FOR **LEASE**

419 NW Broadway
Bank of The West Building

+/-4,000 SF standalone building with parking.
Please call for lease rate.

dtre | debbiethomas
COMMERCIAL REAL ESTATE

Debbie Thomas | Commercial Broker | 503.226.2141 | c: 503.720.6335 | deb@debbiethomas.com | debbiethomas.com

YOUR URBAN REAL ESTATE RESOURCE

THE **BUILDING**

Situated in the heart of NW Portland between the Broadway and Burnside bridges. This standalone building is a landmark of the area and offers fantastic presence and visibility on NW Broadway.
The property also includes a generous parking area and existing drive-through.

This is a local family owned building and the landlord is prepared to offer concessions to well credited prospects. A great opportunity to brand and occupy this building and transform it into a new landmark for the area!

THE **BUILDING**

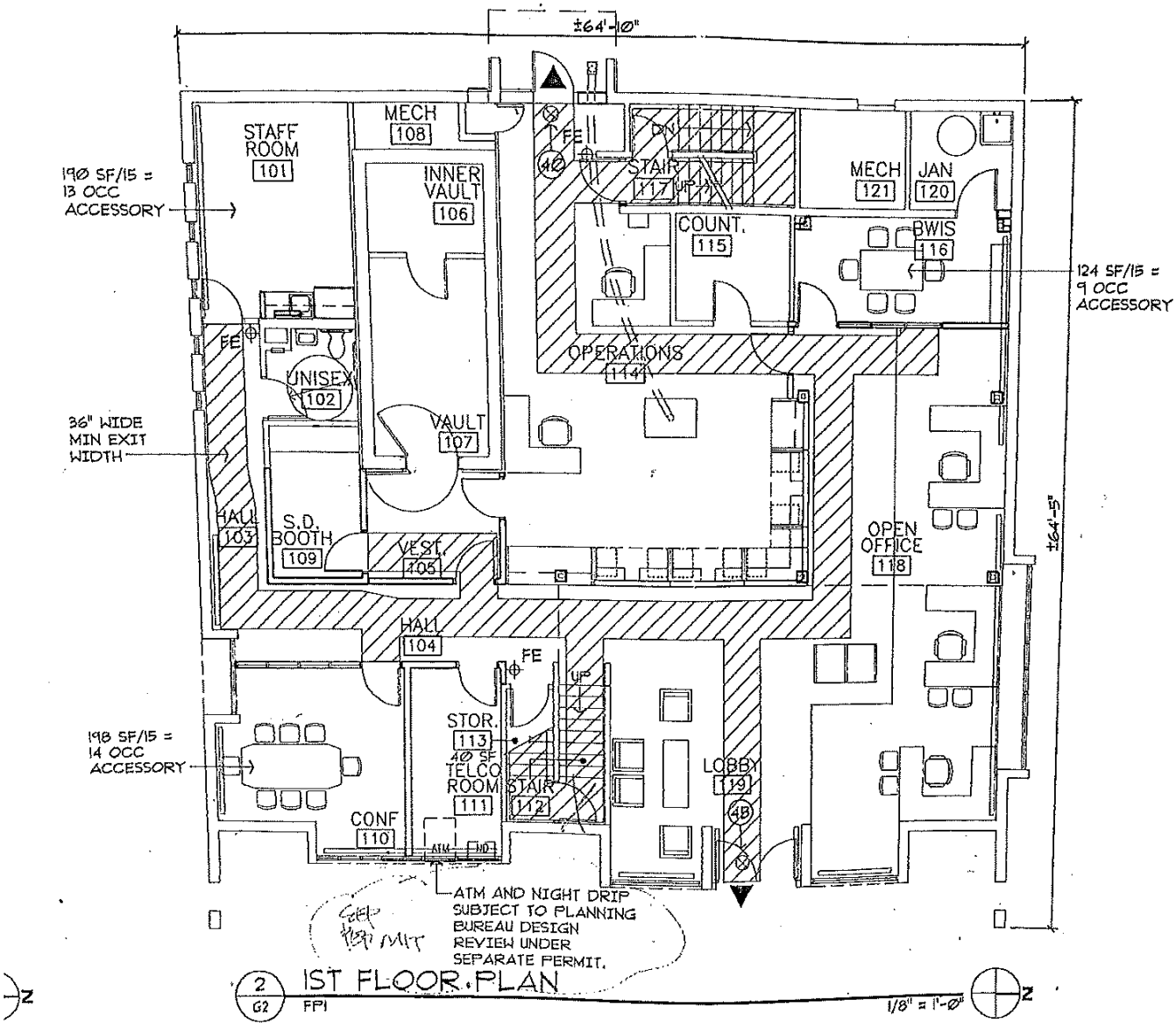
DESIRED USES

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

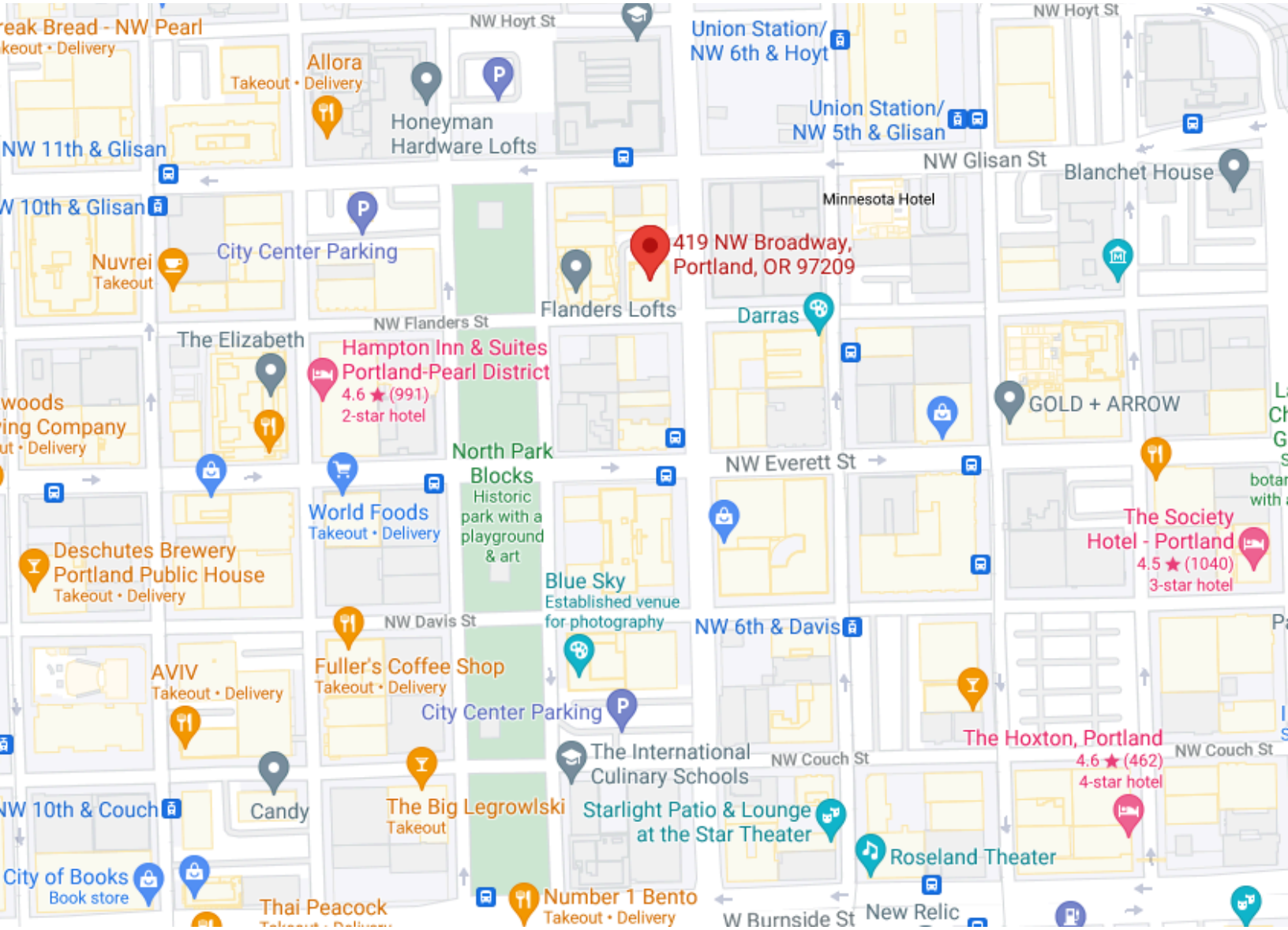
THE **FLOOR PLAN**

BASEMENT - 1,523 GROSS SF/ 100 = 16 OCCUPANTS
1ST FLOOR - 3,852 GROSS SF/ 100 = 39 OCCUPANTS
2ND FLOOR - 2,982 GROSS SF/ 100 = 30 OCCUPANTS
TOTAL - 85 OCCUPANTS

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



THE**NEIGHBORHOOD**



SHOP

Powells Books
World Foods
Buffalo Exchange
Pendleton Home Store
Orox Leather Co.
Ann Sacks

EAT

Fuller's Coffee Shop
Thai Peacock
Deadstock Coffee
Trattoria Gallo Nero
Deschutes Brewery
Grassa

PLAY

North Park Blocks
Roseland Theater
Union Station-Amtrak
Star Theater
Oregon Jewish Museum
Blackfish Art Gallery
Lan Su Chinese Garden

STAY

Hampton Inn & Suites
The Society Hotel
The Hoxton
Embassy Suites
The Paramount Hotel

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