

GASCO BUILDING

731 SW MORRISON STREET, PORTLAND, OR 97205

GREAT ADAPTIVE REUSE
PROPERTY IN AN OPPORTUNITY ZONE



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FOR SALE *The Gasco Building is a rare opportunity to redevelop a building in the center of the bustling retail centric Central Business District. The property is located across the street from Nordstrom, and offers a glimpse into Portland's historic charm with the added option for a Buyer to reinvent the building into a downtown Portland destination. Please contact broker for pricing guidance.*

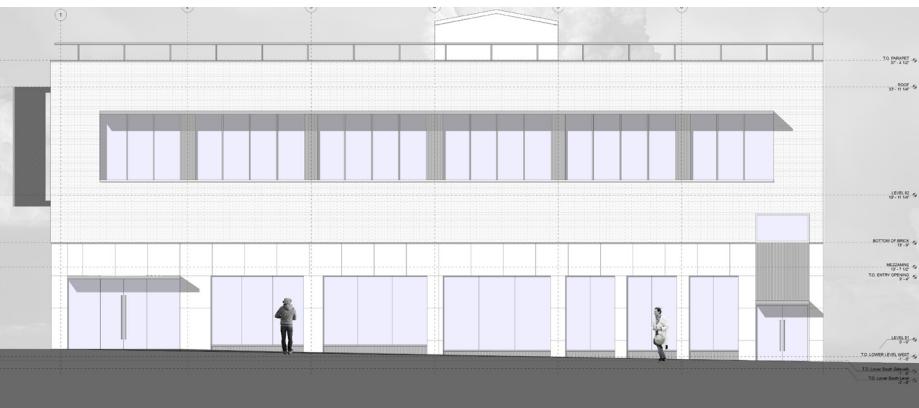
PROPERTY OVERVIEW

- » **Property Type:** Retail / Office
- » **Year Built:** 1911
- » **Building Size:** ± 16,605 SF Total
 - Lower Level: ± 6,923 SF (below grade)*
 - Ground Level: ± 5,000 SF*
 - Mezzanine: ± 1,227 SF (not included in total SF)*
 - Second Level: ± 4,682 SF*
- » **Stories:** 3 (not including mezzanine)
- » **Structure:** Concrete/steel, oversized structure originally designed to accommodate 10 additional stories
- » **Elevator:** Served to all 3 levels
- » **Lot Size:** ± 5,000 SF / ± 0.11 AC
- » **Registry:** Unranked Historic Resource Inventory



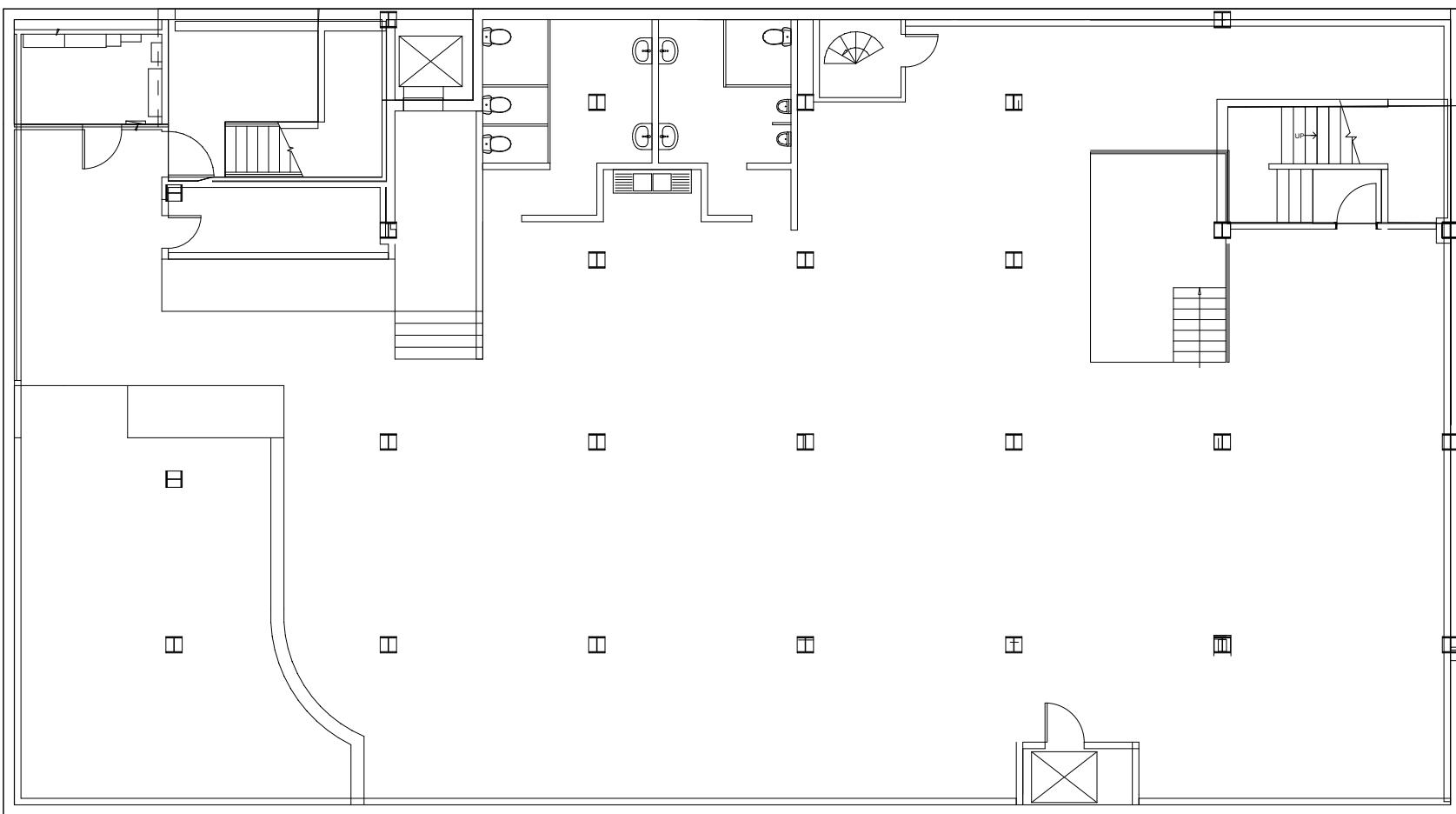
LOCATION

- » **Zoning:** CX - Central Commercial
- » **Height:** Max 460'
- » **Base FAR:** 12:1 (3:1 bonusable)
- » **Opportunity Zone:** Yes
- » **Urban Renewal:** River District



LOWER LEVEL

A unique, large space with high ceilings and endless possibilities. Spacious enough for restaurant or event space, or other creative uses including office, wellness, or showroom.



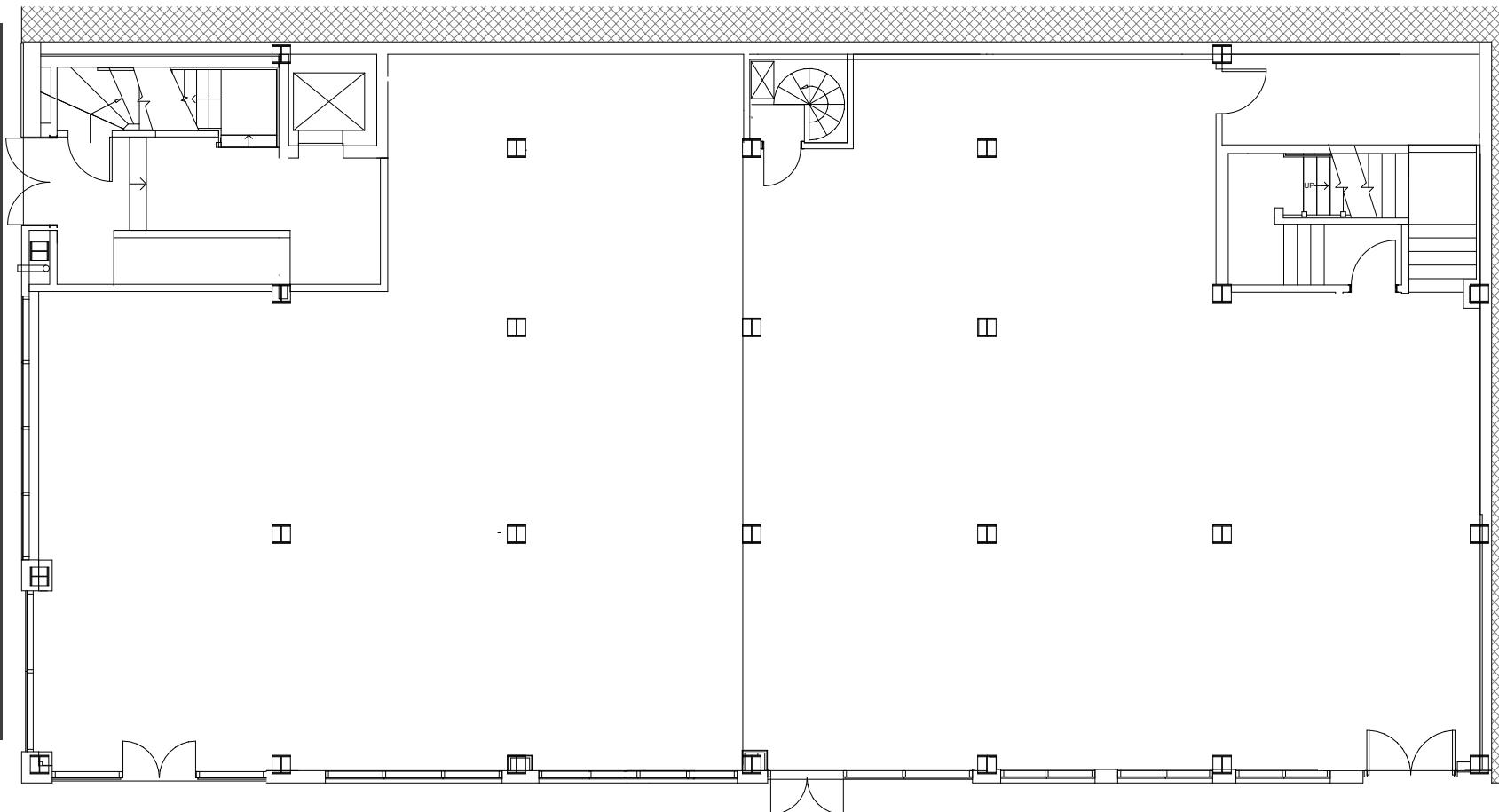
HIGHLIGHTS

- ± 6,923 SF
- Cool "raw" space ready for a creative design
- Ceiling heights - approximately 14'
- 2 restrooms
- Multiple stairwells, including a vintage spiral staircase
- Elevator
- Raised stage area
- Dumbwaiter



GROUND LEVEL

An incredible retail space across the street from Nordstrom and just one block from Pioneer Square. The ground level could easily be divided for up into three retail spaces.



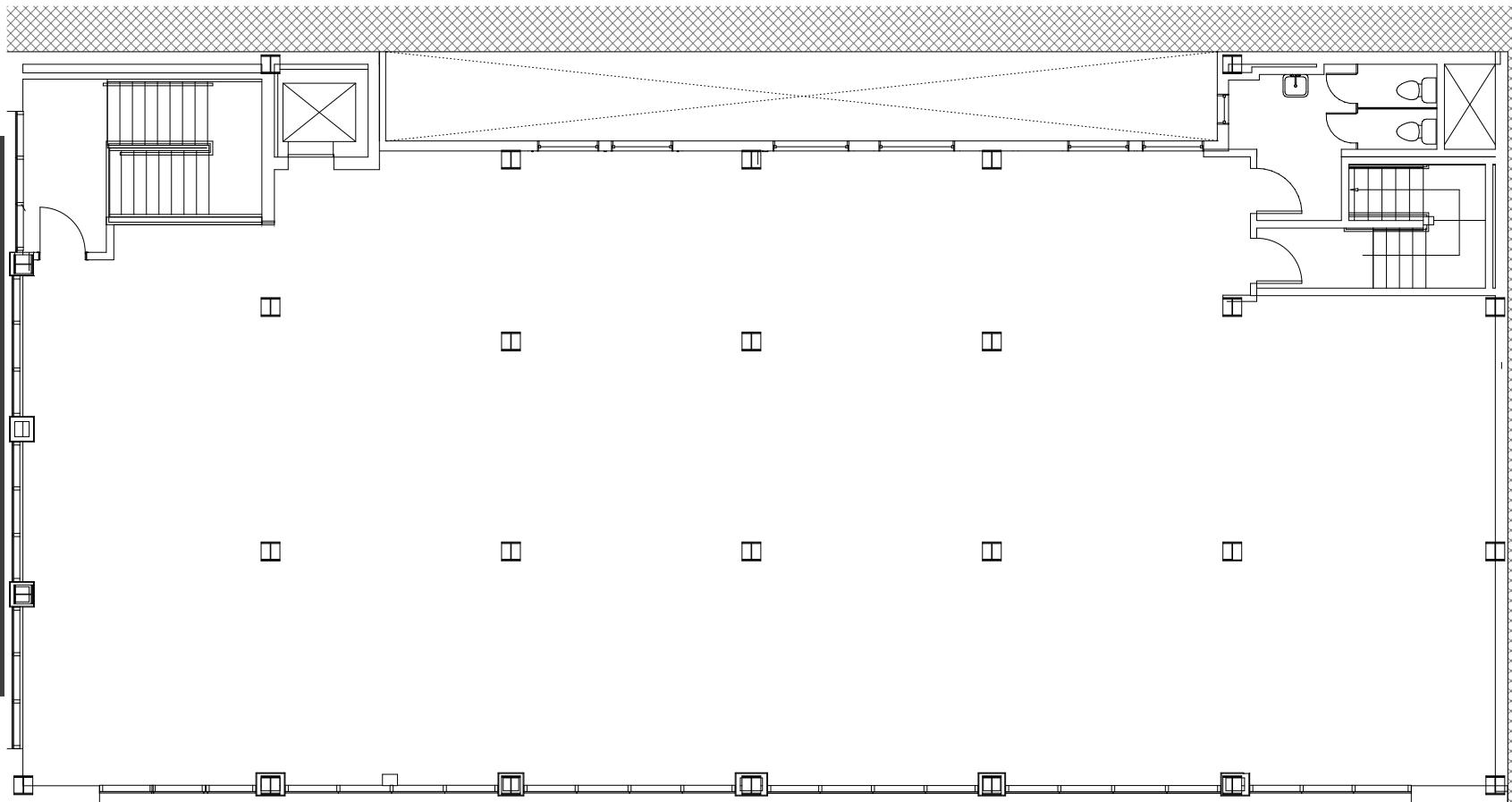
HIGHLIGHTS

- $\pm 5,000$ SF and a $\pm 1,227$ SF mezzanine (not shown on floor plan)
- Ceiling heights - approximately 20'-22'
- Exposed steel beams
- Multiple stairwells, including a vintage spiral staircase
- Elevator
- Dumbwaiter
- 4 main entrances, including 1 private entrance up to the 2nd level



SECOND LEVEL

A great open office space with the rare feature of expansive glass lines along 3 walls, allowing for abundant natural light to filter throughout the entire space. A dedicated ground floor entry allows for a separate tenant in the second level space.

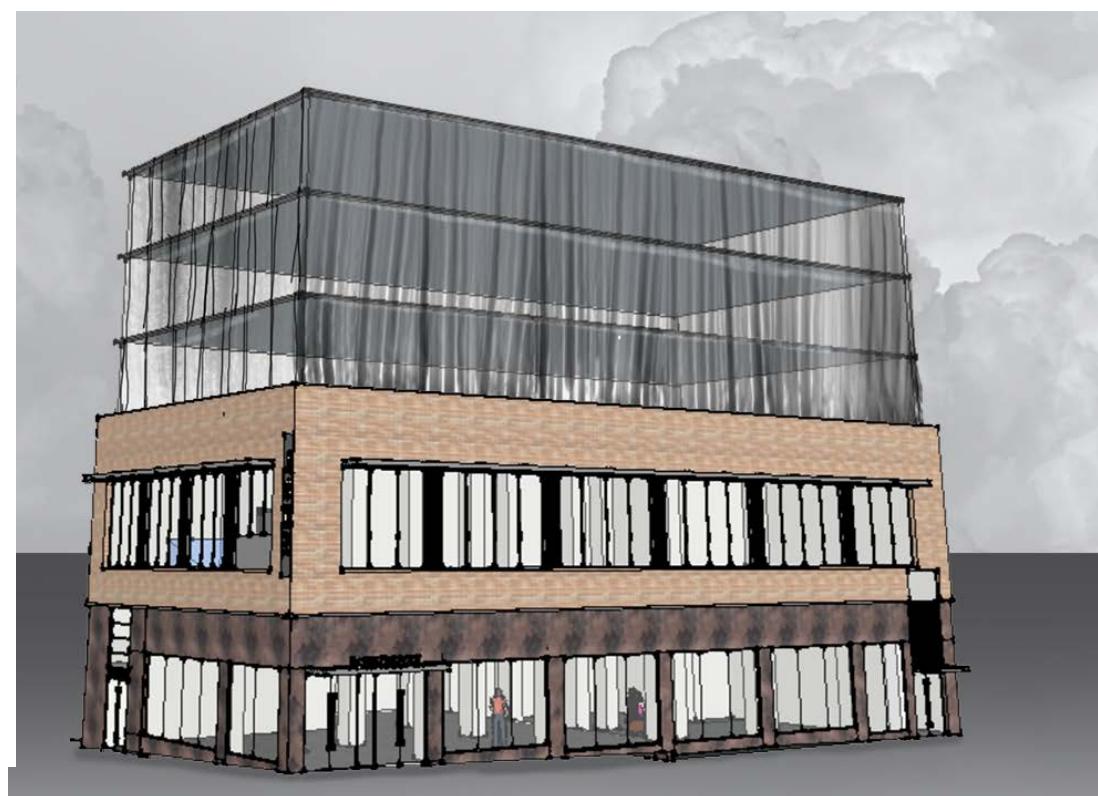
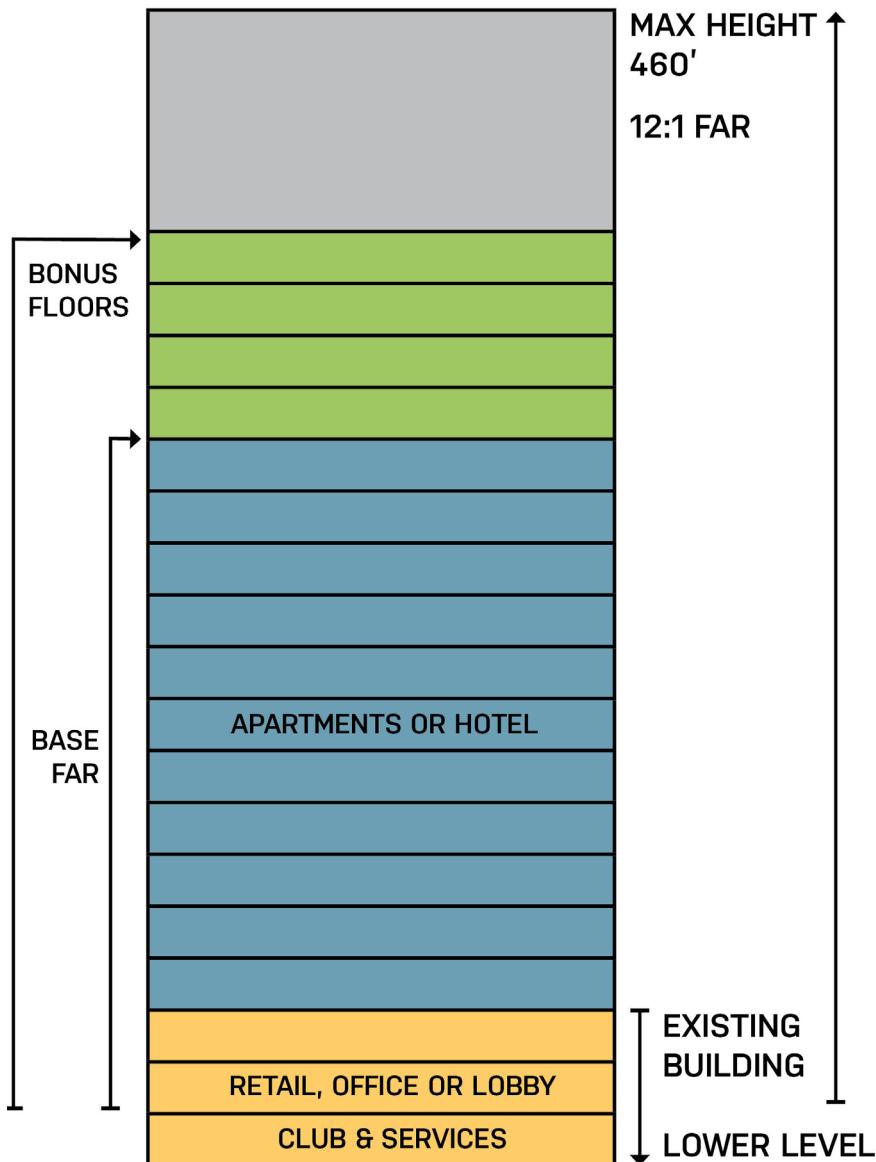


HIGHLIGHTS

- $\pm 6,923$ SF
- Operable windows
- Great 14' high ceilings
- Exposed steel beams
- 1 restroom
- 2 stairwells with direct street access
- Elevator
- Lightwell



POTENTIAL The Gasco Building's oversized structure of concrete and steel was originally designed to accommodate 10 additional stories. The property is the ideal opportunity for creating new modern office space, retail, entertainment, hotel, apartments or a mixture of everything in between.



PORLAND IS GROWING



OUTSTANDING CENTRAL BUSINESS DISTRICT LOCATION



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