

CREATIVE FLEX SPACE FOR SALE / LEASE

45-57 NE HANCOCK STREET, PORTLAND, OR 97212

POTENTIAL FOR
FUTURE MULTIFAMILY
DEVELOPMENT



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An aerial photograph of a city, likely Portland, Oregon, featuring a prominent white arch bridge over a river. The foreground shows a mix of residential houses and commercial buildings. A semi-transparent white box is overlaid on the center of the image, containing text.

The Opportunity

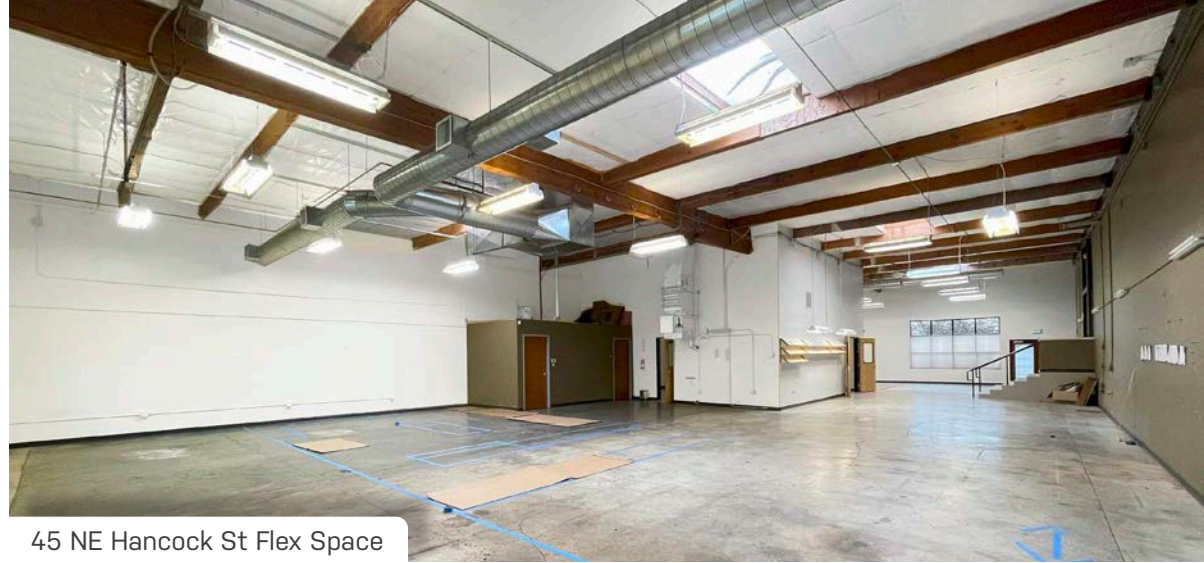
45-57 NE Hancock Street presents an outstanding opportunity with great potential for long-term plans. The $\pm 19,775$ SF of versatile workspace, featuring office, production, and warehouse areas with beautiful exposed timber and skylights throughout, is ideal for tenants or owner/users. Additionally, the $\pm 10,000$ SF warehouse is currently leased through March 2026, providing a fantastic in-place income stream.

Feasibility studies for multi-family development have already been completed for the property as well, offering a valuable contribution to addressing the city's housing crisis.

Contact broker for pricing guidance and/or lease rates.

45 NE Hancock Street

Property Type: Office
Property Size: ± 9,775 SF
Stories: Single with mezzanine
Year Built: 1970
Roll-up Doors: 5 (windows have been installed behind roll-up doors)
Flex Space: Temp controlled



45 NE Hancock St Flex Space

57 NE Hancock Street

Property Type: Flex / Warehouse
Property Size: ± 10,000 SF (divisible)
Stories: Single
Year Built: 1981
Roll-up Doors: 2



45 NE Hancock St Flex Space



45 NE Hancock St Mezzanine



57 NE Hancock St Warehouse

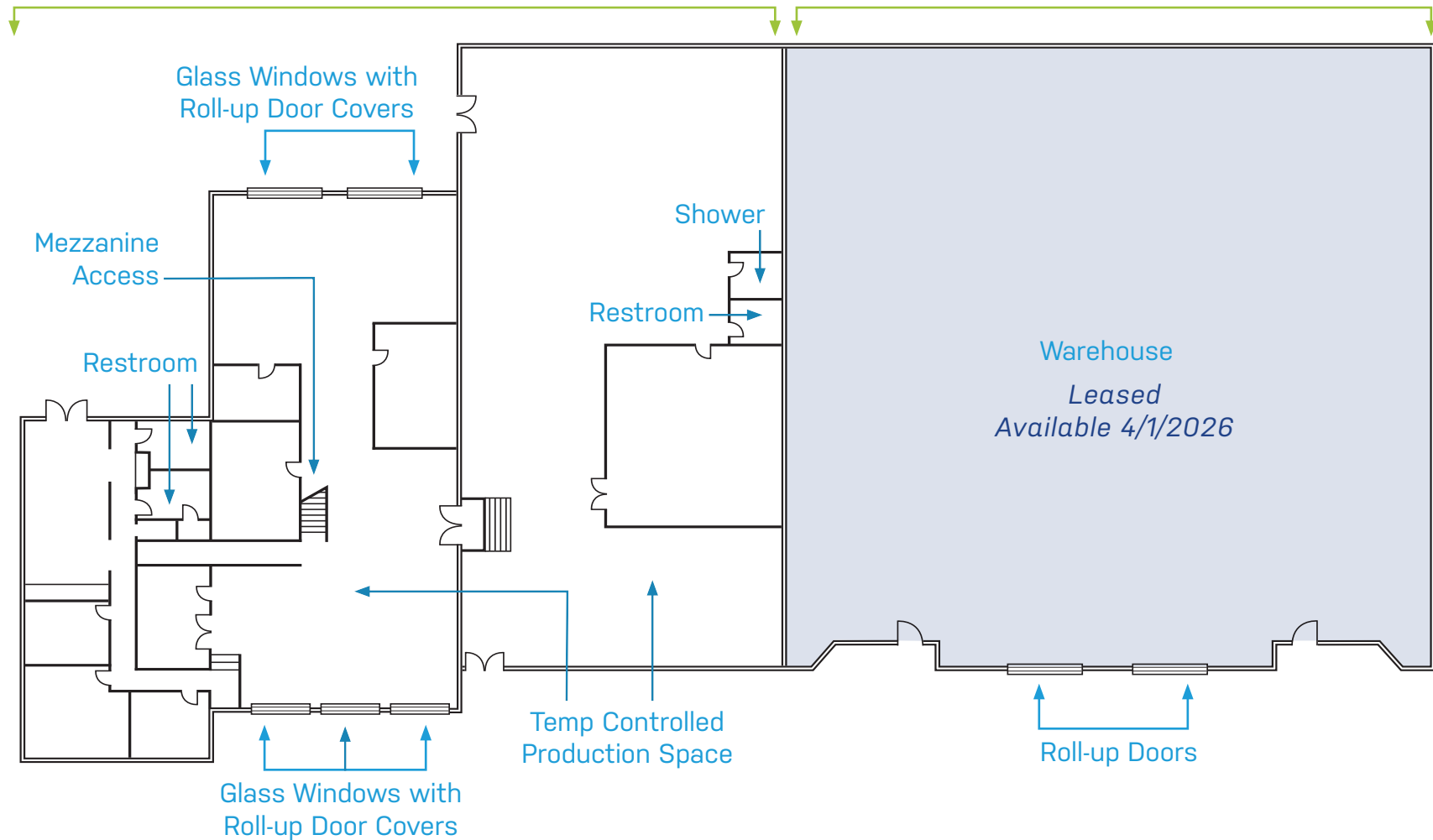
Property Highlights

Parking: ± 0.6/1,000 SF
Zoning: CM3 - Commercial Mixed Use 3
Base FAR: 3:1 (5:1 with inclusionary housing bonus)
Height: 65' (75' with bonus)
Enterprise Zone: Yes
Opportunity Zone: Yes
Comp Plan: MU-U - Mixed Use Urban Center
Urban Renewal Area: Interstate Corridor



45 NE Hancock Street

57 NE Hancock Street



Floor plan subject to change and may not reflect current build-out

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.

Development Potential

Gross Building Size: ± 190,700 GSF (includes parking)

Ground Floor Retail: ± 5,000 SF

Stories: 7

Number of Units: ± 215

- Studio Units: ± 71

- Open 1 Bed Units: ± 53

- 1 Bed Units ± 54

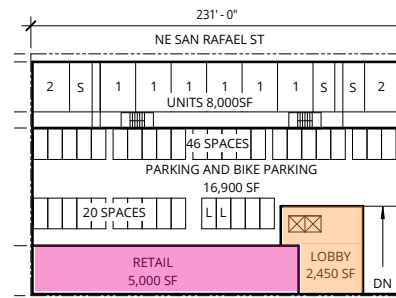
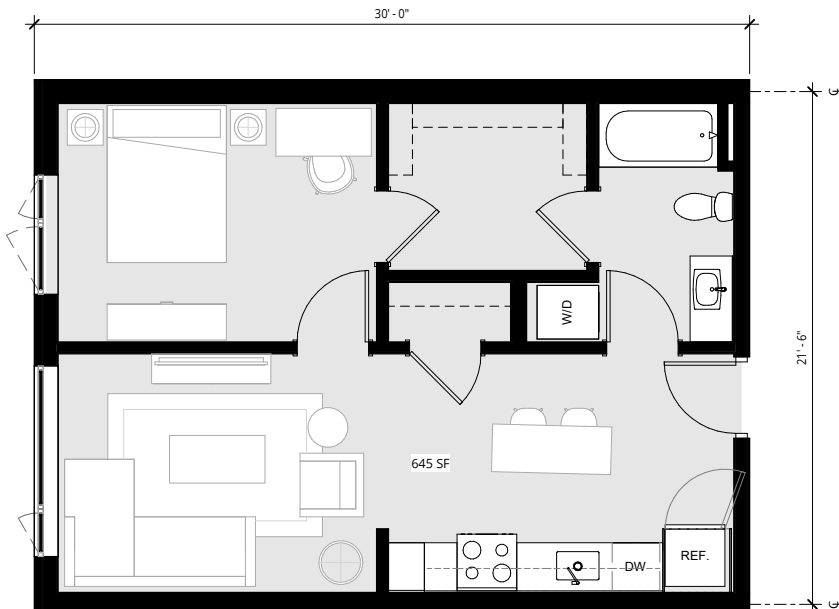
- 2 Bed Units ± 31

- 3 Bed Units ± 6

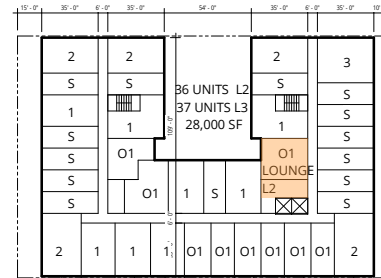
Vehicle Parking: ± 68 stalls

Bike Parking: Yes

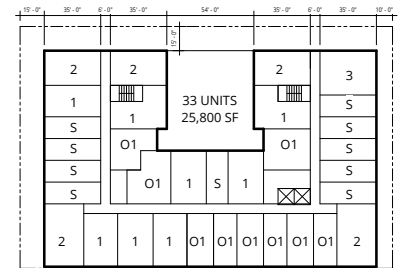
Storage: Yes



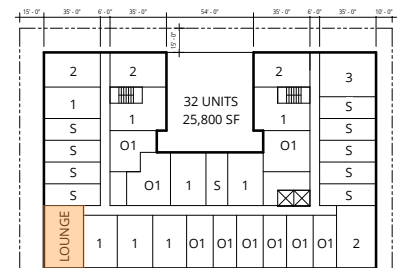
LEVEL 1 NE HANCOCK ST



LEVEL 2-3



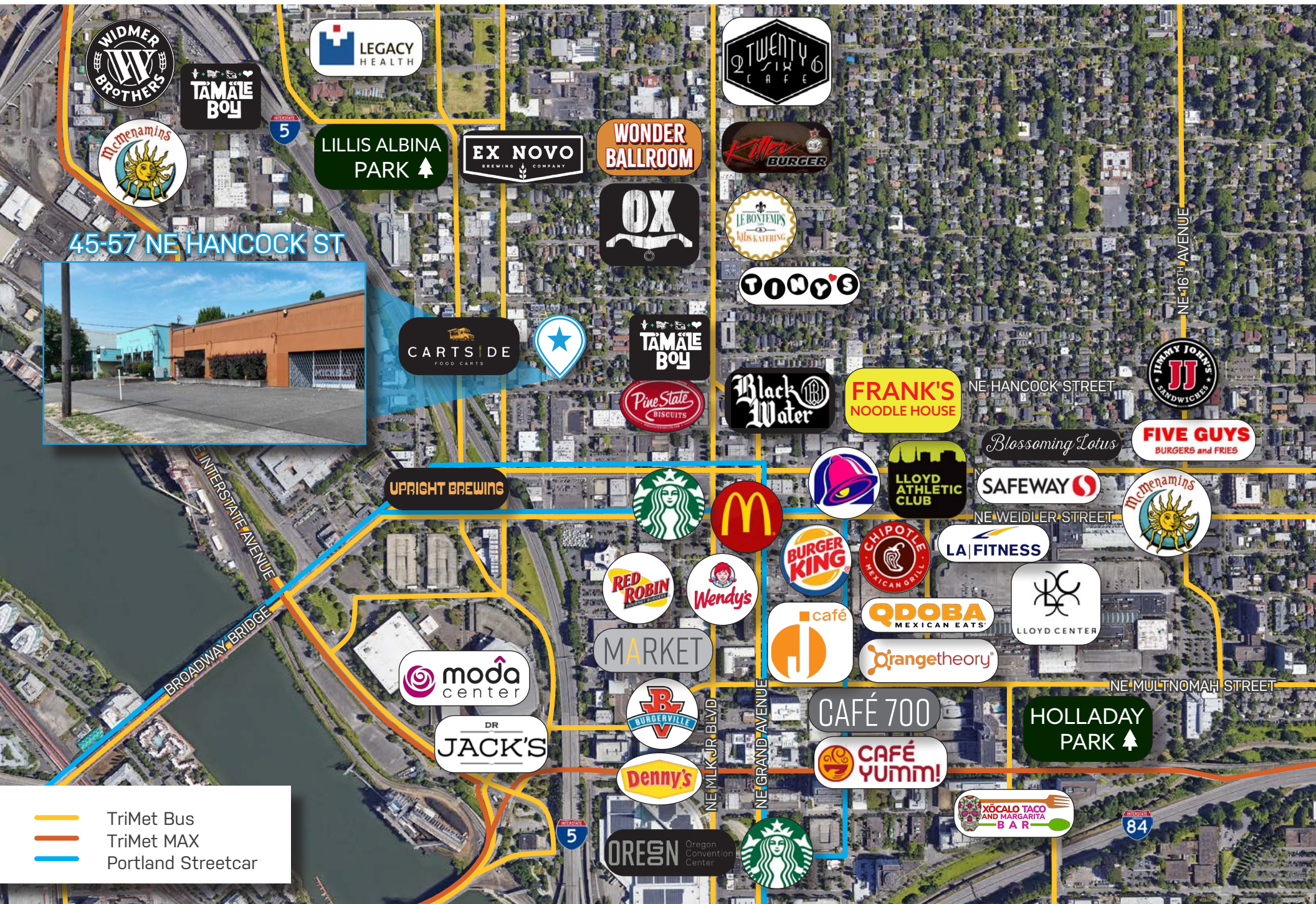
LEVEL 4-6






LEVEL 7

**Ownership completed feasibility study and architectural plans. Development plans potentially available.*

Excellent Location & Amenities



-  TriMet Bus
-  TriMet MAX
-  Portland Streetcar