Hard to find stand alone building in the heart of the Hollywood District
4001 NE Halsey Street

Features

**OFFICE SIZE** 5,764 SF

**LOT SIZE** 10,650 SF

**PARKING** 18 off-street spaces

**ACCESS** Immediate I-84 access

**YEAR BUILT** 1970

**ZONING** CM3

**PRICE** Call for pricing

Owner user/investor ready

**SUITE 2** 1,800 SF - New Leaf Physical Therapy

**SUITE 3** 2,297 SF - Applied Archeological Research

**SUITE 5** 1,667 SF - vacant

**CURRENT NOI** $35,827

Kevin Murphy
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Portland, OR

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**HOLLYWOOD DISTRICT**

The Hollywood District is known for its vibrant array of boutique shops and restaurants, as well as regional and national chains such as Trader Joe’s, Whole Foods, Starbucks, Subway and Rite-Aid. Music venues, coffee shops, wellness centers, breweries, bars and the historic Hollywood Theatre provide amenities to Hollywood and the surrounding neighborhoods, making Hollywood a destination area. Traditional office, including Providence Office Park 1, 2 & 3, and single as well as multi-family residential properties round out the neighborhood.

Along with having good access by car, the property is easily accessed by alternative modes of transportation, making the area highly appealing to a wide demographic. The Hollywood/NE 42nd Avenue MAX Light Rail Transit Center, with service on the Red, Blue and Green Lines, is just four blocks from the property. Regular Tri-Met bus service is also provided.

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**DEMOGRAPHICS**

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2018 estimate)</td>
<td>27,116</td>
</tr>
<tr>
<td>Households (2018 estimate)</td>
<td>11,806</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$121,429</td>
</tr>
<tr>
<td>Total Businesses</td>
<td>2,087</td>
</tr>
<tr>
<td>Employees</td>
<td>16,242</td>
</tr>
</tbody>
</table>

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walk score 95
bike score 99
transit score 70

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**ZONING CODE**

<table>
<thead>
<tr>
<th>Primary Zoning Uses</th>
<th>Retail, office, residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowable FAR</td>
<td>5:1 with bonus provisions</td>
</tr>
<tr>
<td>Max Bldg Height</td>
<td>75' with bonus provisions</td>
</tr>
<tr>
<td>Overlay</td>
<td>Design (d)</td>
</tr>
<tr>
<td>Plan District</td>
<td>Hollywood (HW)</td>
</tr>
</tbody>
</table>

**THE CM3 ZONE**

The CM3 zone is a large-scale, commercial mixed use zone intended for sites close to the Central City, in high-capacity transit station areas or town centers, and on civic corridors. Buildings in this zone are generally expected to be up to six stories and may be up to seven stories when bonuses are used.

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CLOSE-IN EASTSIDE PORTLAND

The property is located in “close-in” northeast Portland, at the southwestern gateway to the Hollywood District. This area is easily accessed from Interstate 84, the major freeway extending east from downtown Portland, which also connects with Interstate 5, the major West Coast freeway connecting north and south. Additionally, Interstate 205 is 3 miles east via I-84. Additional primary access is also provided by several major thoroughfares, including adjacent NE Sandy Boulevard and NE Broadway. Portland International Airport is a mere 5.4 miles (15 minutes by car) from the property, and downtown Portland is just under 3 miles away.

With rental rates skyrocketing in the Central Business District and other close-in Westside areas, the close-in Eastside has seen a tremendous amount of development and redevelopment in recent years. This new development has been dominated by creative office, multifamily, retail, and mixed-use projects. The close-in northeast is also home to many of Portland’s most popular destinations, including the Oregon Convention Center, the Moda Center (home to the NBA’s Portland Trailblazers), and Lloyd Center, all within 3 miles of the property.