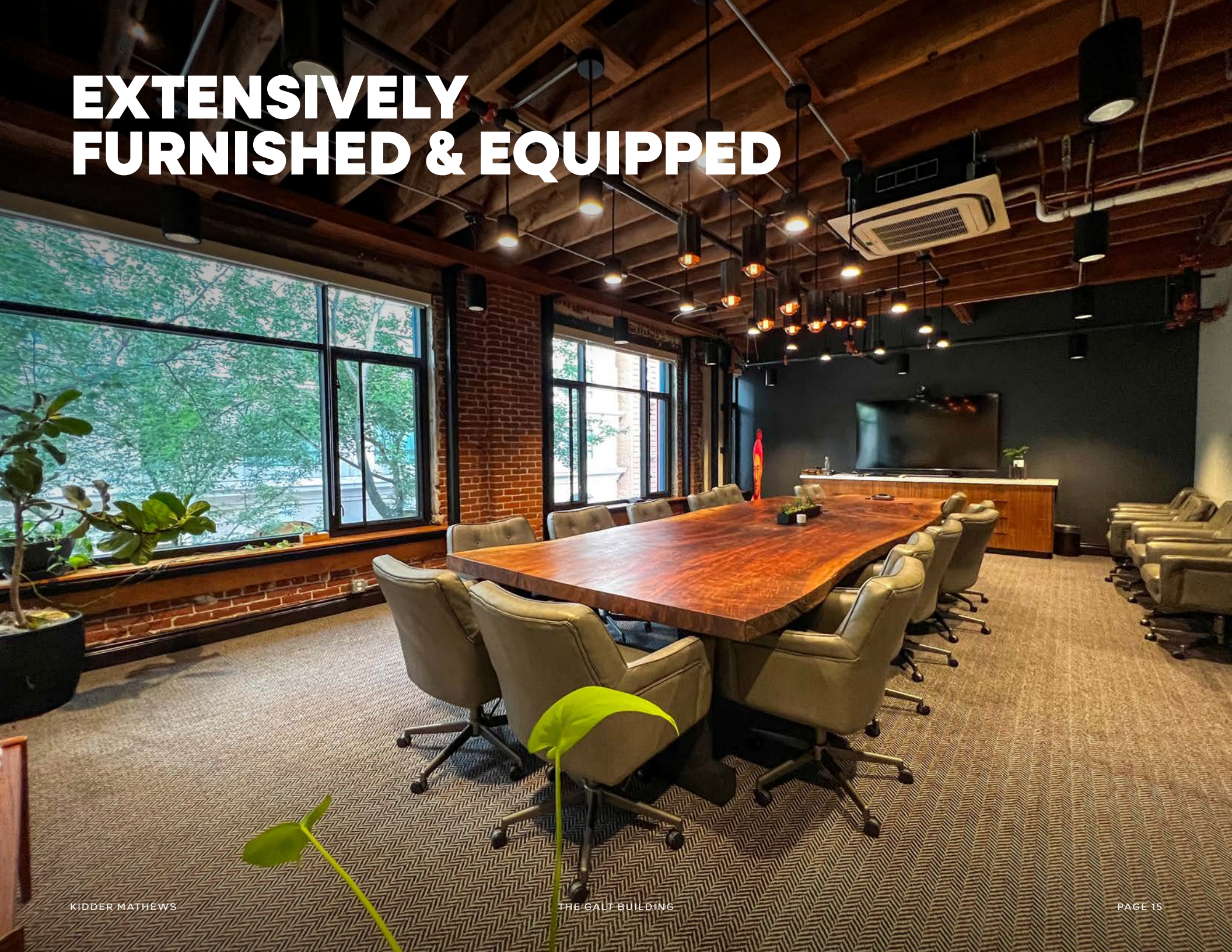


EXPANSIVE SECURED STORAGE

MULTIPLE MEETING OPTIONS



EXTENSIVELY FURNISHED & EQUIPPED





MULTIPLE BREAK & BAR STATIONS

THE GALT BUILDING

Exclusively
Listed By

KEVIN JOSHI

503.221.2282

kevin.joshi@kidder.com

THEGALTBUILDING.COM ↗

KIDDER.COM ↗



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.