

FOR SALE



CARBON 12 16 NE FREMONT STREET

Fully Leased Commercial Condominium Unit for Sale
\$670,000 - 954+ SF

Due to the tenants' ongoing operations, no full property tours will be done without a signed Intent to Purchase.



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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING



Commercial Condominium Unit
16 NE Fremont - \$670,000 - 5.7% CAP



THE BUILDING



ABOUT THE BUILDING

Carbon12's structural heart is a steel core, but just about everything else consists of cross-laminated timber, a hyper-strong material made by pressing and gluing together thin layers of wood.

At 85 feet tall, Carbon12 is one of the tallest mass timber and cross-laminated timber buildings in the country. Along with the inherent environmental benefits of wood, Carbon12 is better equipped to handle an earthquake or other natural disaster thanks to its buckling-restrained brace frame core.

Work on Carbon12 was completed in 2018. It is named after the atomic weight of carbon (12 AMU), as the carbon footprint was one of the primary motivators to choose timber, and its street address (12 NE Fremont St.)

Carbon12 is comprised of 2 commercial units and 14 high-end residential units.



THE SPACE



Backbridge Lofts | Carbon12 | 12/21/16

LEASE NOTES

RETAIL SPACE - OnPoint

954 SF

Approximately 5.5 years remaining

Triple Net Lease

NOI: Approximately \$36,840

TRANSIT SCORE

52

BIKE SCORE

100

WALK SCORE

94

Neighborhood Population

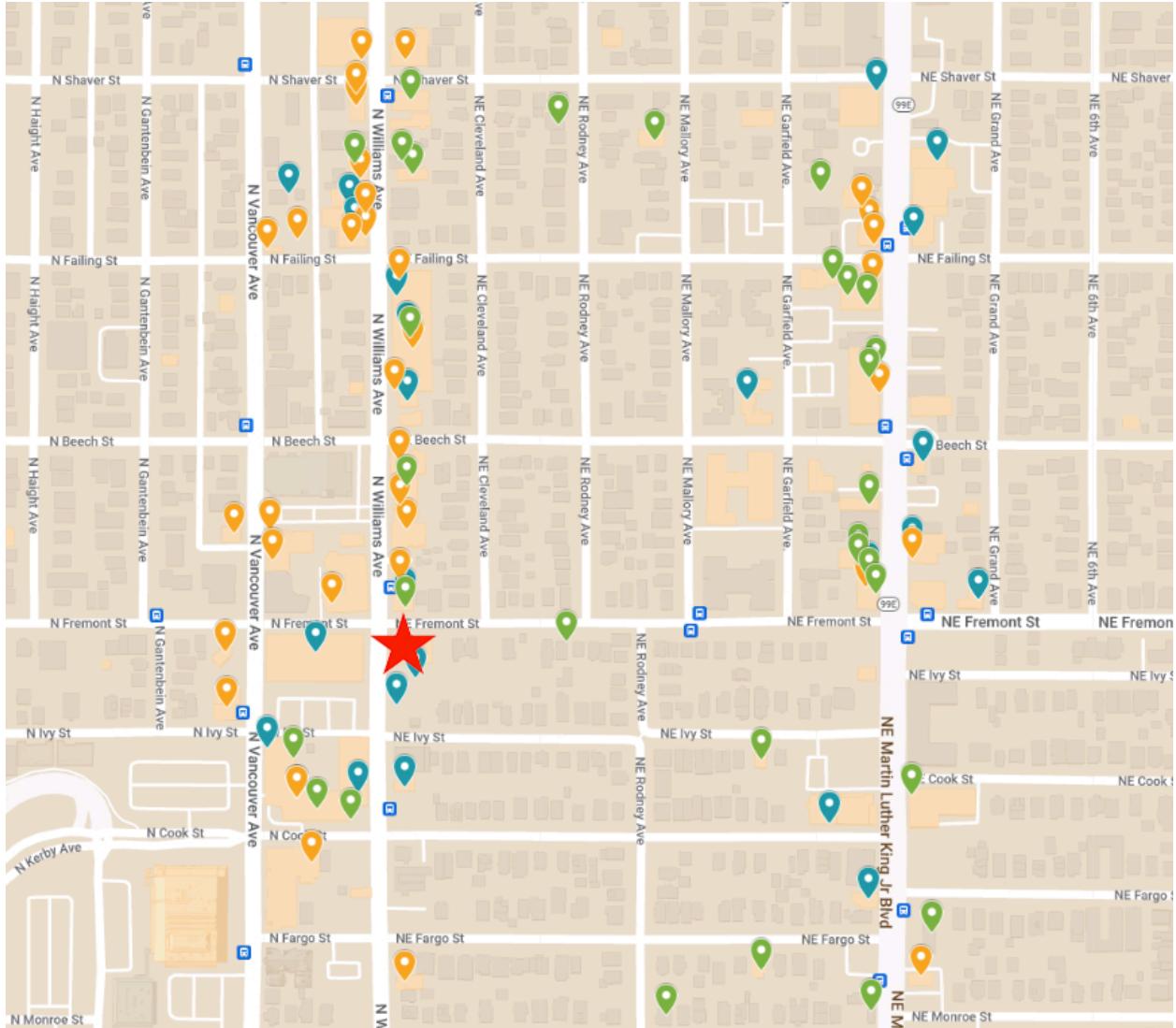
5,537

Median Household Income

\$62K

Additional financial Info available upon request.

THE NEIGHBORHOOD



SHOP

New Seasons Market
Mud Bay
Alchemy Plants
Reclamation Boutique
True Audiophile
Rhythm Traders
Community Warehouse Estate
Theirs Vintage
Black Hat Books
gDiapers
Breadwinner Cycles

EAT

Life of Pie Pizza
What's The Scoop?
Alefire
The Whole Bowl
La Cocina
Grains of Wrath
ZAAP Thai
Cedo's Falafel & Gyros
Killer Burger
Erica's Soul Food
Sloan's Tavern
Ex Novo Brewing Co.

PLAY

Mizaji Gallery
Abraham Fixes Bikes
American Nail Bar
Purrington's Cat Lounge
Sojourn Theater
Louisa Event Space
Dynamic Massage Therapy
The Wishing Tree
Sugar Wheel Works
Columbia Gorge Model Railroad Club
Livingescape Portland
Cloak & Dagger Barber

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy.
All information should be verified prior to purchase or lease.



For additional details contact:

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