

SHORT-TERM LEASE OPPORTUNITY



# FOR LEASE

Former Broadcast Facility

**FOR LEASE** | 432 NE 74th, Portland, Oregon 97213

Located at NE 74th & Glisan

**19,250/SF building divisible to 5,000/SF**

Landlord is looking for a short term lease of one to two years

Ideal uses would include schools, theater, camp, short term office requirements, nonprofit uses. The property offers ample off-street parking.

## BUILDING FEATURES

- Broadcast studio
- Large auditorium
- Chapel
- Multiple offices
- Large break room
- Two edit rooms
- Heavy power
- Workshop

**Lease Rate \$1.00/mo/foot (\$12/Annually)**

Plus operating expenses. Landlord is flexible and will consider dividing the property to suit Tenant's requirement and budget.

Accelerating success.

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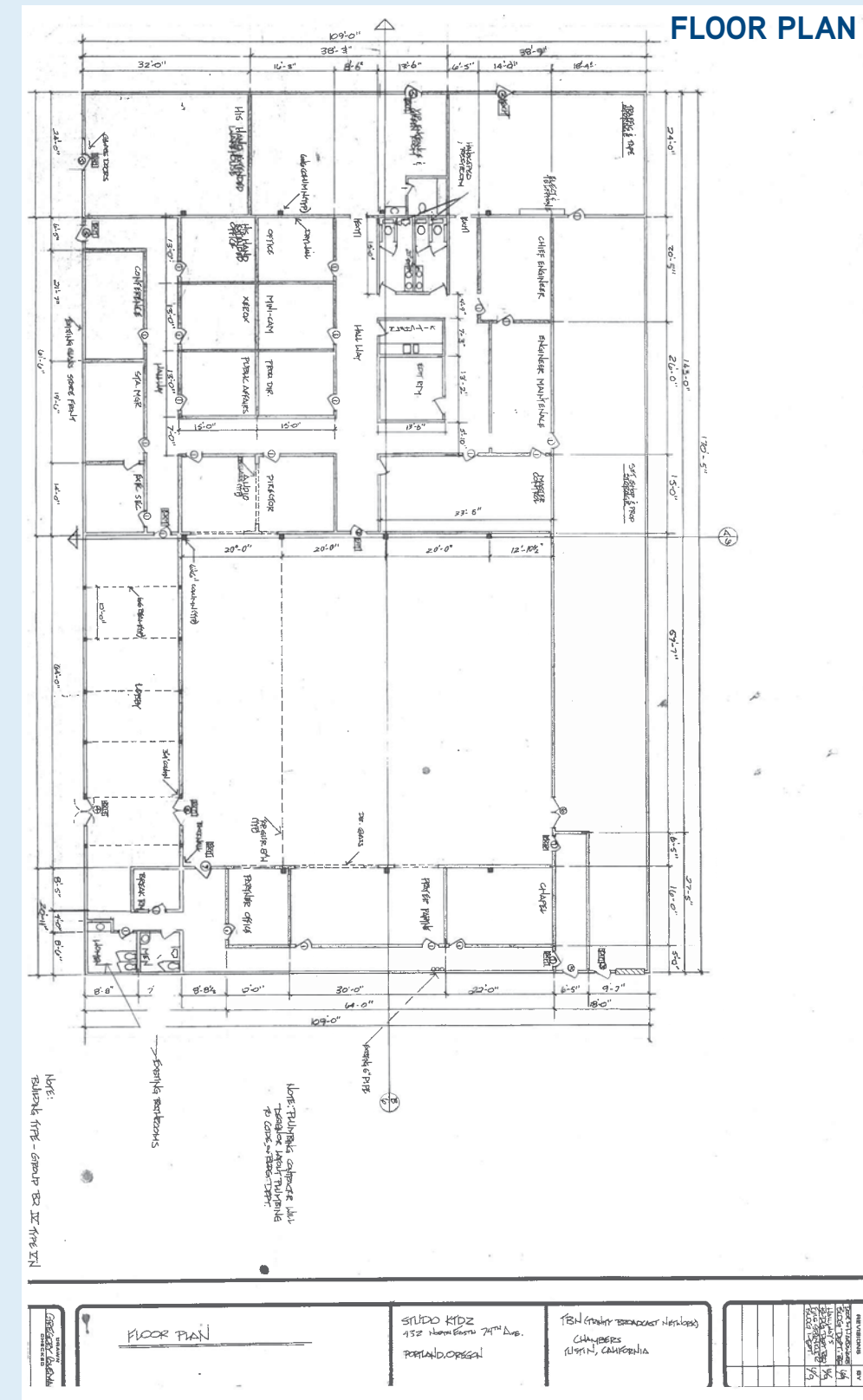
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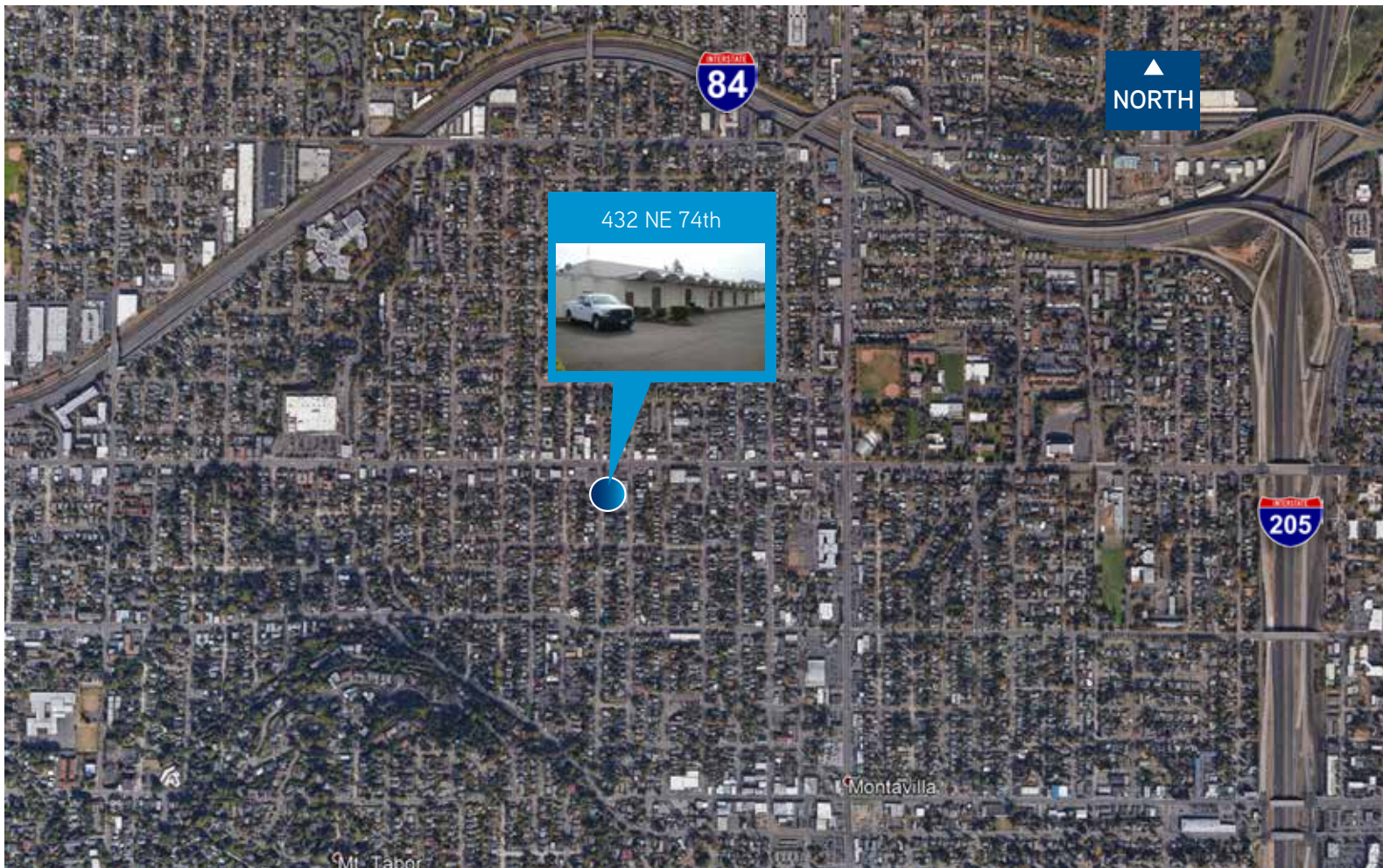
## Use

This property was previously used as a broadcast facility and it features a large studio with room for 200 plus audience members. Building also offers multiple offices, break room, workshop area, editing rooms, and a chapel. The property also features abundant onsite parking with some secure fenced areas. This building would be ideal for a tenant looking for a short-term lease with a high occupancy requirement such as a theater, non-profit, or school type use.

## Zoning

CM-2 (Commercial Mixed Use)

The CM2 zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.



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