

GASCO BUILDING

731 SW MORRISON STREET, PORTLAND, OR 97205

*GREAT ADAPTIVE REUSE
PROPERTY IN AN OPPORTUNITY ZONE*



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APEX
REAL ESTATE PARTNERS

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.*

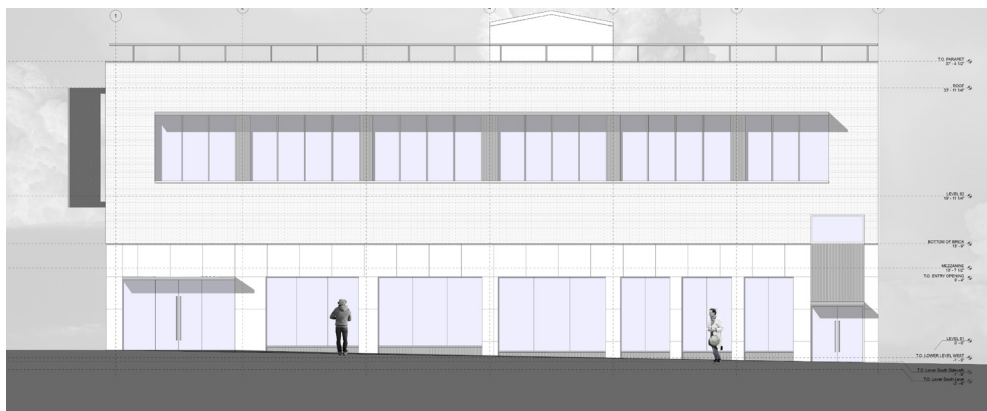
PROPERTY OVERVIEW

- » **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



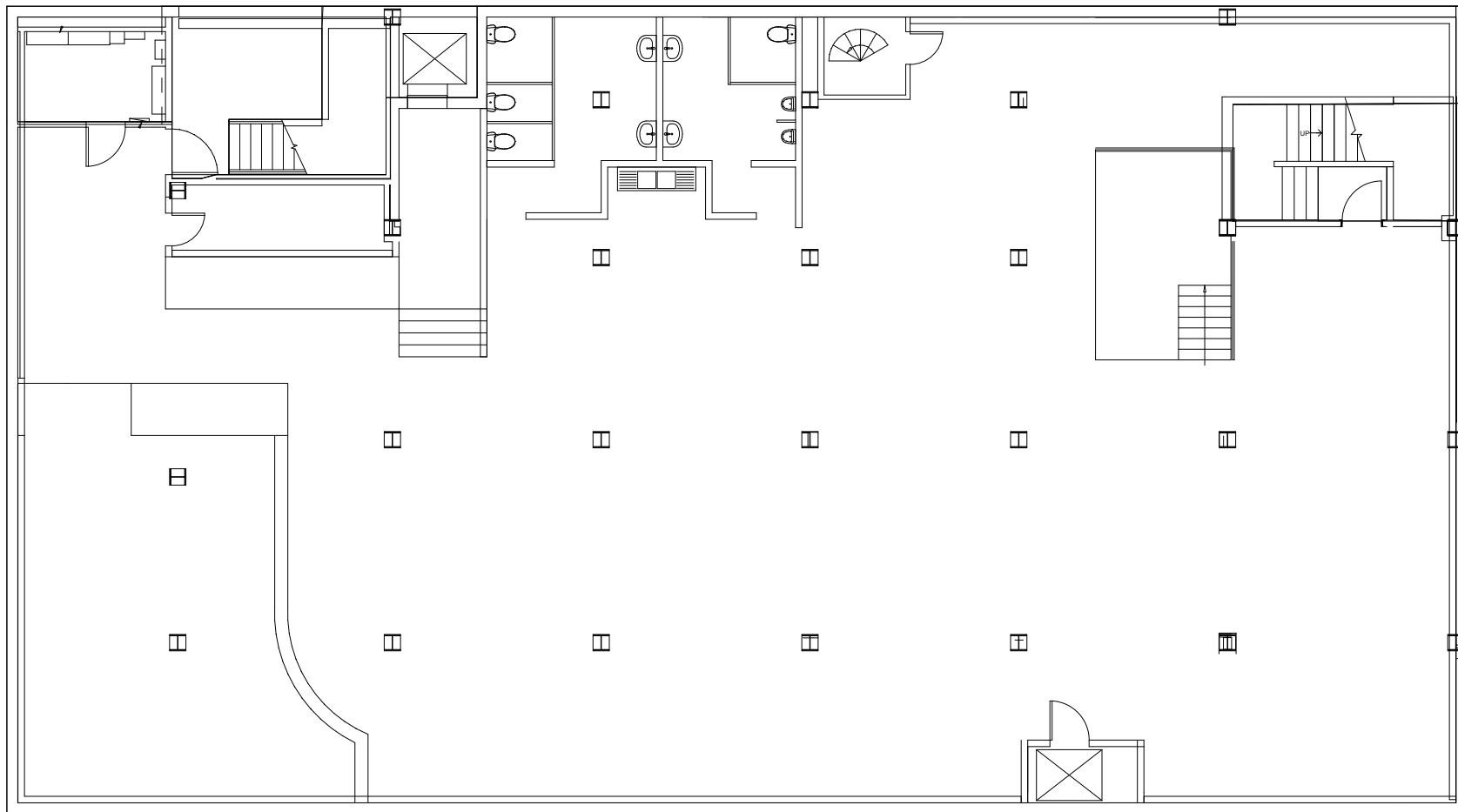
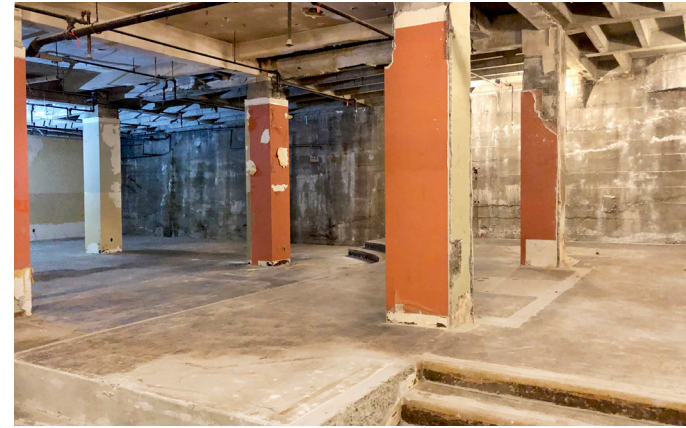
LOCATION

- » **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.



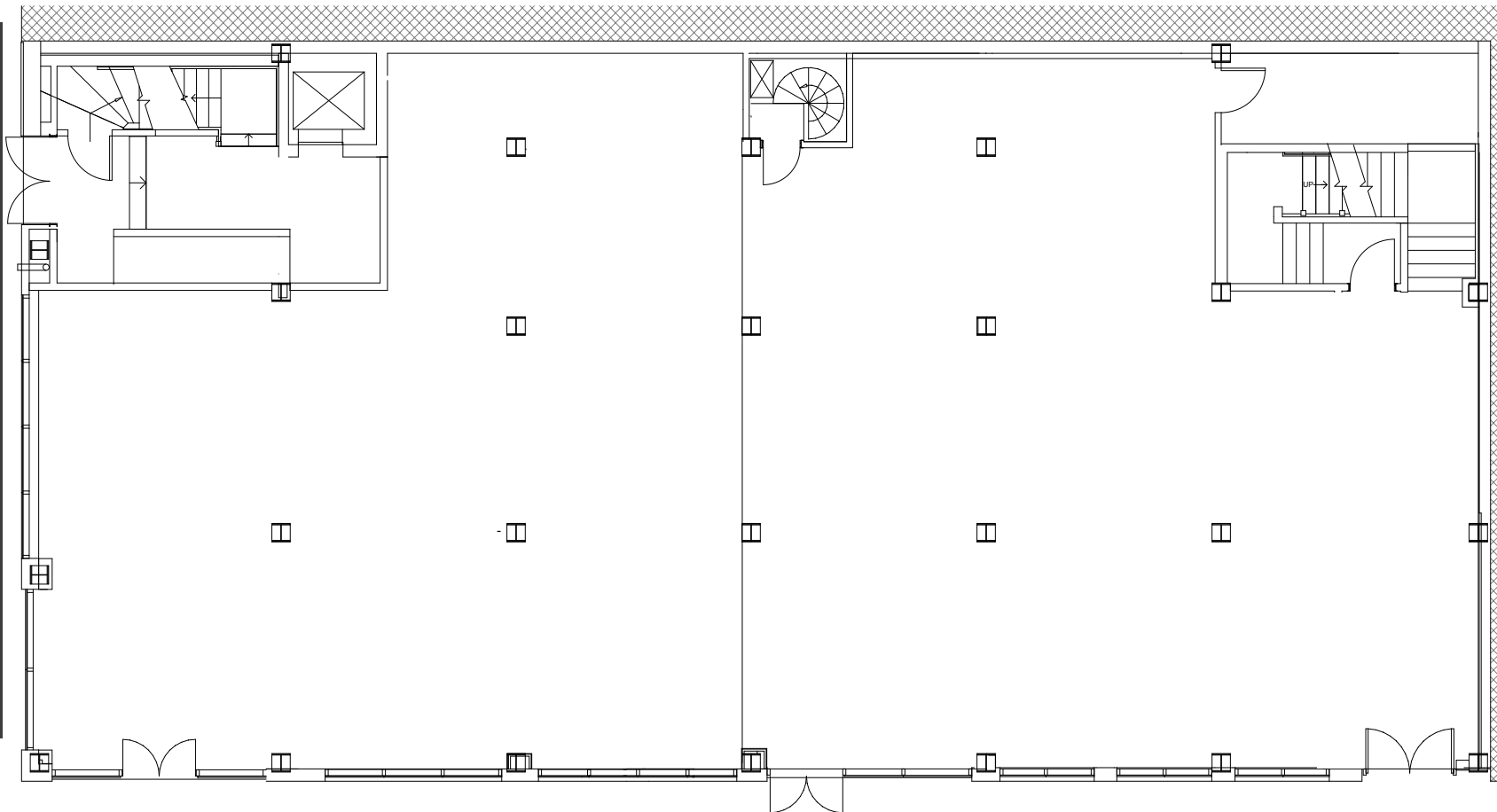
HIGHLIGHTS

- ± 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.

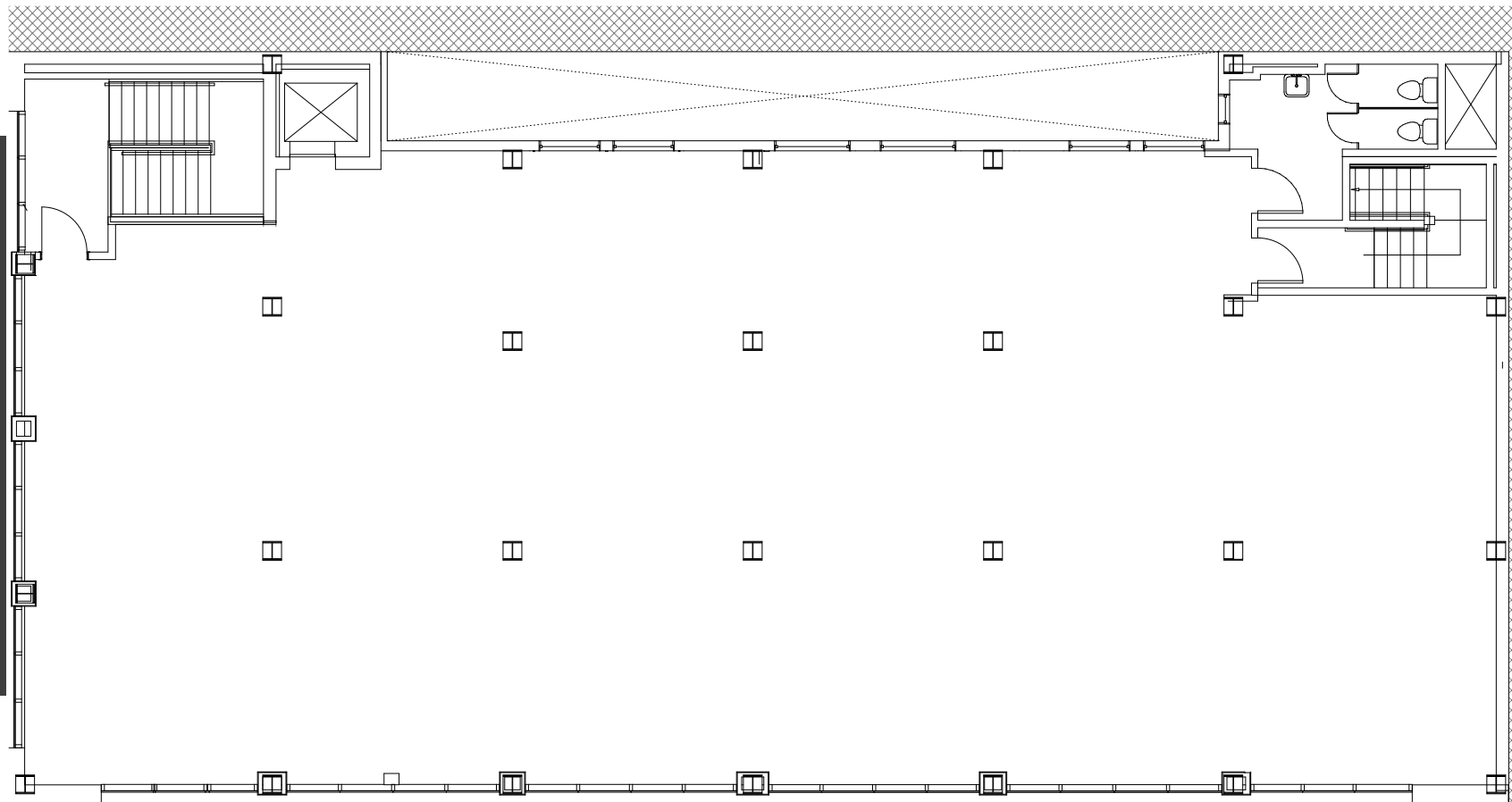


HIGHLIGHTS

- \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.*

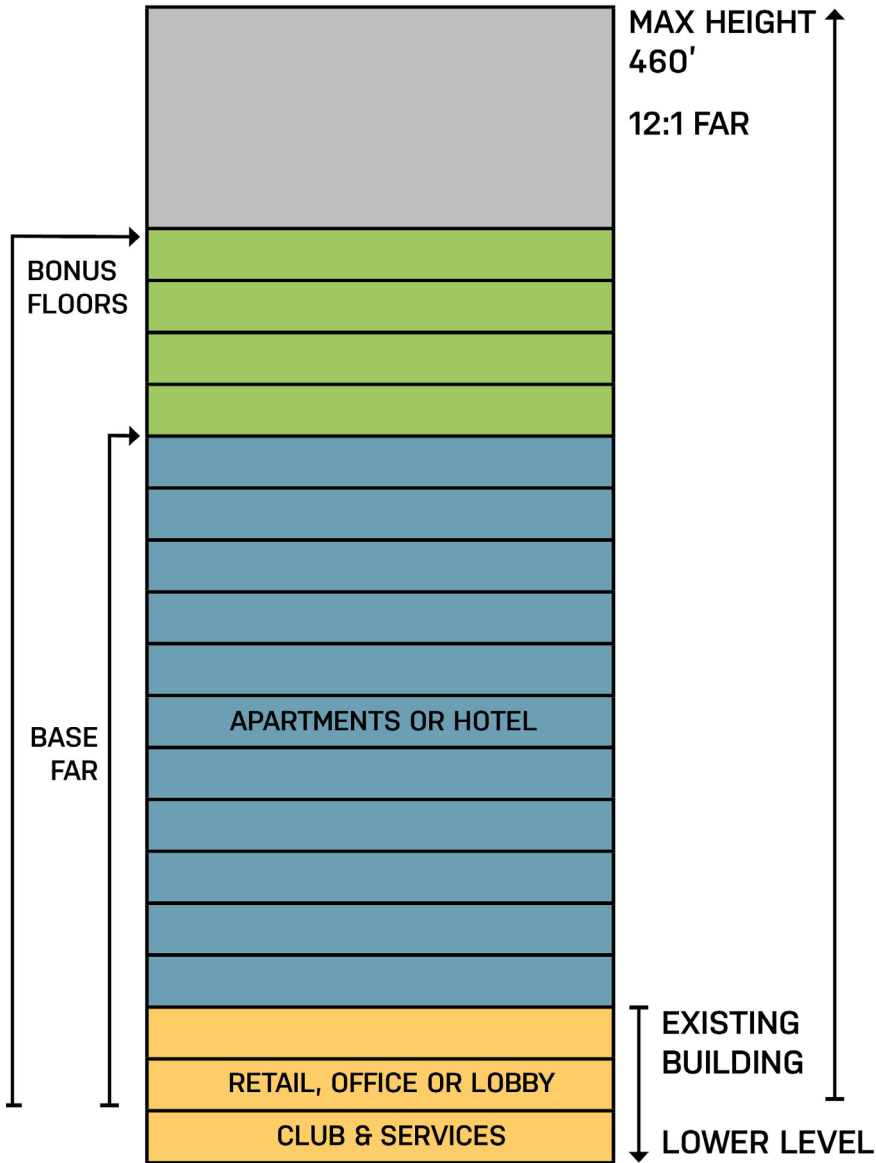


HIGHLIGHTS

- ± 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.*



PORTLAND IS GROWING



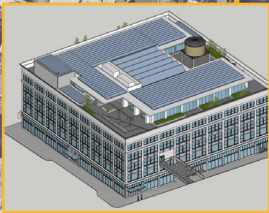
11W
NEW DEVELOPMENT
COMPLETED 2023



MOXY HOTEL
NEW DEVELOPMENT
COMPLETED 2021



GALLERIA
UNDER RENOVATION
DELIVERY 2023



10Y
MAJOR RENOVATION
PARKING & RETAIL
COMPLETED 2019



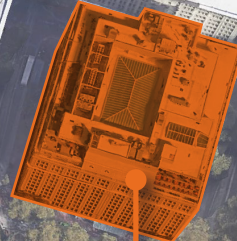
PARK AVENUE WEST
OFFICE/MULTIFAMILY
NEW DEVELOPMENT
COMPLETED 2016



BLOCK 216
OFFICE/MULTIFAMILY/
RITZ CALRTON HOTEL
NEW DEVELOPMENT
UNDER CONSTRUCTION
DELIVERY 2023



THE WOODLARK
ADAPTIVE REUSE
COMPLETED 2019



JK GILL BUILDING
ADAPTIVE REUSE
COMPLETED 2020



MEIER & FRANK
ADAPTIVE REUSE
COMPLETED 2018

- MIXED-USE
- OFFICE/RETAIL
- MULTI-FAMILY
- HOTEL
- MAJOR RENOVATION

OUTSTANDING CENTRAL BUSINESS DISTRICT LOCATION



-  100 - WALKER'S PARADISE
Daily errands do not require a car
-  94 - EXCELLENT TRANSIT
World-class public transportation
-  93 - BIKER'S HEAVEN
Mostly flat, excellent bike lanes