

# For Sale or Lease

## 1727 NW Hoyt Street

Portland, Oregon 97209

### Price Reduction!

\$1,950,000\* (\$151/PSF)

\$2,570,000

\$15.50/PSF Full Service (net of  
janitorial)

Historic 3-Story Brick Office  
Building

Available Immediately: 12,930  
SF For Sale

14 on-site parking stalls

1 passenger elevator

Close proximity to NW 23rd &  
the Pearl District

Signage opportunity available

Fantastic freeway access

Exposed brick and potential for  
a creative feel

\* Seller financing available!



The 1727 NW Hoyt building presents a rare opportunity for any company wishing to own its own office in this popular Northwest neighborhood. A 20-year law firm residence until only recently, this building boasts heavy build-out offices, conference rooms, break room, showers, and storage areas. It also provides hard to find on-site parking (for 14 cars), as well as the option to obtain additional parking for up to 20-25 cars on the adjacent corner parking lot. Finally, because this building is located in an RH (High Density Residential) zone, it allows an owner to either (i) convert it to a residential complex, or (ii) continue to use it under its current legal non-conforming use designation (i.e. grandfather clause) per the City of Portland.

### Contact

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## 1727 NW Hoyt Street

### Building Summary

<b>Year Constructed:</b>	1919 & Renovated in 1980
<b>Building Size:</b>	Approximately 12,930 SF
<b>Lot Size:</b>	Approximately 10,100 SF
<b>Property ID:</b>	R140834
<b>Taxes:</b>	2007 - \$24,695.34
<b>Zoning:</b>	<b>RH</b> -The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

**Zoned RH, but commercial office can be allowed through the City of Portland through an application process.**

<b>Ownership:</b>	Local
<b>Floor Plates:</b>	Approximately 4,310 SF
<b>Parking Information:</b>	14 parking spaces onsite included on the lot.

Additional leased parking located at the corner of 17<sup>th</sup>/Irving. Currently owner has a lease in place for approximately +/- 25 parking stalls at \$1600.00 per month. Upon lease or sale, owner can extend lease for a three (3) year term for a new Lessee or new Owner.

### Building Access, Hours & Security:

Motion security system in place monitored by an outside firm. Key-card entry access. Flood lights operational at the top of building. ADA ramp on west end of building.

<b>Elevators:</b>	One, three stop elevator
<b>Public Transportation:</b>	Close proximity to Tri-met stops
<b>Construction:</b>	Brick masonry building, flooring on concrete slab
<b>IT:</b>	DSL and T1 Line
<b>HVAC:</b>	2 forced, gas, fired, carrier heat pumps with electronic air filters
<b>Power:</b>	120/208 volt, 3 phase capacity
<b>Roof:</b>	Approximately 15 years old
<b>Ceiling:</b>	T-Grid suspended system with acoustical ceiling panels
<b>Sprinklers:</b>	None
<b>Restrooms:</b>	Located on each floor
<b>Signage:</b>	Monument signage possible

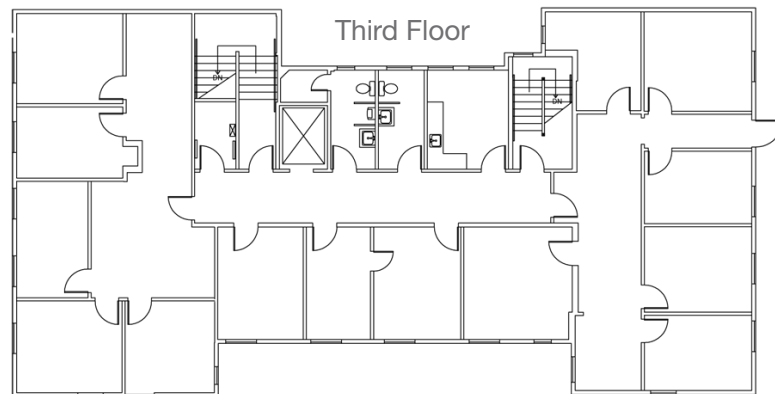
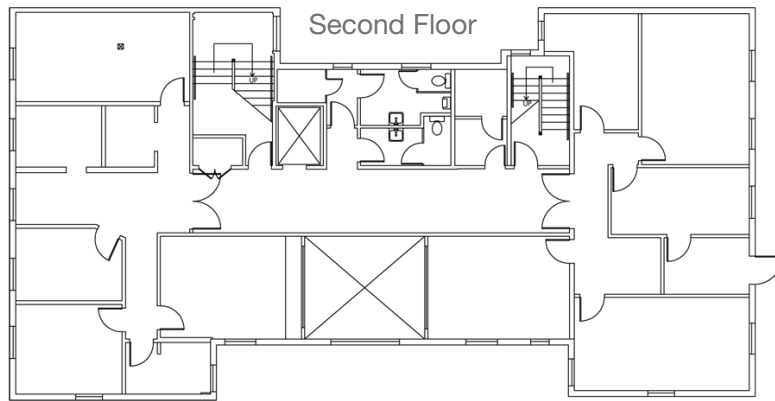
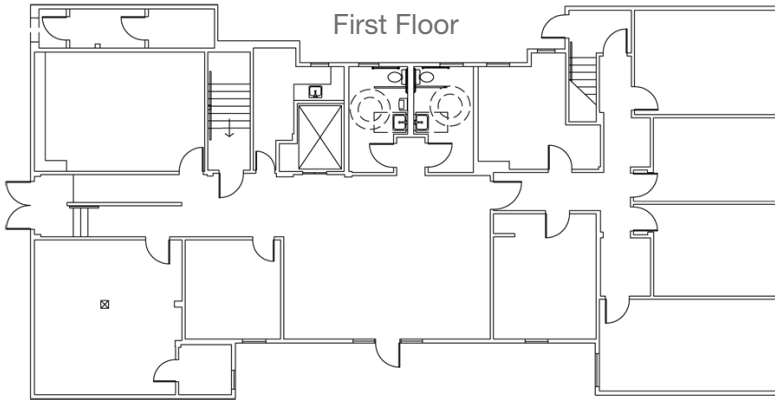
**BUILDING SPECIFICATIONS**

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## 1727 NW Hoyt Street



Additional Parking Options



Break Room



Shower



Elevator Served

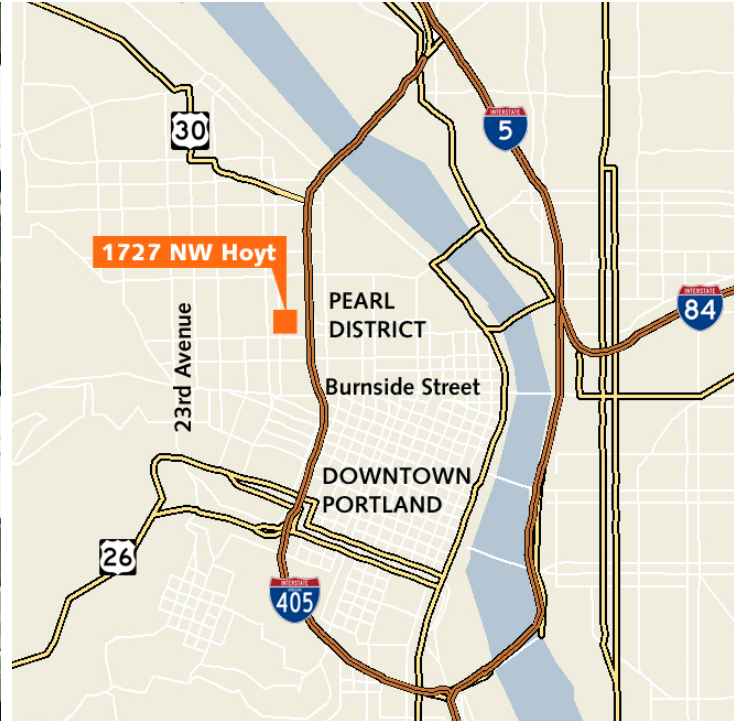
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