

OFFICE/FLEX/STUDIO FOR LEASE

# Zarr Studios

1535 SE 9TH AVE / PORTLAND, OR 97214



Fully-equipped creative space and studio available in SE Portland

## CONTACT

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**NAI**Elliott

# Property details & highlights

Building name	Zarr Studios
Property type	Office
Property subtype	Office/Creative/Flex
APN	1S1E02CB -00100
Building size	29,500 SF
Lot size	20,000 SF
Building class	B
Year built	1926
Number of floors	2
Number of buildings	1

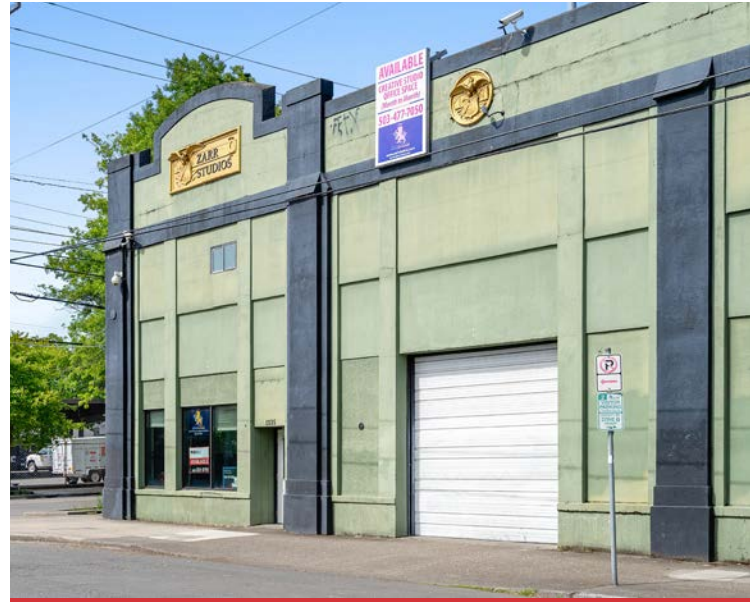
This remodeled building is a historic treasure that has been lovingly restored and modernized to maintain its vintage allure while accommodating contemporary needs. Its storied past includes a legacy of hosting film and commercial shoots, adding to its character and appeal. With remarkable architectural details and a rich heritage, this building provides a captivating and versatile backdrop for creative endeavors. The seamless blend of timeless aesthetics and updated facilities makes it an exceptional venue for artistic expression and visual storytelling. From its original charm to its carefully curated interiors, this building offers a unique fusion of historical elegance and modern sophistication, making it a standout location for a wide range of creative projects.

## FIRST FLOOR

Three (3) bathrooms  
Office/conference  
Break room  
Psyche wall  
Green screen  
Dressing rooms

## SECOND FLOOR

Two (2) bathrooms  
Eight (8) offices  
2-3 conference rooms  
Balcony



# 100

BIKE SCORE



# 95

WALK SCORE



# 68

TRANSIT SCORE

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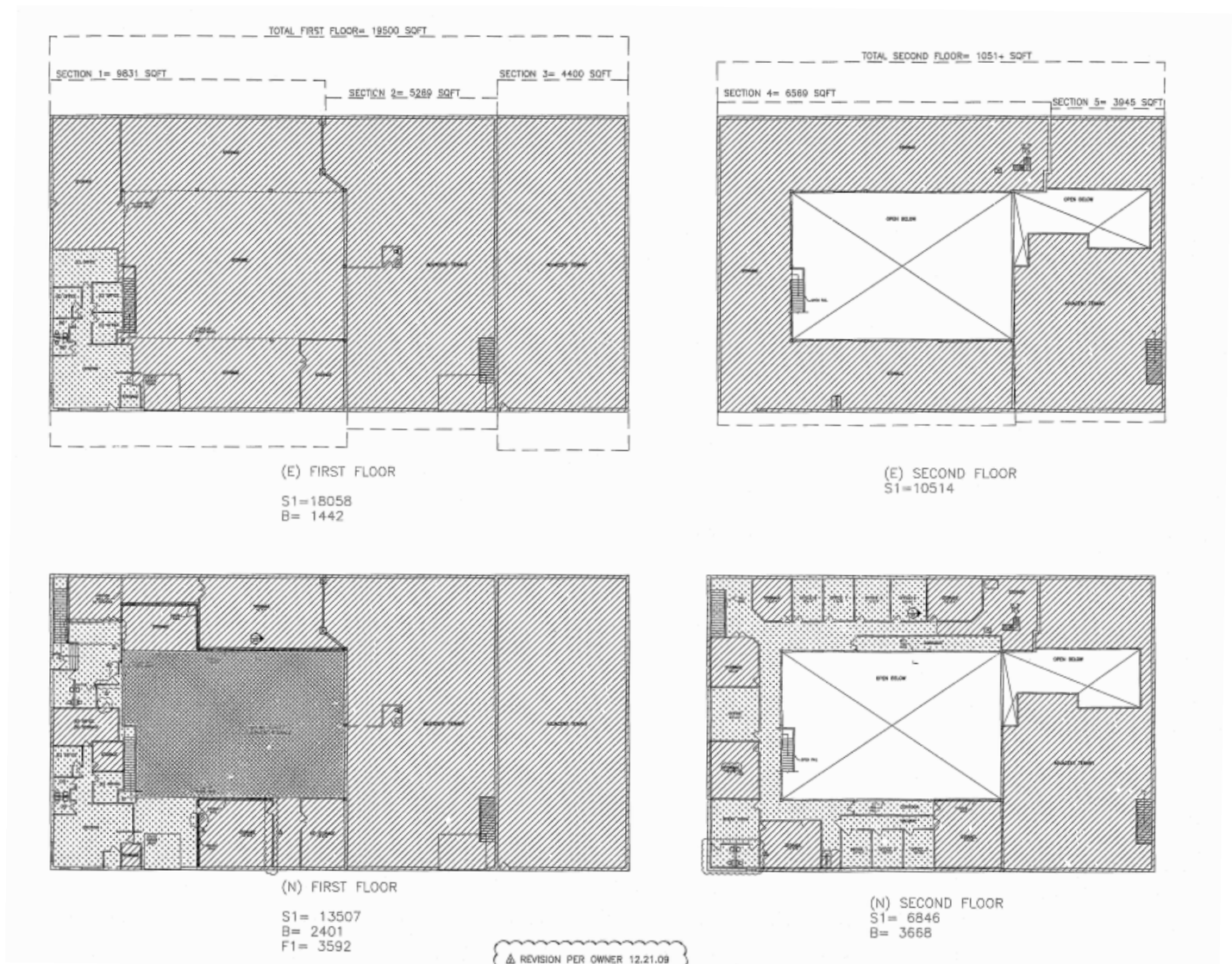


## A true creative environment with all the modern amenities

- The first floor enters into a beautiful reception area that is open, inviting and boasts lots of natural sunlight
- There are several bathrooms on the first floor, a large kitchen/break room, multiple offices and breakout/conference rooms
- In the center of the main floor resides a large open space that has a large “psyche wall” and “green screen,” for filming and/or performance
- This building has been the location for the filming of many local shows and TV commercials
- There are several smaller rooms on this main floor that were once used as changing and make up rooms
- The second floor has offices and rooms covering the perimeter of the floor with two balconies overlooking the open area below
- There is one ground level overhead door with street access



# Floor Plan



Available Spaces	Size (SF)	Lease Type	Rate	Description
Main floor	18,000 SF	NNN	Call for details	Renovated area featuring a spacious auditorium with a psych wall and green screen for filming. Upstairs, there are private offices, with two balconies for observing performances below. Additionally, there are several bathrooms, including two full bathrooms with showers.
Second floor	12,000 SF	Call for details	Call for details	Office and creative space

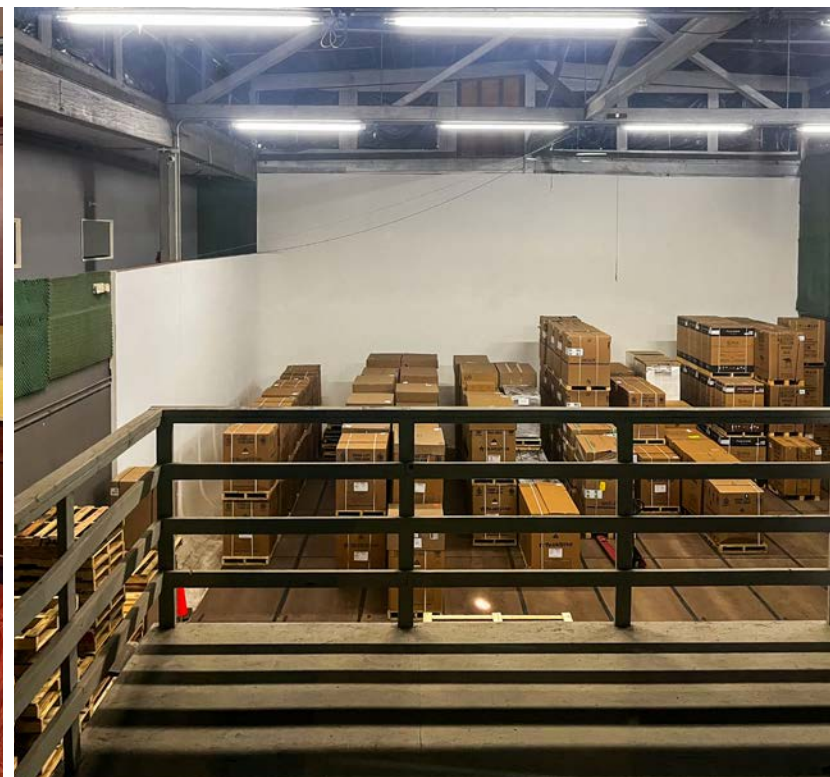
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# Photos



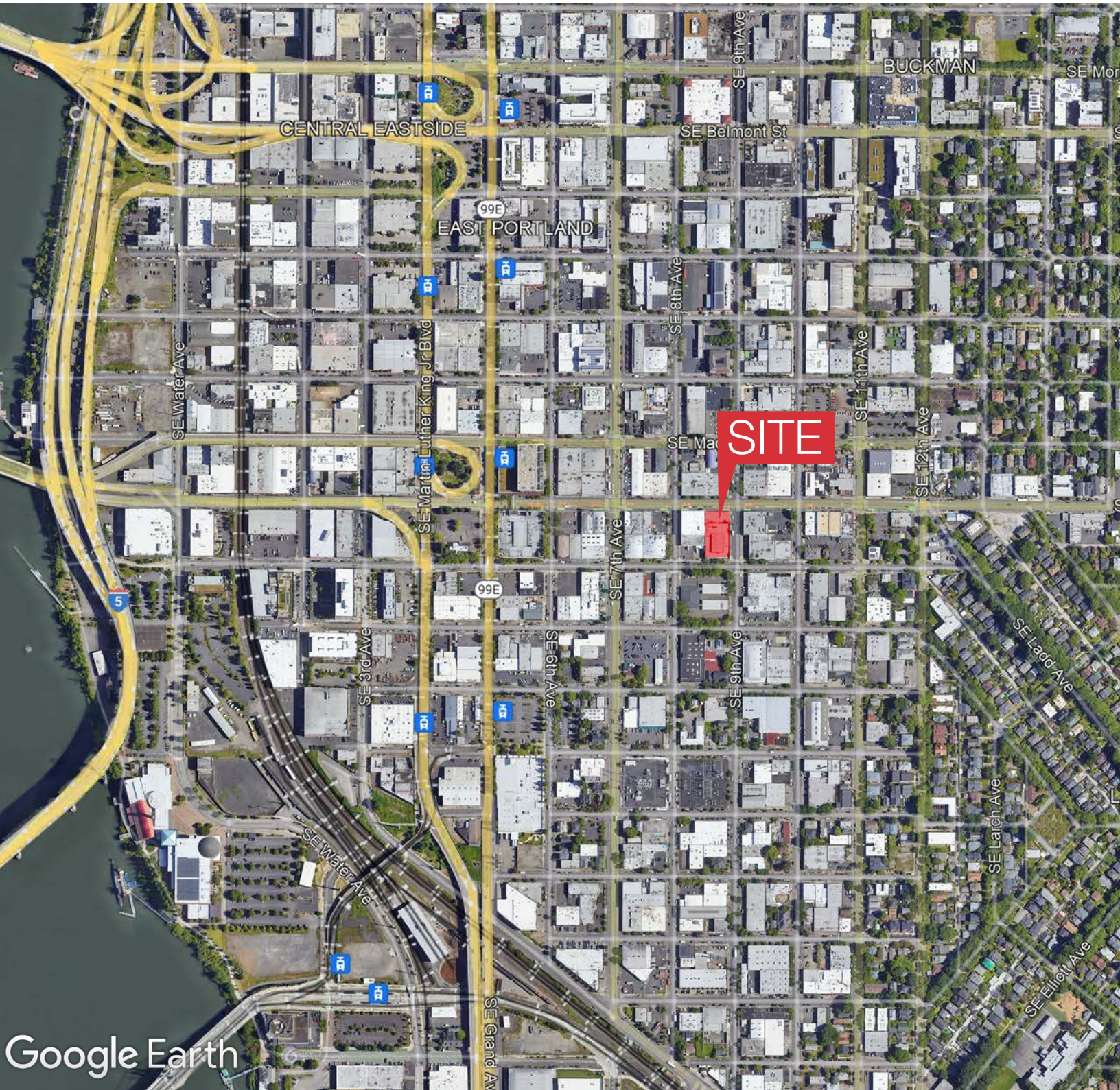
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# Location Map



Google Earth

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