

# FOR SALE / LEASE

3636 NE Broadway Street, Portland, OR 97232



## PROPERTY DESCRIPTION

Located in Portland's vibrant Hollywood District, this 6,275 SF office building offers exceptional visibility at a major signalized intersection, as well as easy access via I-84 and near the confluence of three major arterials serving Portland's east side. The property is directly on TriMet bus lines, with light rail just blocks away. Built in 1992, this well-appointed building features high ceilings, great natural light with expansive glass lines and a layout consisting of a mix of private offices, dedicated conference spaces and meeting rooms, open work space and a large open kitchen. The property is within short walking distance of many amenities, including retail, dining, lodging, and more. With a 5/1,000 SF parking ratio, commuting is convenient for employees and clients alike. The building's flexible CM3 zoning allows for a broad range of uses and lends itself well to a potential multi-story redevelopment play in the future.

## PROPERTY HIGHLIGHTS

- Excellent opportunity for medical offices and not-for-profit organizations
- Generous 5/1,000 SF parking
- Easy Access via I-84
- Excellent signage opportunity at a major signalized intersection

## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,150,000.00
<b>Lease Rate:</b>	\$25.00 NNN
<b>Building Size:</b>	6,275 SF +/-
<b>Lot Size:</b>	27,158 SF
<b>Parking Spaces:</b>	31

### ADAM BEAN

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**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

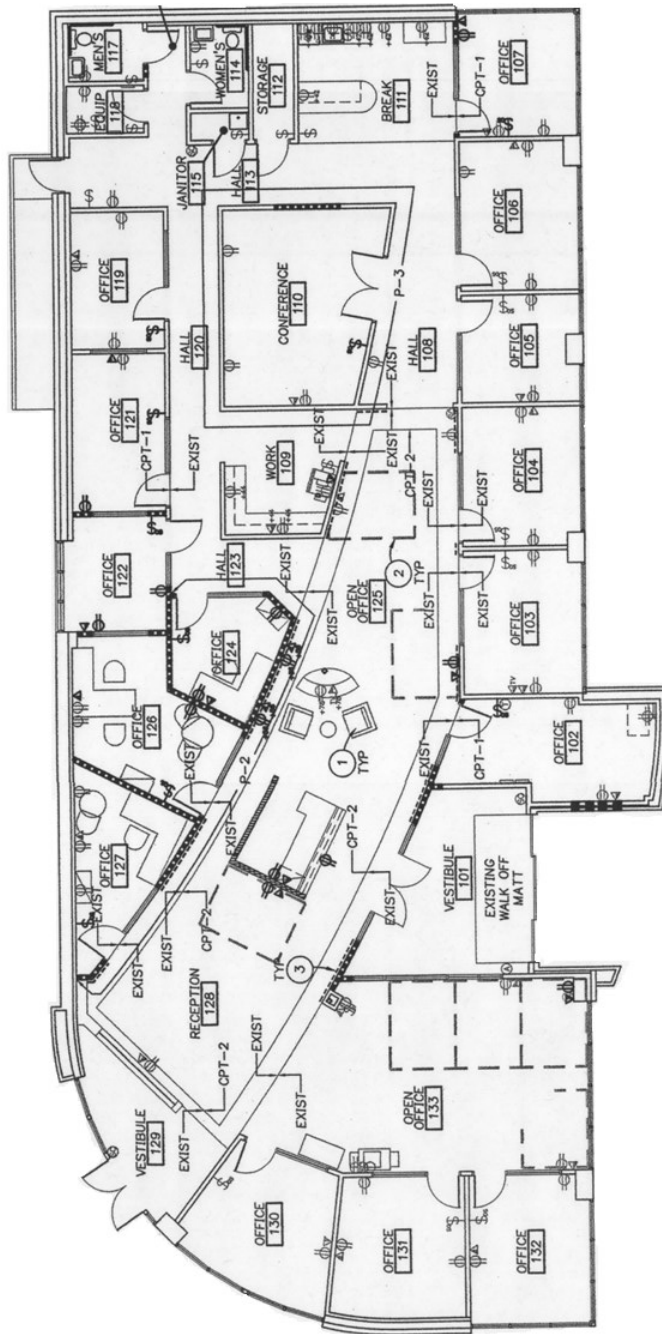
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# Floor Plan

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# Additional Photos

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# Map

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