

THE  
GALT  
BUILDING

# SHOWCASE PROPERTY WITH STUNNING FINISHES FOR SALE

[THEGALTBUILDING.COM](http://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.

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**11,536 SF**

CLASS A OFFICE  
2ND & 3RD FLOORS

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**4,070 SF**

RETAIL OR OFFICE  
GROUND FLOOR

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**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	Call broker

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

KIDDER MATHEWS

THE GALT BUILDING

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# APPEALING WORK SETTING





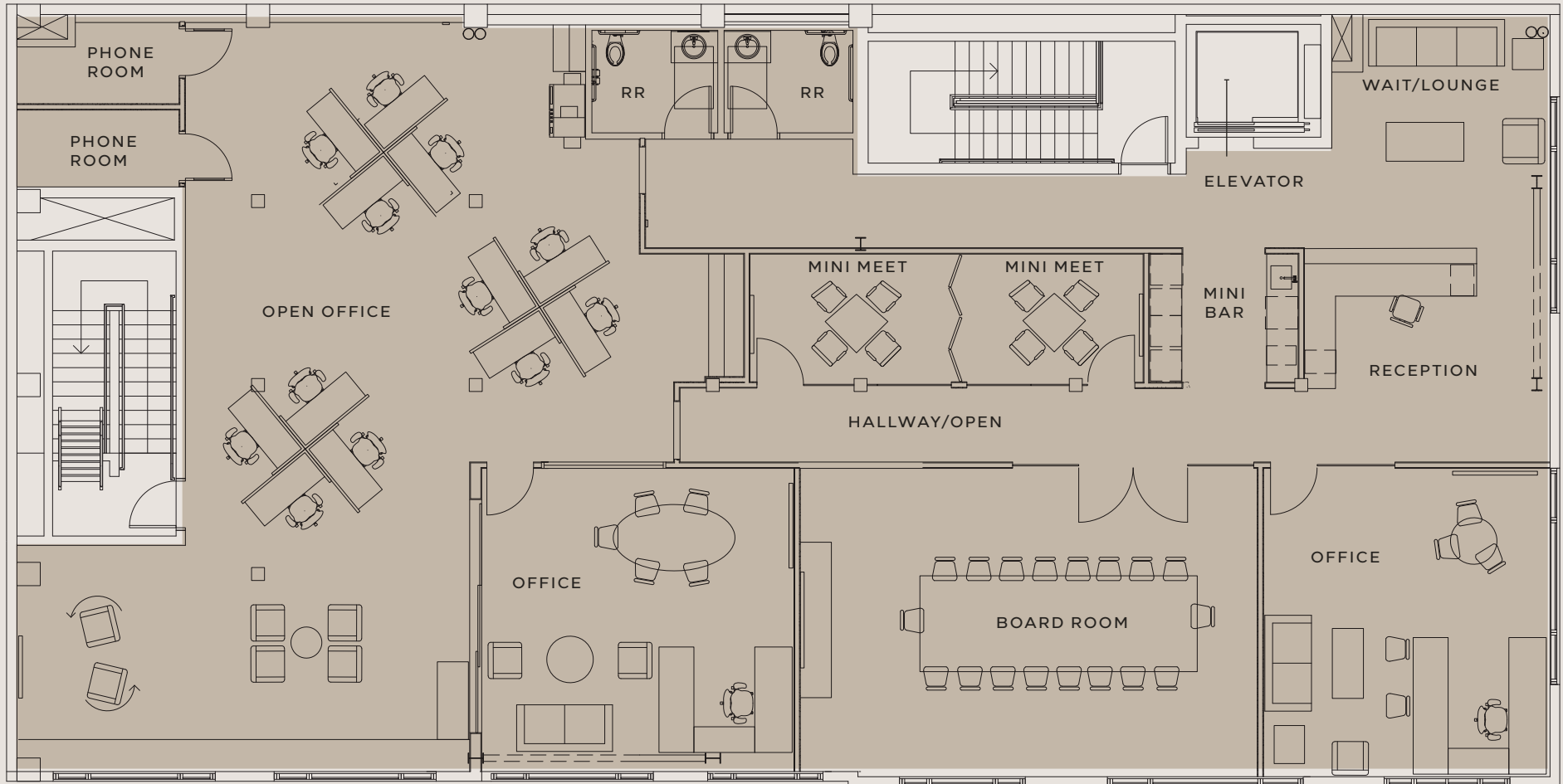


# WARM & INVITING FINISHES



# 3RD FLOOR

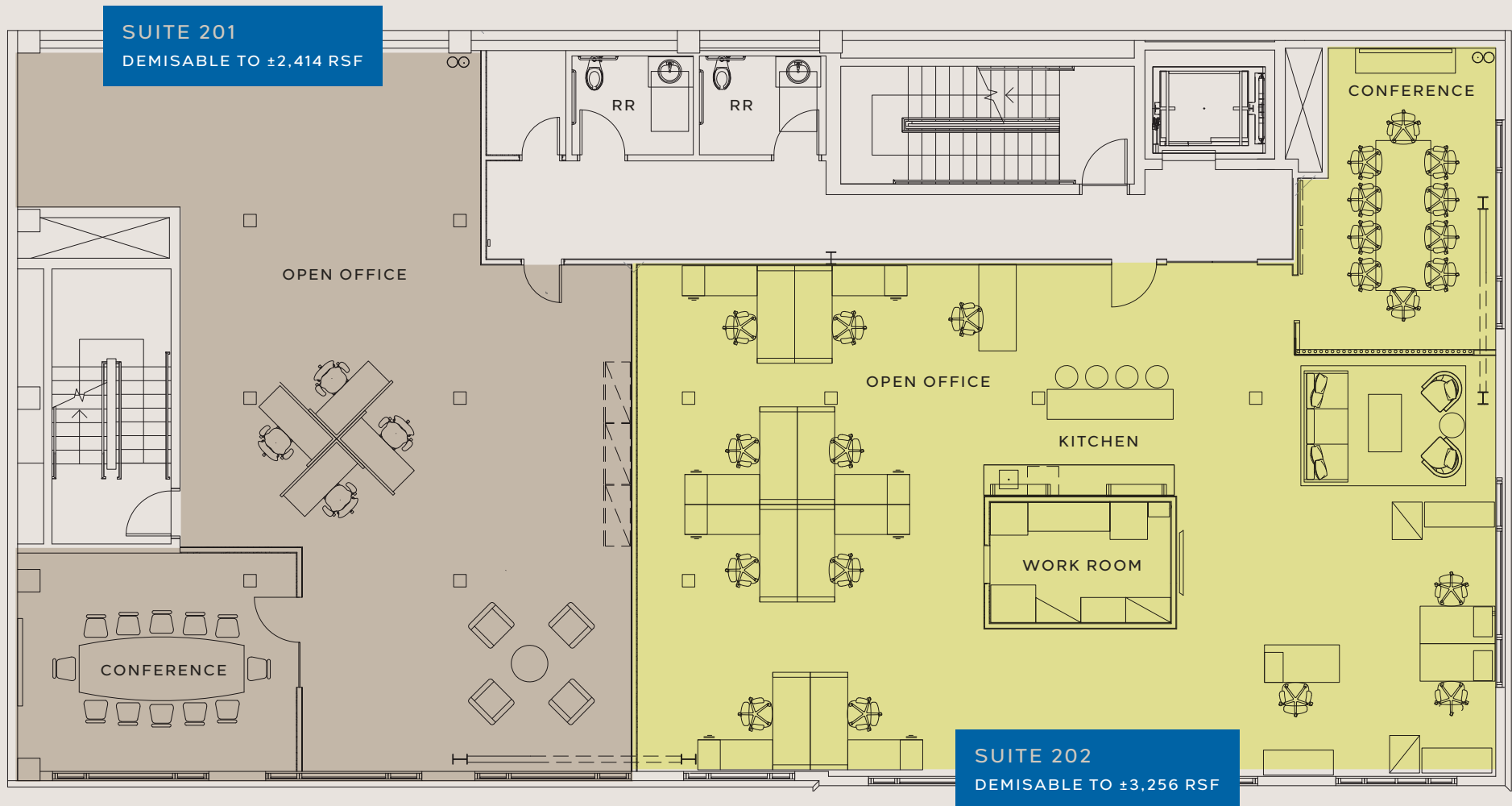
**5,866 SF**  
TOTAL SIZE





# 2ND FLOOR

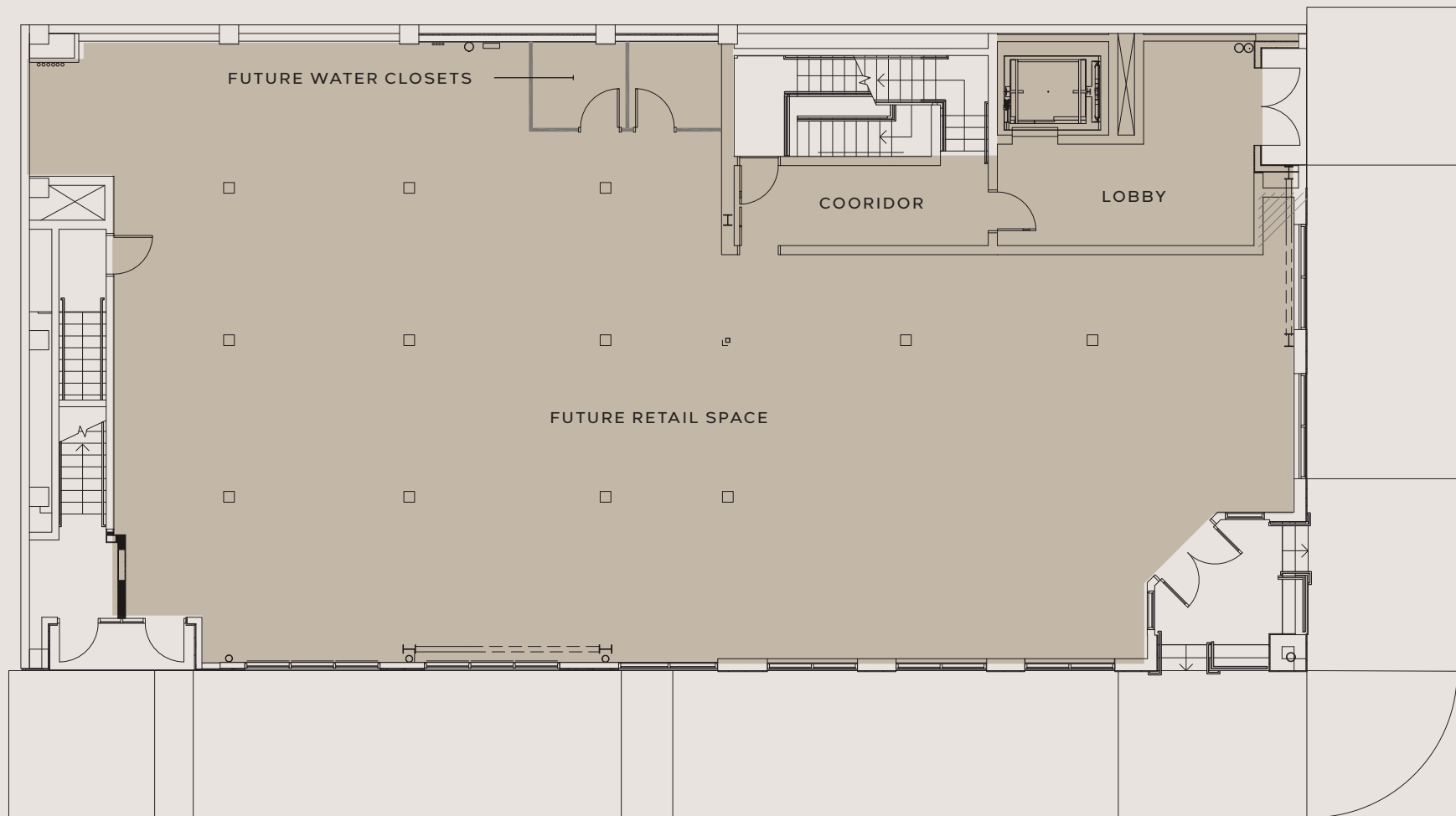
**5,670 SF**  
TOTAL SIZE





# GROUND FLOOR

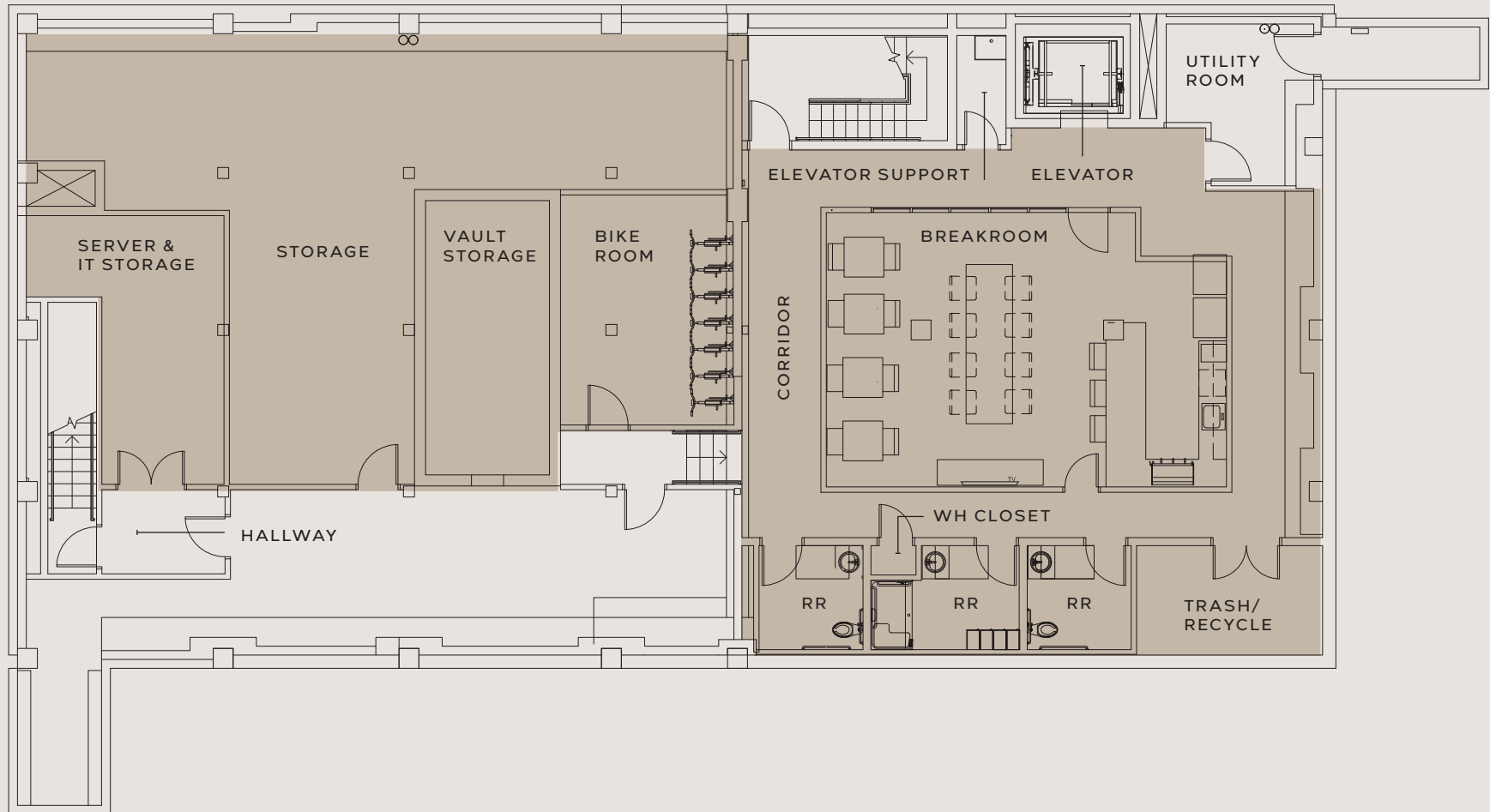
**4,070 SF**  
TOTAL SIZE





# BASEMENT

**5,142 SF**  
TOTAL SIZE







# MULTIPLE BREAK & BAR STATIONS



# MULTIPLE MEETING OPTIONS





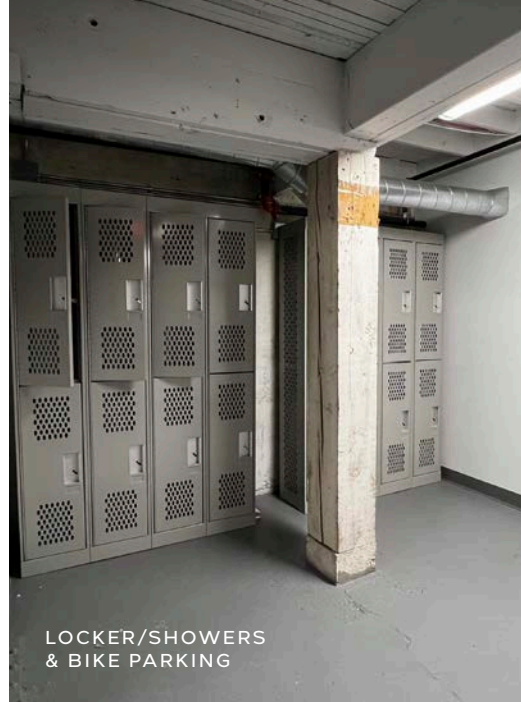
# EXTENSIVELY FURNISHED & EQUIPPED



# NOT YOUR AVERAGE BASEMENT



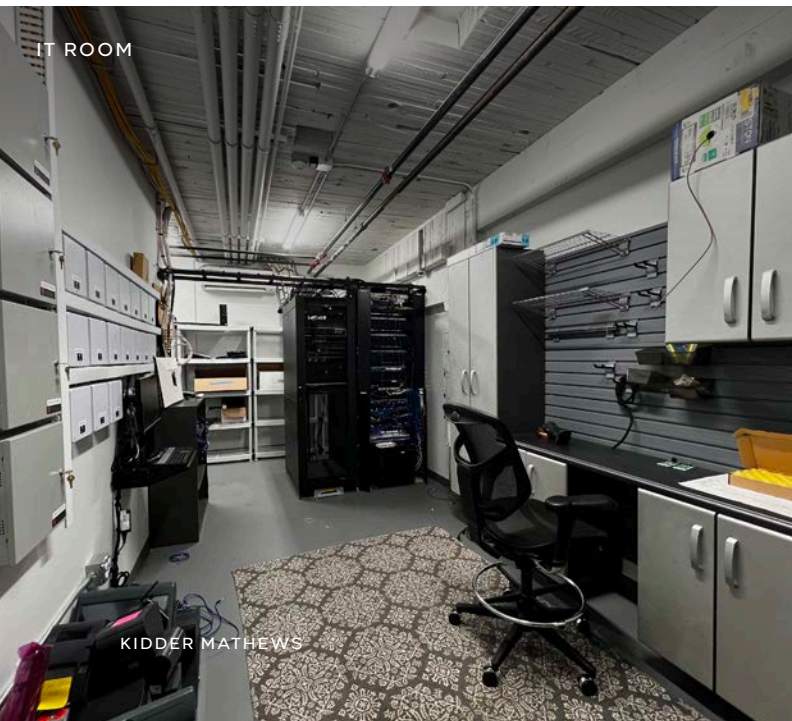
EXPANSIVE BREAK ROOM  
WITH FULL KITCHEN



LOCKER/SHOWERS  
& BIKE PARKING



QUIET ROOM



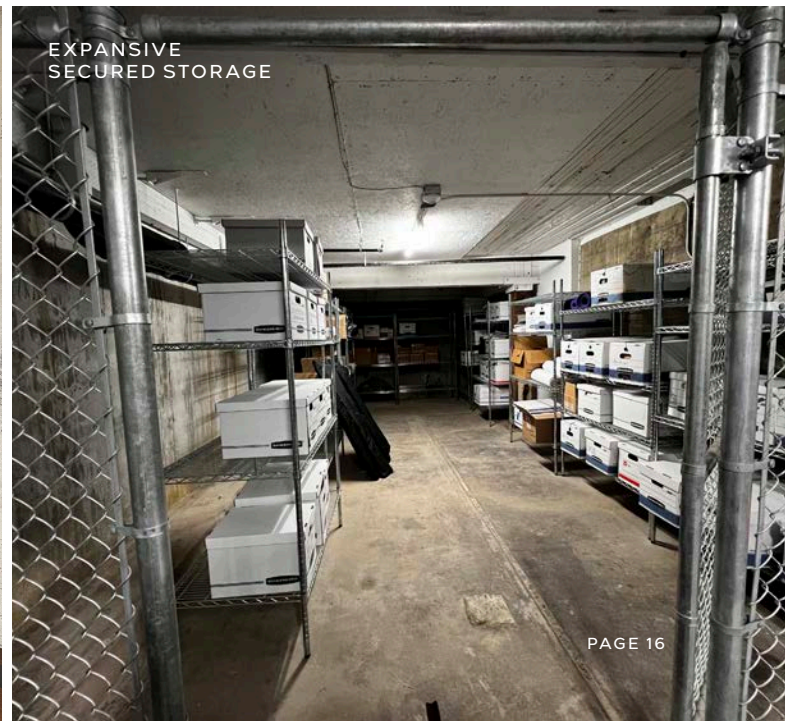
IT ROOM

KIDDER MATHEWS



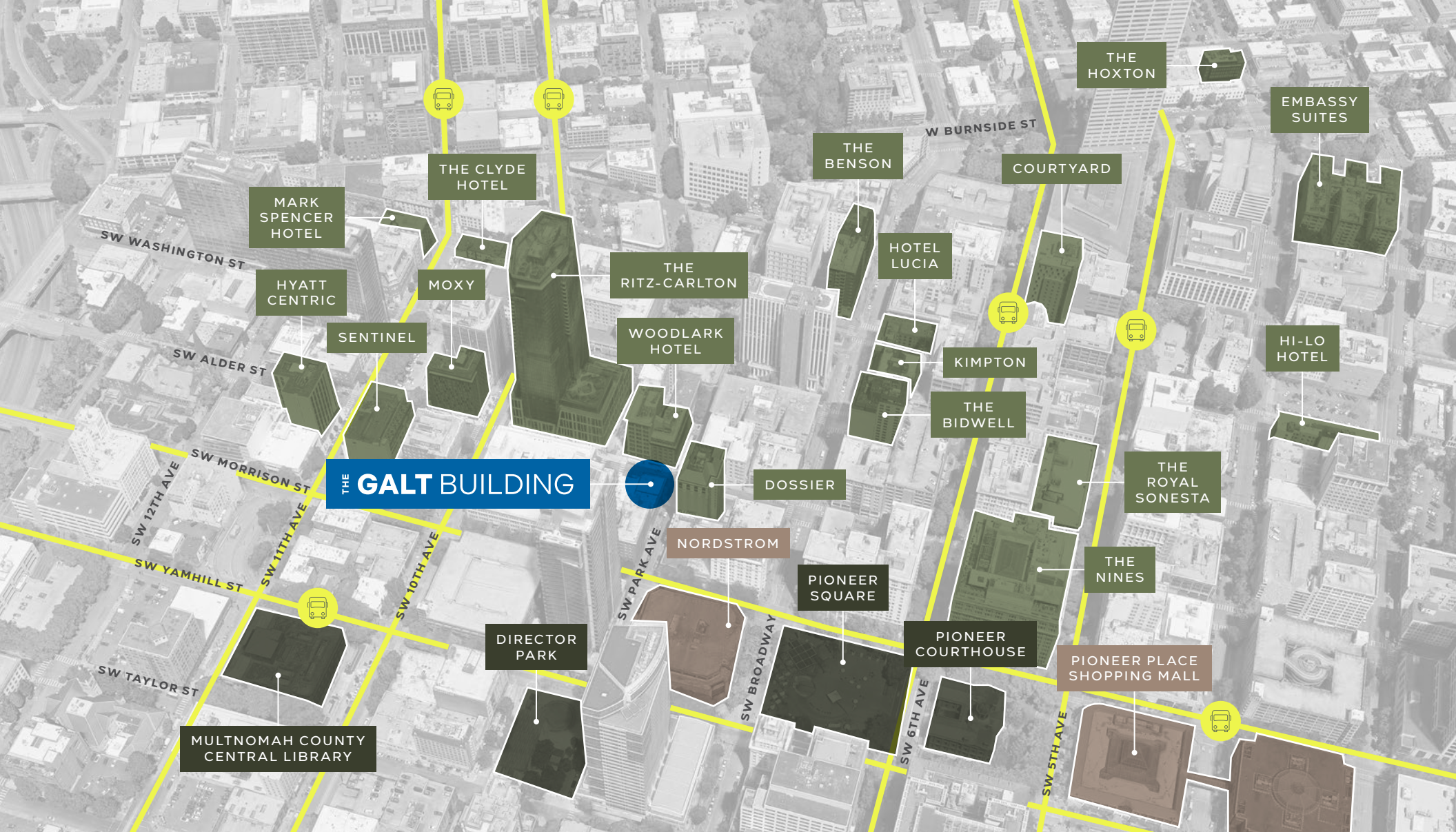
WORKING  
SAFE

THE GALT BUILDING



EXPANSIVE  
SECURED STORAGE





In the heart of Portland's  
Central Business District



**100**  
WALK  
SCORE



**94**  
TRANSIT  
SCORE



**93**  
BIKE  
SCORE



# THE GALT BUILDING

Exclusively  
Listed By

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THEGALTBUILDING.COM ↗

KIDDER.COM ↗



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