

**AVAILABLE NOW**

# ONE OF A KIND LEASING OPPORTUNITY IN THE NORTHWEST BROADWAY CORRIDOR OF PORTLAND, OREGON

GREAT POTENTIAL FOR RETAIL, CREATIVE OFFICE, MAKER & SERVICE INDUSTRIAL USES.

## **438 NW BROADWAY (FORMER BOXER NORTHWEST) SIDE STREETS OF NW FLANDERS & NW GLISAN**

- 4,000 to 30,000 SF space available; includes recently upgraded (HVAC) office/showroom retail area of 4000 SF.
- Grade loading doors on 4 sides of building
- 14' ceilings
- Extensive exposure on NW Broadway.
- Indoor parking and adjacent quarter block for additional parking.
- Zoned Central Commercial (CX)
- Will do short or long term leases with motivated owner willing to spend TI dollars for a "good fit".

**TODD DENEFFE**  
503-705-6380  
todd@cascadecre.com



2828 SE 14th Avenue,  
Portland, Oregon 97202  
cascadecommercialnw.com



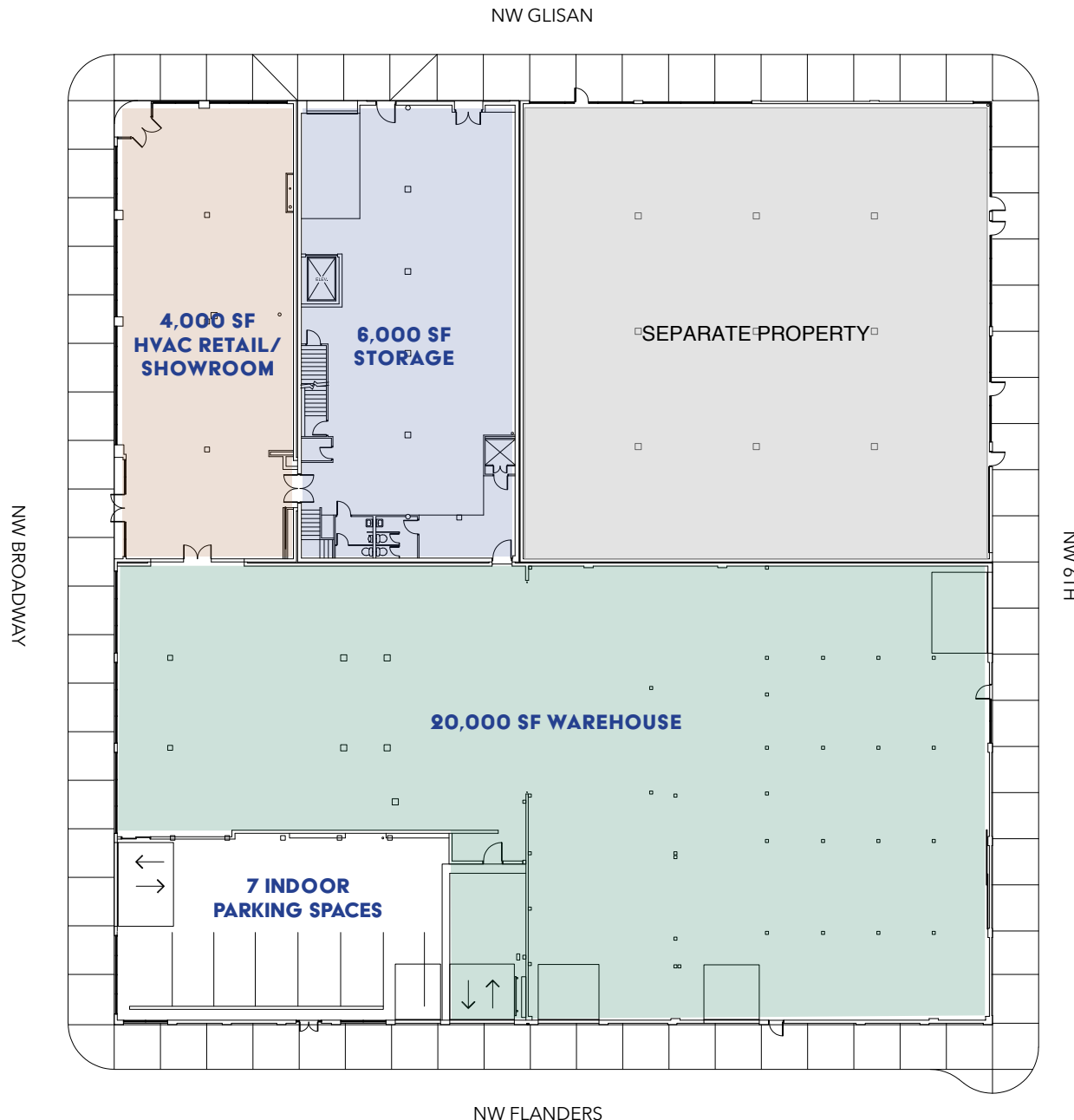
**LOCATED ADJACENT TO THE BROADWAY CORRIDOR PROJECT—  
THE LARGEST REDEVELOPMENT IN PORTLAND'S HISTORY**



# AERIAL OLD TOWN/CHINA TOWN

## PROPERTY INFO

# FLOOR PLAN & PROPERTY OPTIONS



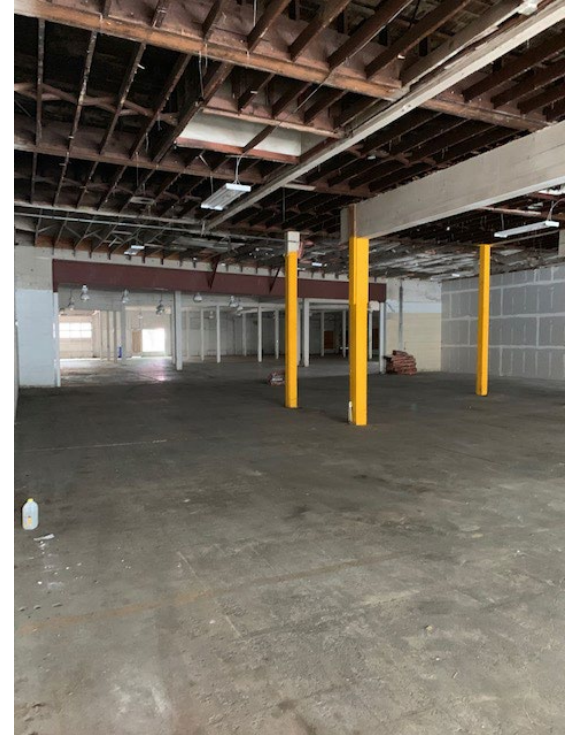
## THE OWNER IS MOTIVATED TO LOOK AT ALL TYPES OF INTEREST AND COMBINATIONS

- Redevelopment of the entire site for long term use/tenant such as hotel or creative office. Site allows up 9:1 FAR and Heights 200'.
- Lease of all 30,000 SF of the building which includes upgraded 4000 SF of showroom/office area with rates starting at \$1.00 PSF with low NNN's.
- 4000 SF of recently renovated showroom/retail on corner of NW Broadway/Glisan with rate at \$18 PSF NNN.
- 10,000 SF divided into the aforementioned 4000 SF showroom/retail and 6000 SF of warehouse with rate at \$15.00 NNN.
- Tenant Improvement Dollars are available for longer term, larger strong tenants/uses.

**BRING IDEAS!!!**



# BUILDING PHOTOS





# BROADWAY CORRIDOR

## A TRANSFORMATIVE DEVELOPMENT OPPORTUNITY IN NORTHWEST PORTLAND.



**THIS 34 ACRE SITE IS A ONCE IN A LIFETIME OPPORTUNITY TO TRANSFORM ONE OF THE BEST CORE DEVELOPMENT AREAS IN ANY CITY IN THE U.S. INTO A LARGE SCALE SUSTAINABLE MIXED USE VILLAGE. AFTER TWO YEARS OF PLANNING, PUBLIC OUTREACH AND THINKING THE BROADWAY CORRIDOR IS MOVING AHEAD WITH THE SELECTION OF A LAYOUT AND DEVELOPMENT PLAN FOR THE FORMER 14 ACRE POSTAL SERVICE SITE.**

The 34 acre site encompasses the former USPS site as well as Union Station; Pacific Northwest College of Art and the Greyhound Bus Station.



**Development Potential: 3.8 million square feet of new development entailing 2400 housing units; 1 million sf of office and creative space representing potentially over \$1 billion in new investment.**

Award Winning Denver based Continuum Partners has been selected as lead developer. Continuum is best known several large scale redevelopments with the 19 Acre Denver Union Station Project. This \$500 million project is one of the most celebrated and awarded mixed use multi-modal transit developments in the world.

Park Blocks will be extended in the USPS site which will the accommodation of extensive open and outdoors space as well as increased connectivity for bikes, pedestrians and transit as part of Portland's bold commitment to the Green Loop.

Preliminary commitments of over \$228 million in public infrastructure investments have been made for the development.

Prosper Portland has approved Broadway Corridor Plan in May 2019 and Development Agreements are being negotiated with Continuum Partners with potential redevelopment to begin by 2022.

