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Offering Memorandum

Central Lutheran Church  
1820 NE 21st Avenue  
Portland, OR 97212

\$3,500,000

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# Property Summary

Offering Memorandum





# Property Highlights

The building was planned and designed by Pietro Belluschi between 1945 and 1951 with a design that used wood native to Oregon, brick, and glass. Since its dedication in 1949, changes have been made to insure the viability of the structure, adding many new technologies while maintaining the integrity of the original design. In 1999 to 2000 the building underwent a major renovation to enhance the building accessibility, safety and hospitality.

This building offers the following advantages to its occupants:

- Multiple large meeting spaces
- Commercial kitchen
- Historically significant building
- Offering at nearly half assessed value
- Convenient freeway access
- Outstanding historic Irvington Neighborhood
- Abundant retail services nearby
- Flexible multi-use facilities



# Property Photos

Clockwise from top:

- Lobby off of main entrance
- Office space
- Large gathering space
- Commercial kitchen



# Property Aerial



# Property Information

Offering Memorandum



# Physical Description

## Total Building Area:

Approximately 28,318 SF  
(including balcony)

## Total Site Area:

Approximately 25,000 SF

## Property Address:

1820 NE 21st Avenue  
Portland, OR

## Year Built/Major Remodel:

1951/1999-2000

## No. of Floors:

Two plus Balcony in Sanctuary

## Passenger Elevator:

Services all levels of Building

## Parking:

15 spaces on site (additional parking available on street, at nearby public park and additional lot)

## Zoning:

RM2

## Building Exterior:

Wood siding

## Current Tenancy:

Church

## Occupancy:

100%

## Telecommunications:

Direct fiber connections in the building.

## HVAC System:

Gas furnace. No central air.

## Roof:

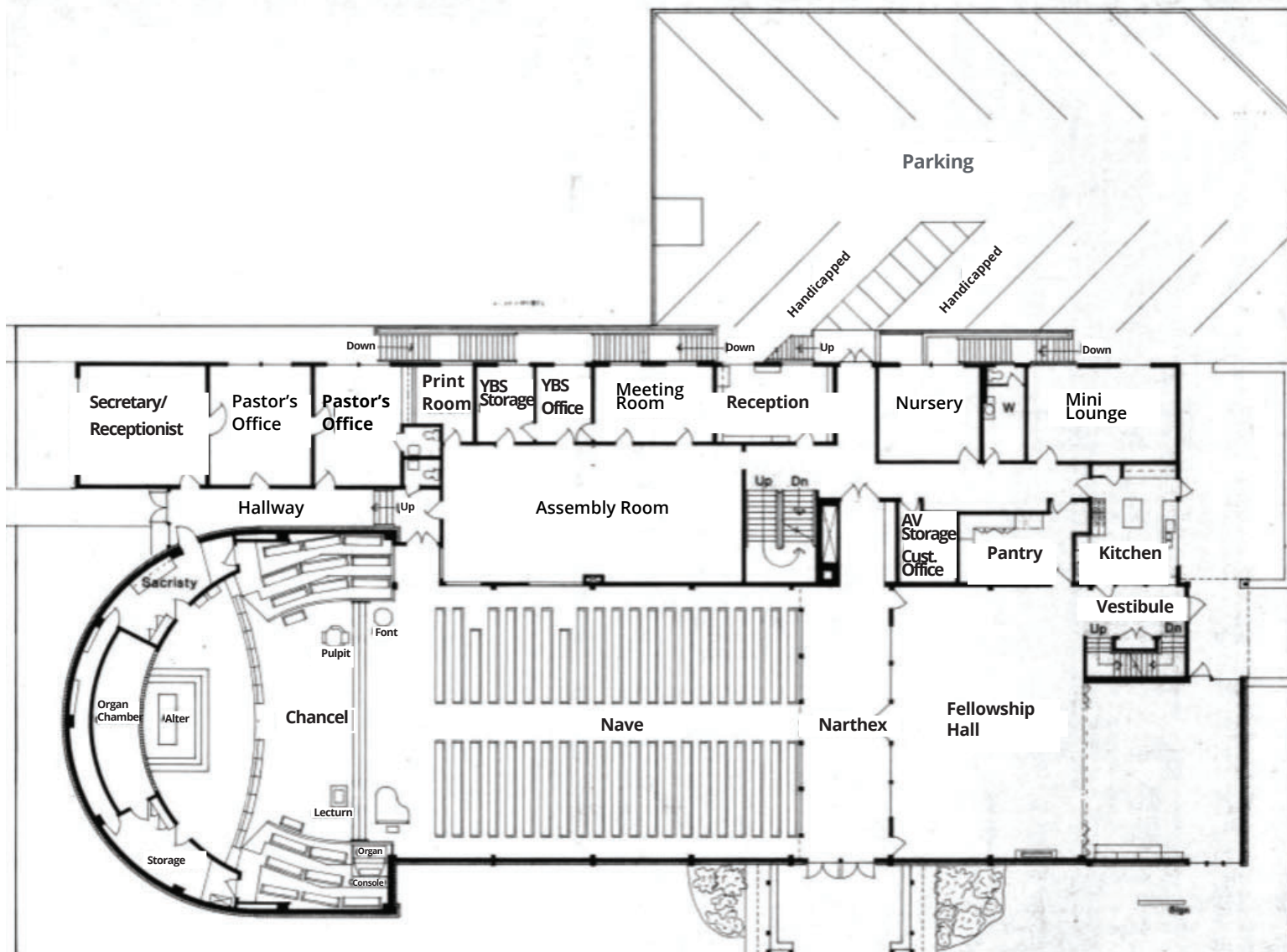
Asphalt Shingles  
Portion is Flat Roof

## Life Safety:

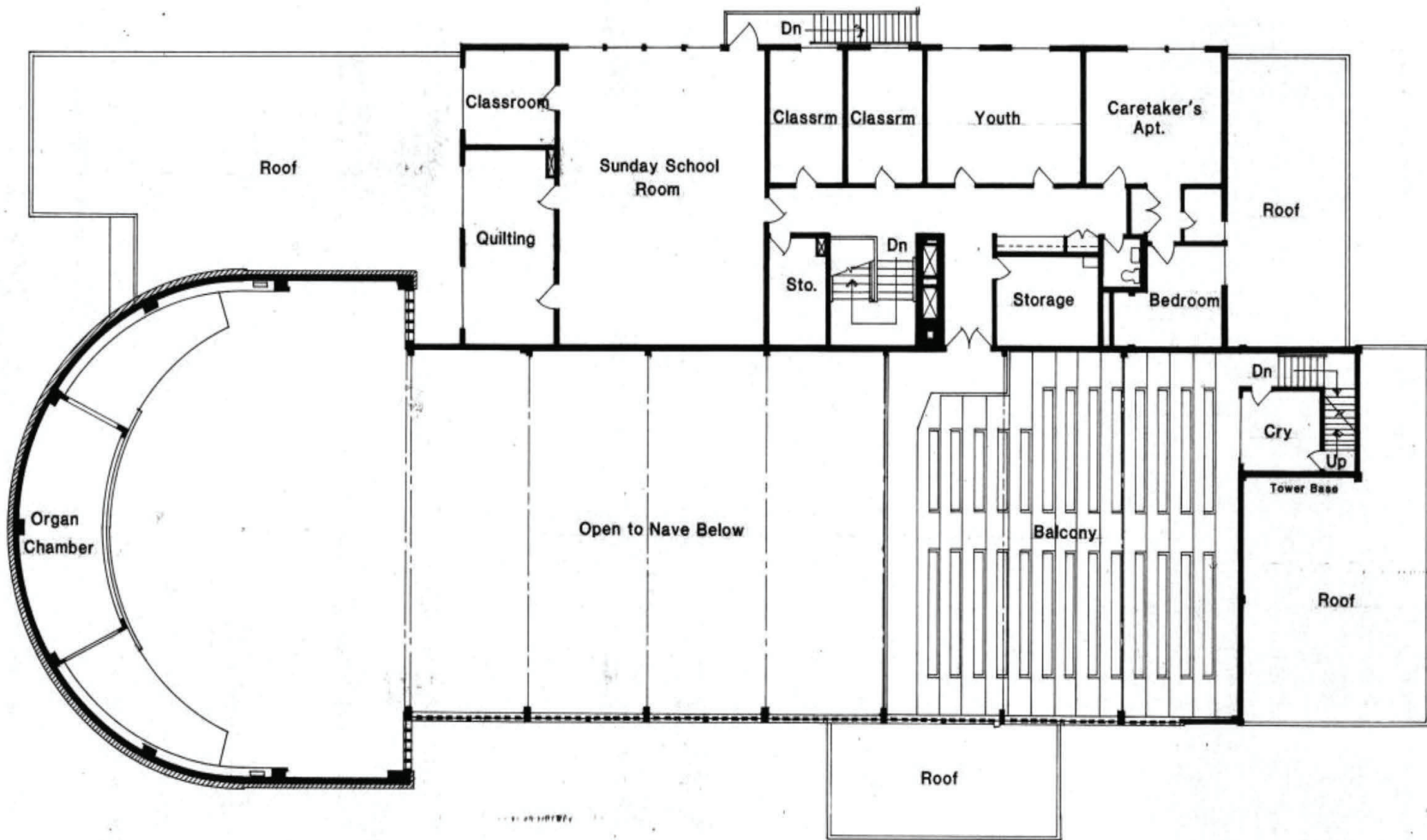
Emergency exit signs, fire extinguishers, and smoke detectors throughout the building.



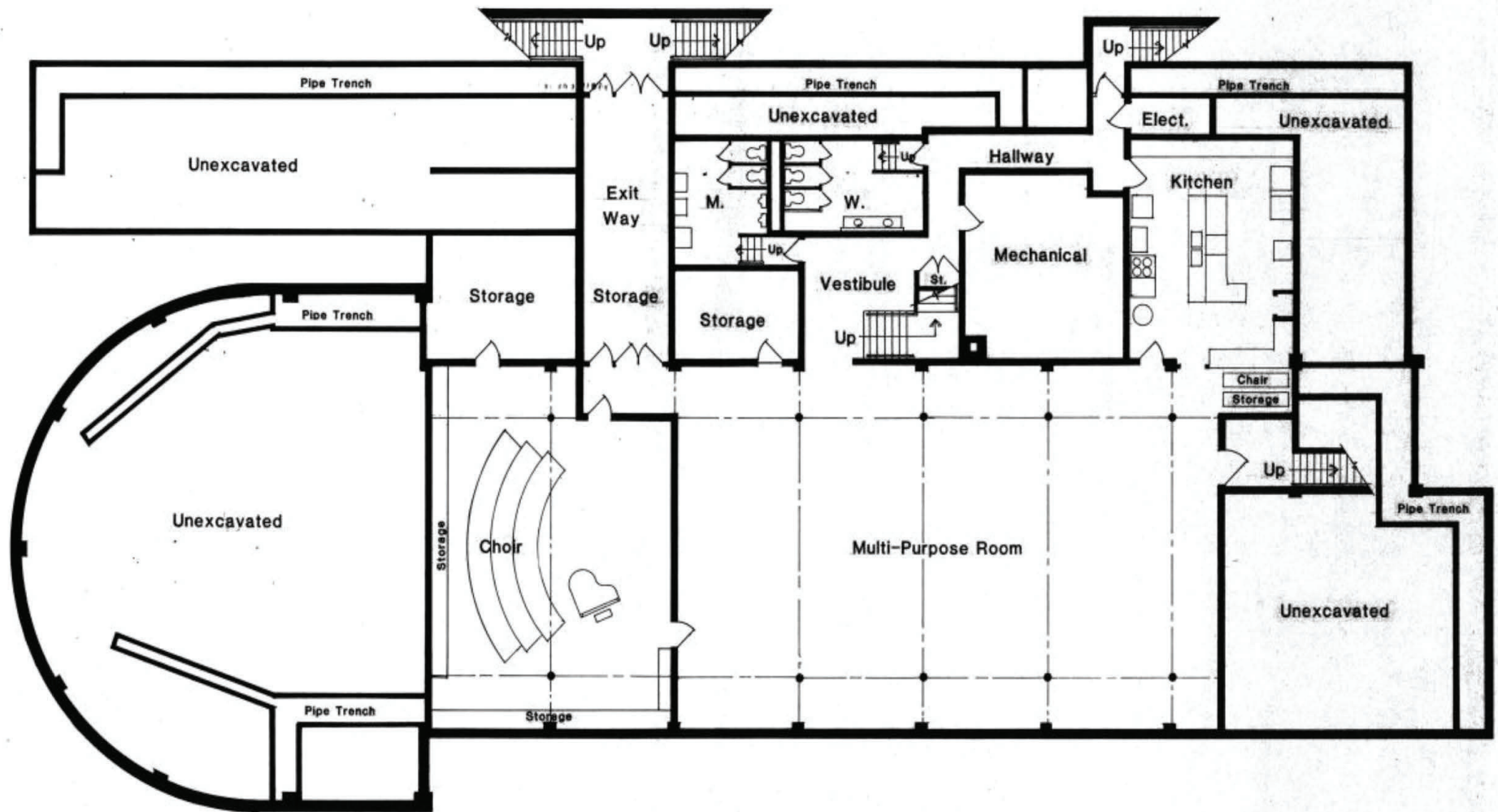




# MAIN FLOOR



**2<sup>ND</sup> FLOOR**



**LOWER  
LEVEL**

# RM2 Zoning

The RM2 zone is a medium-scale multi-dwelling zone applied in and around centers and corridors. Housing is characterized by 3-4 story buildings with an urban scale, but providing transitions in scale and characteristics to lower-scale residential zones. The types of new development will include a diverse range of multi-dwelling structures, fourplexes and rowhouses.

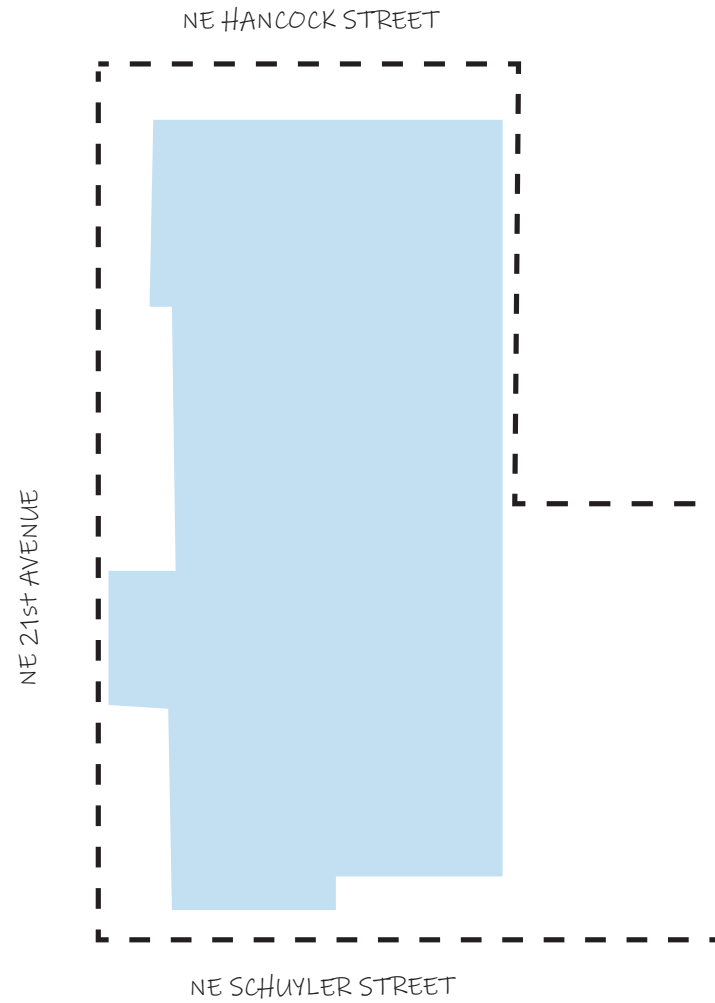
Maximum height is 45 feet, which is generally up to 4 stories.

1.5:1 FAR increasing to 2.25:1 with bonus provisions, such as affordable housing.

Not required for up to 30 units on small sites up to 10,000 SF or on sites near frequent transit. 1 space per 2 units on others sites.



# Site Plan





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