

FOR LEASE



419 NW Broadway Bank of The West Building

8357 RSF

Please call for pricing or to schedule a tour



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YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING



Situated in the heart of NW Portland between both the Broadway and Burnside bridges. This stand alone building is a landmark of the area and offers a great presence and visibility on NW Broadway. A very rare and generous parking area and existing drive through are a part of the offering. A great opportunity to brand and occupy this great building and transform it into a new landmark for the area. This is a local family owned building with active Landlords as well as a management company. Landlord is prepared to offer concessions to well credited prospects.

DESIRED USES

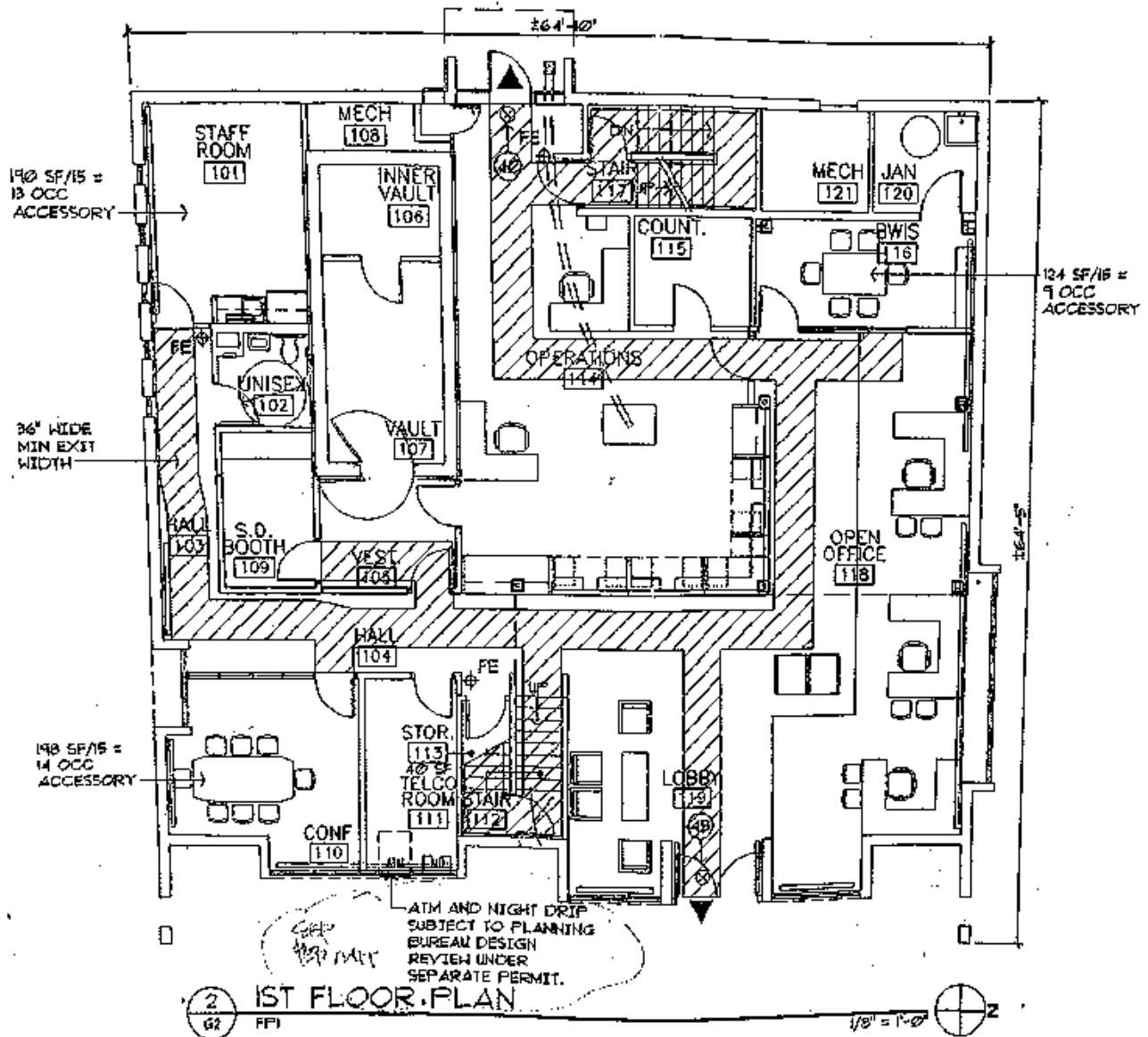
Bank, creative office, office, service retail, soft goods retail, cafe.



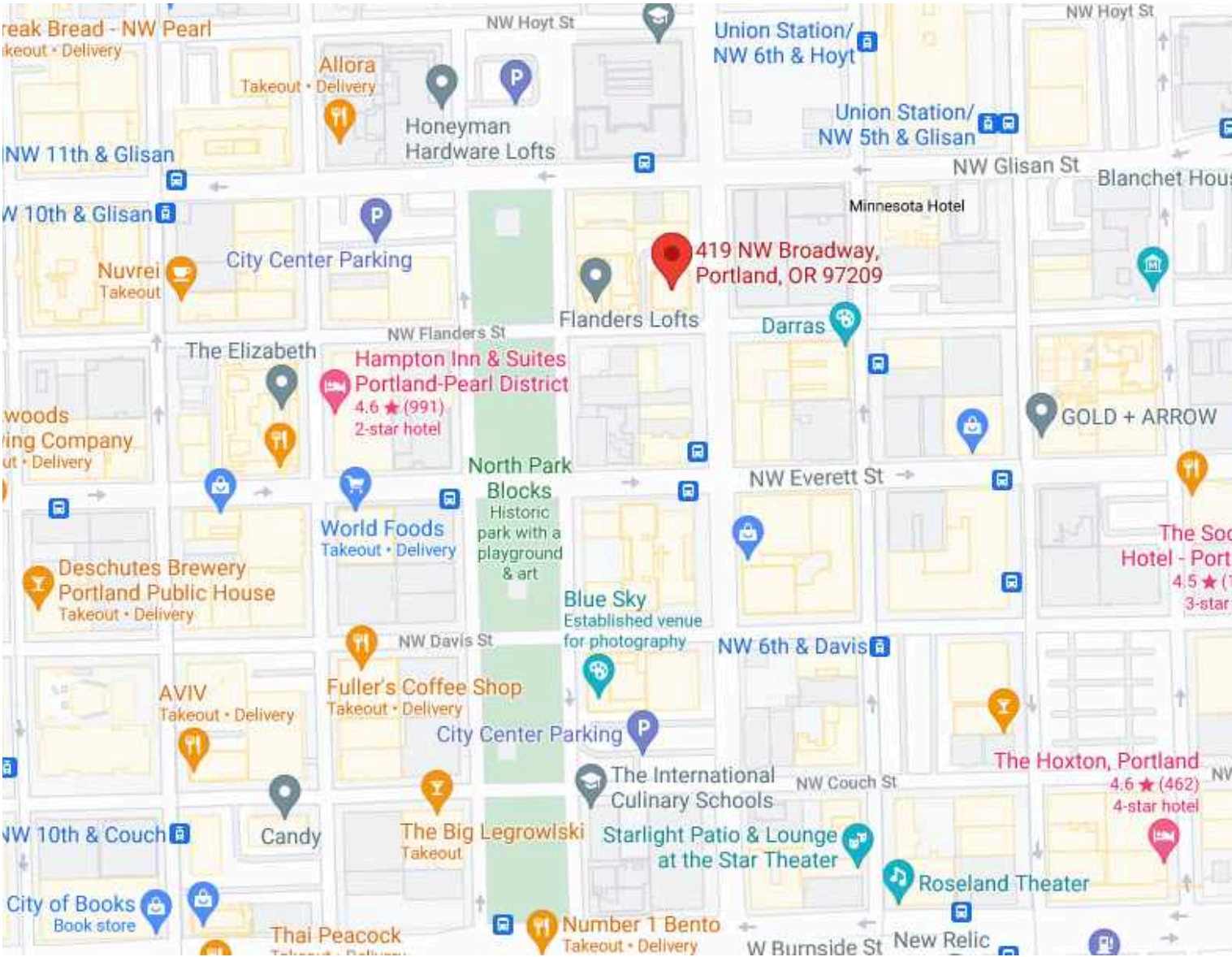
THE FLOOR PLAN

1ST FLOOR -	3,852 GROSS SF / 100 = 39 OCCUPANTS
2ND FLOOR -	2,982 GROSS SF / 100 = 30 OCCUPANTS
TOTAL -	<u>85 OCCUPANTS</u>

NO EXIT HAS GREATER THAN 50 OCCUPANTS SO NO RATED CORRIDORS ARE REQUIRED.



THE NEIGHBORHOOD



SHOP

- Powell's Books
- World Foods
- Buffalo Exchange
- Pendleton Home Store
- Orox Leather Co.

EAT

- Fuller's Coffee Shop
- Shop
- Thai Peacock
- Tope
- Deadstock Coffee Roasters

PLAY

- North Park Blocks
- Roseland Theater
- Union Station-Amtrak
- Star Theater
- Oregon Jewish Museum & Center

STAY

- Hampton Inn & Suites
- The Society Hotel
- The Hoxton



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