



# THE BALFOUR

733 SW OAK ST, PORTLAND, OR 97205

17,655 RENTABLE SQUARE FEET

**CBRE**

# OVERVIEW

The Balfour is classical in nature and progressive in performance. Originally constructed in 1913 for the Balfour Guthrie Trading Company and then later occupied by the Portland Rubber Stamp Company, where once stood industrial production machines now stand daylit design stations ensconced in historic creative charm. The Balfour's most recent tenant, Thomas Hacker Architects, Inc., redesigned the building and balanced objectives for historic preservation with sustainability by including such features as a high-efficiency heating and cooling system, high-speed fiber optic cabling, exposed structural elements, and an integrated daylighting strategy among others. Now under new ownership, The Balfour offers the latest modern amenities near the acclaimed Pearl District, Brewery Blocks, and West End neighborhoods in a timeless format.



# HIGHLIGHTS



Unique stand-alone headquarters opportunity in Downtown Portland



Rentable Square Feet: 11,758 RSF on the First Floor + Lower Level, and 5,897 RSF on the Second Level



\$37.00 Full Service Equivalent

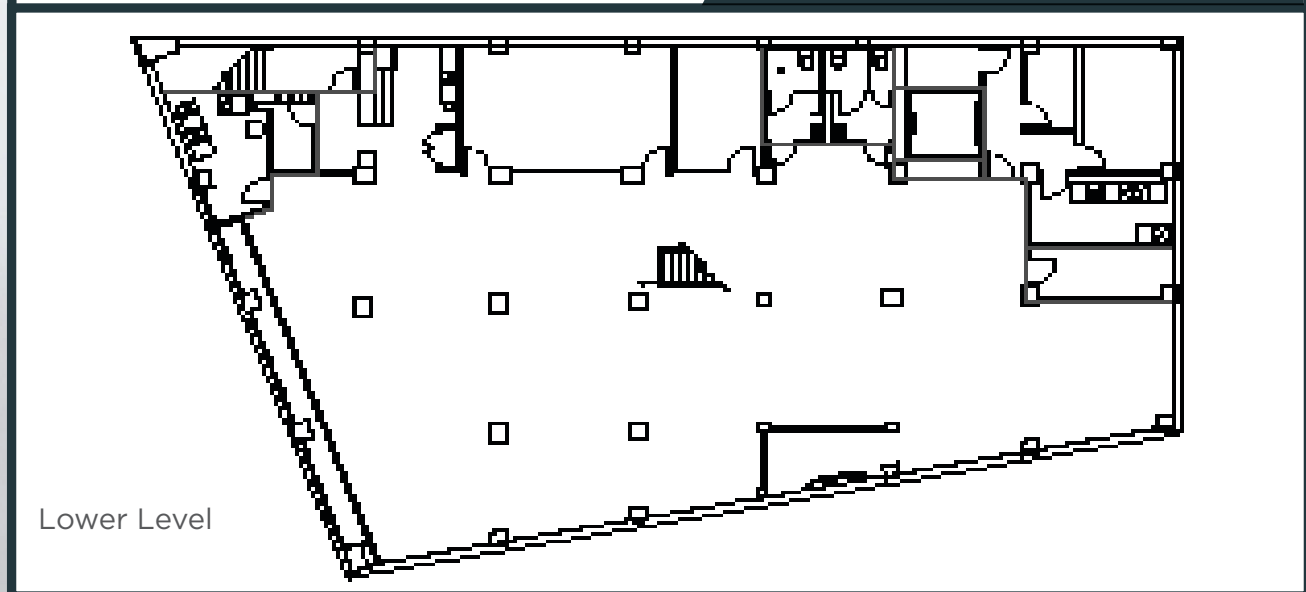
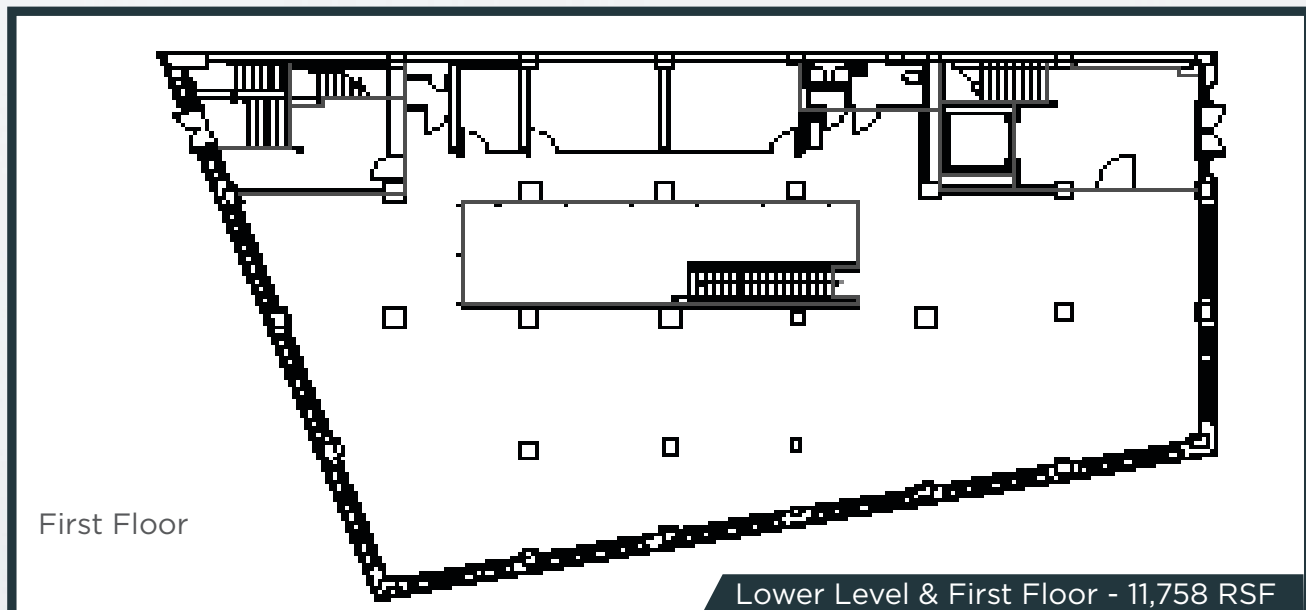
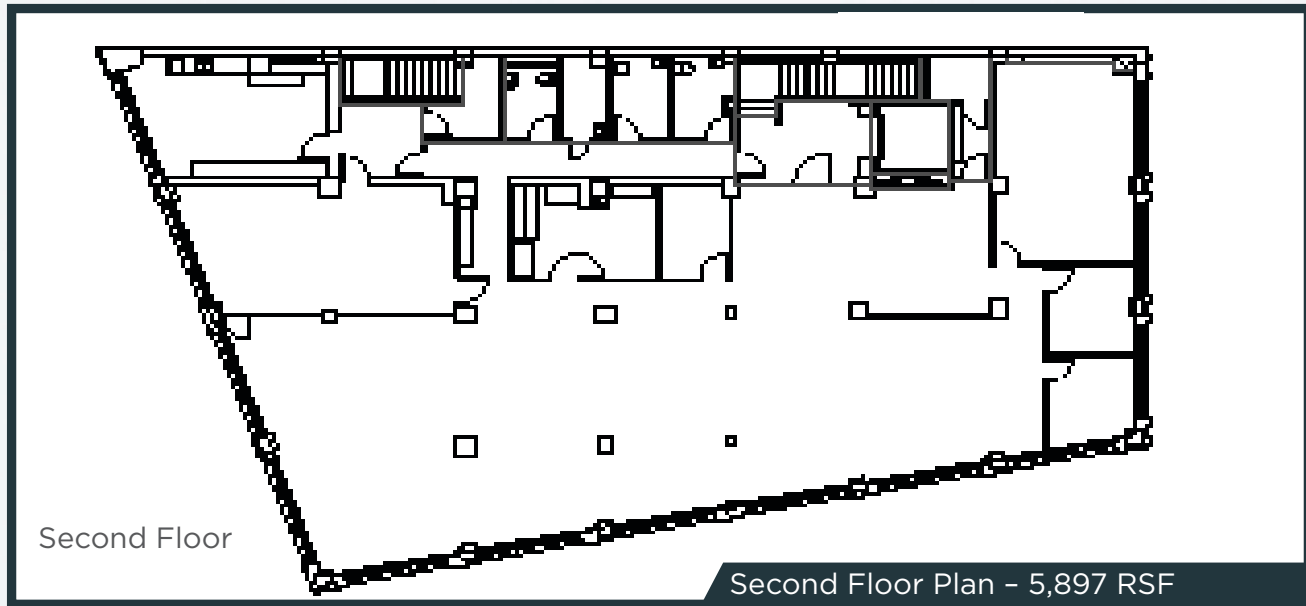
# FEATURES

- Listed as a contributing resource on the National Register of Historic Landmarks
- Early Morris Whitehouse 20th Century American Renaissance Architecture
- Continuous large windows on all three street frontages
- Updated to meet or exceed most new building standards including: seismic, mechanical electrical systems and broadband access
- LEED Silver Certification
- High efficiency, zoned HVAC system
- FSC-certified wood
- 24% better energy performance than code

# THE BALFOUR



# FLOOR PLANS





# CONTACT INFORMATION

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