



400 SW 6TH AVENUE



LOCATION:	Portland, Oregon
SALE PRICE:	\$24,500,000
NET RENTABLE AREA:	216,108 square feet
PRICE PER SQUARE FOOT:	\$113.37
STORIES:	Eleven (11)
BUILT:	1958 & 1992 (floors 6-11)
TYPICAL FLOOR:	21,000 rentable square feet
PARKING:	70 spaces below grade
SELLER:	John Hancock Insurance
BUYER:	Louis Dreyfus Property Group
MAJOR TENANTS:	Camera World, Harland Financial Solutions

PROJECT SUMMARY:

While employed at Louis Dreyfus Property Group, John Menkes was responsible for underwriting this acquisition and coordinating due diligence. 400 SW Sixth Avenue, located in Portland's Central Business District, is part of the transit mall system in the downtown area. There is a state-of-the-art teleconference center on the fifth floor that is open to the public.