

IMAGO THEATRE

17 - 19 SE 8th Avenue, Portland Oregon



FOR SALE



17 SE 8TH AVE - TAX LOT #500

PARCEL SIZE

7,500 SF total
100' (East/West) x 75' (North/South)

Current use is a parking lot for Imago Theatre



19 SE 8TH AVE - TAX LOT #400

PARCEL SIZE

6,000 SF

BUILDING SIZE

Total Building:	± 18,470
Basement:	5,350 SF
First Floor:	5,300 SF
First Floor Mezzanine:	1,550 SF
Second Floor:	5,300 SF
Second Floor Mezzanine:	970 SF



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PROPERTY INFORMATION



OCCUPANCY

This property was originally constructed in 1922 as the Washington Masonic Building. At the time of development it was recognized as "Class IV," which translates to current code III-N. Original records list the building as a "B-3" occupancy which translates to an A-3, Assembly Occupancy, in the current code. This occupancy has a maximum occupant load of 300 in any room.

Second Floor Mezzanine classified as either "B" or "S-1" depending on use

First Floor Theatre and Mezzanine: 299 Occupants

Second Floor Ballroom: 299 Occupants

Basement is currently used as both an "F-1" and "S-1" occupancy.

This information provided by documentation from the City of Portland and BOORA Architects, which can be provided upon request.



BUILDING NOTES

- PBS documents showing decommission and closure of UST located under sidewalk and ACM abatement - 1993. Available upon request.
- Building was re-roofed by Snyder Roofing in two phases (2000 & 2003).
- New roof was a complete tear off. Built up roof with 1/2" recover board, three plies and cap sheet including necessary sheet metal flashing. Standing seam laps with coping metal.
- Site currently used as a theatre for show performances along with construction of sets, costumes and administrative offices.
- Building offers unique curb appeal with brick and operational multi-pane windows on the east side of building.
- Potential re-development to include creative office or multi-family.

CALL FOR SALE PRICING

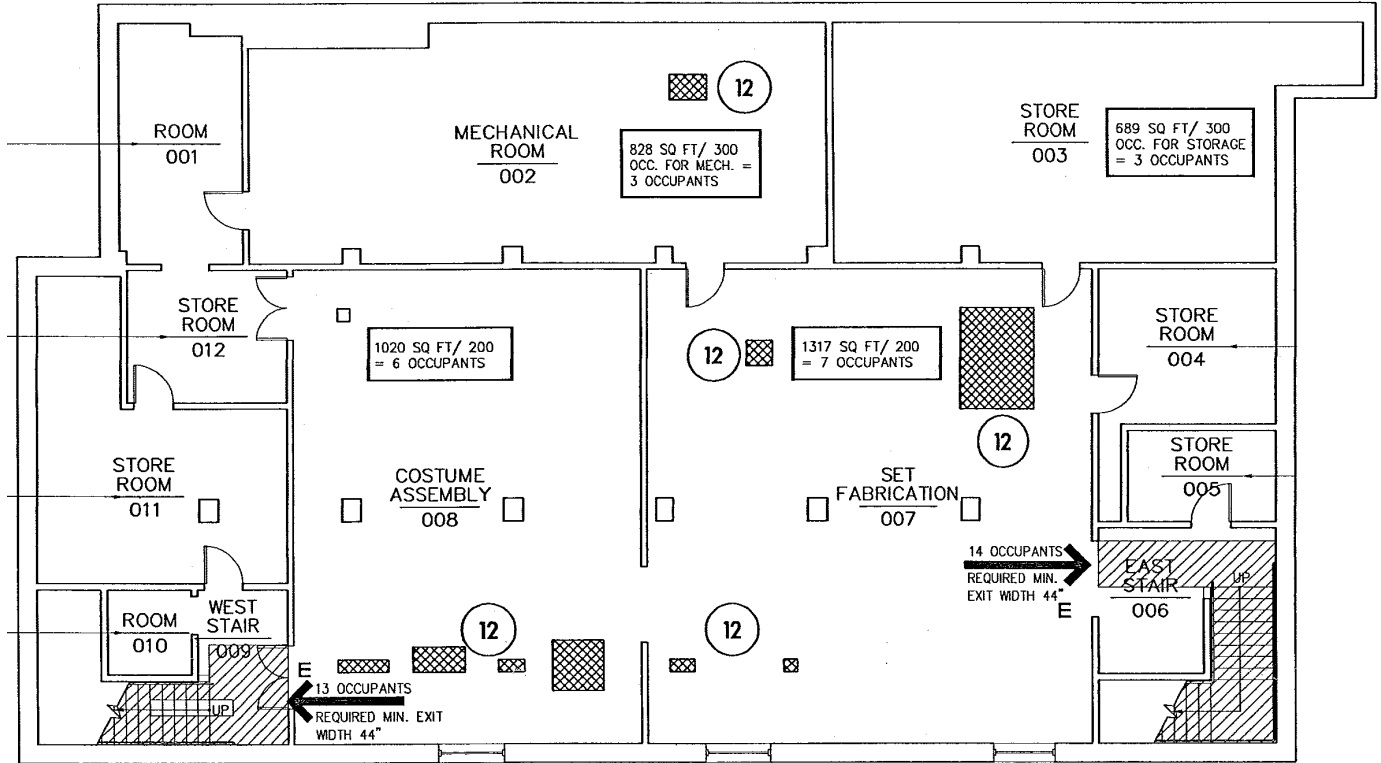
Buyer must conduct their own due diligence to confirm the accuracy of the information provided in this document.



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BASEMENT



HVAC SYSTEM

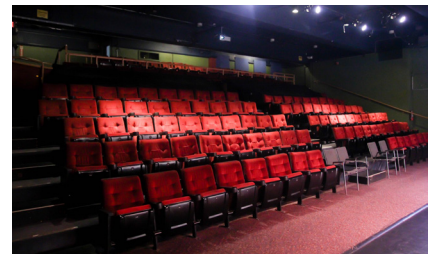
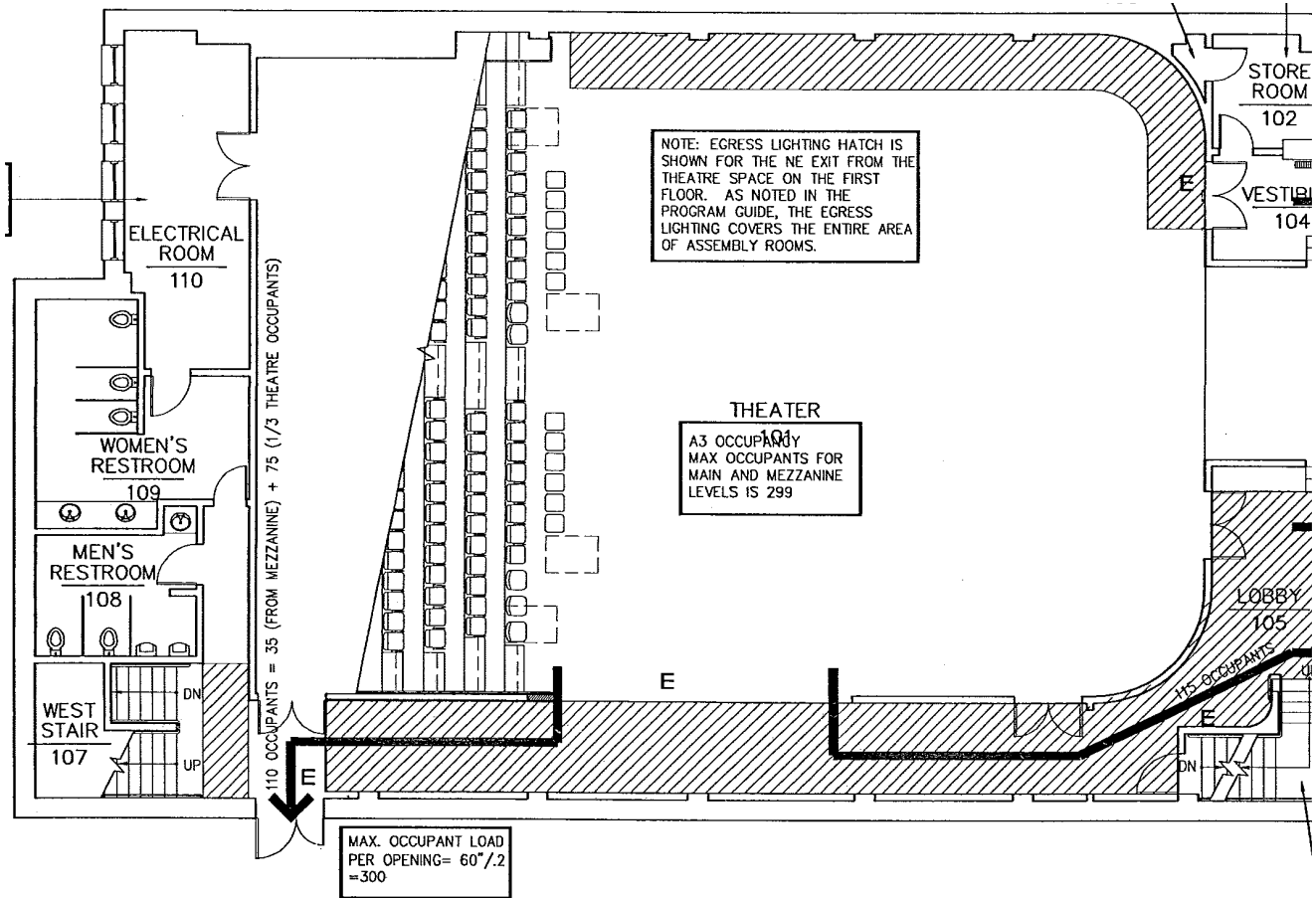
- First floor theatre has two air conditioning units and two furnaces. They are both located in the basement.
- Ballroom is served with one air conditioning unit that is located on the roof. The furnace that serves this area is located in the attic.
- Top floor, the Third Rail Office and the foyer to ballroom has a split system which is located on the roof.
- Basement is served with a furnace.
- First floor lobby, the office above the ballroom stage, and the restrooms have radiant heat.



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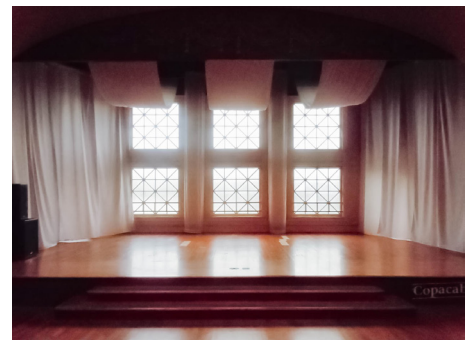
FIRST FLOOR



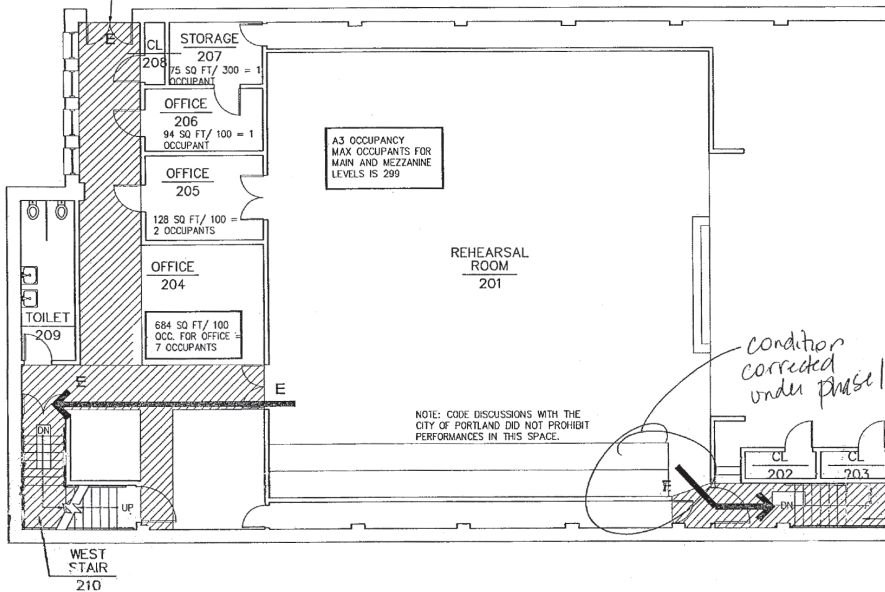
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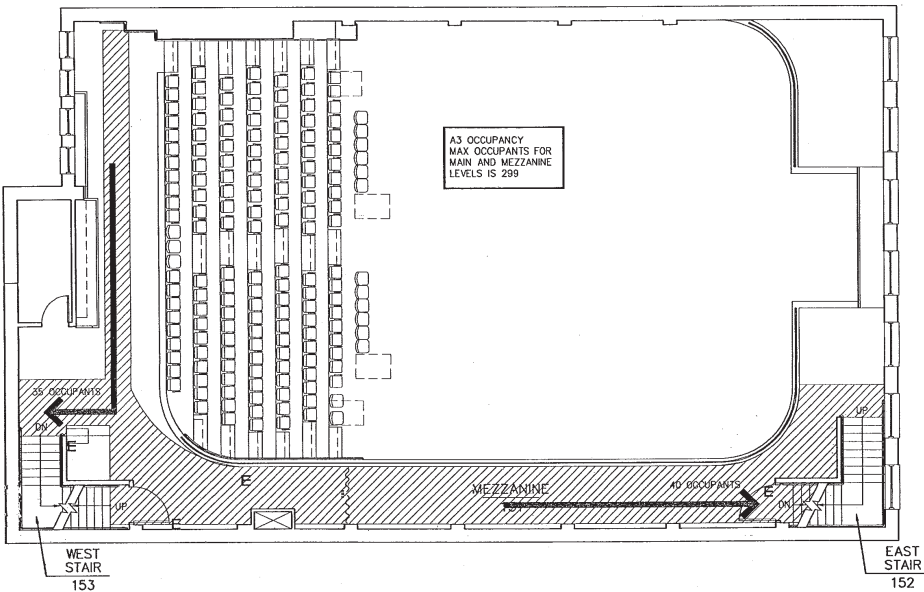
SECOND FLOOR



Second Floor



Mezzanine



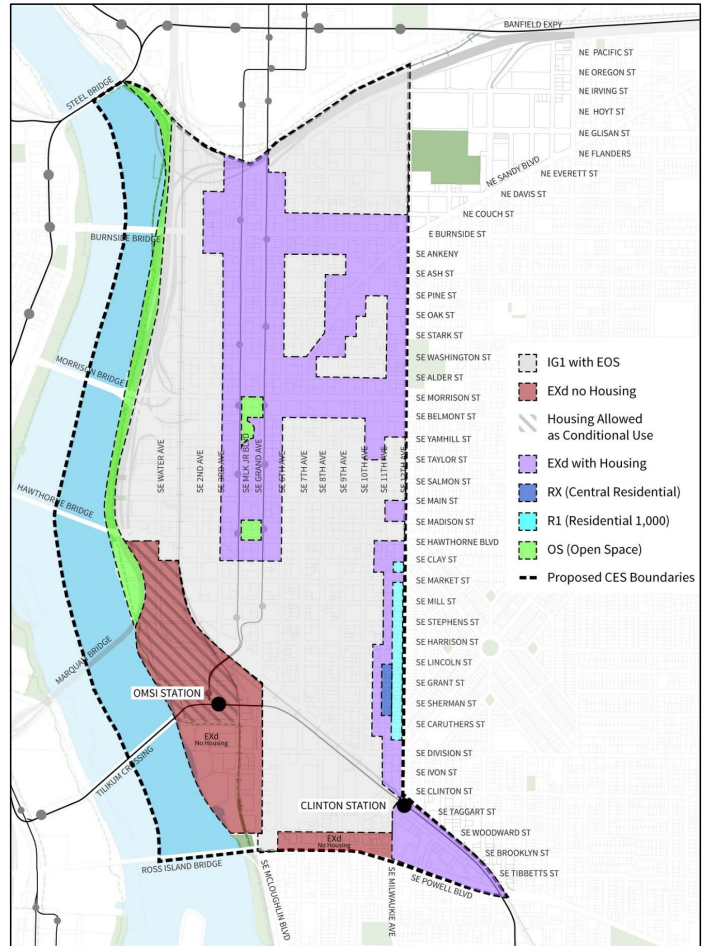
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ZONING

The subject property is located in the EXd - Central Employment zone, which is the most flexible zone in the City of Portland. Property is also located in the Central City Plan District, which allows 100' height limit and 6 to 1 FAR (floor area ratio.) The EX Zone in the Central City is a high density, mixed use zone intended for corridors or where a wider variety of uses is sought in historically industrial areas. In this zone, buildings can be built up to the street lot line and may cover 100% of the lot. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape.

The site is also located within the [Central City 2035 Plan](#). The City has recently undergone a significant long range planning effort, Central City 2035, which sets the framework for development over the next 30 years. Proposed comprehensive and zoning code changes may allow new development to utilize bonuses, transfers, or performance standards to achieve more building height and FAR (up to 175'.)



Land Use Proposal

FLOOR AREA RATIO (FAR)

Existing
6:1

MAXIMUM HEIGHTS

Existing W/Bonus
100' **175'**



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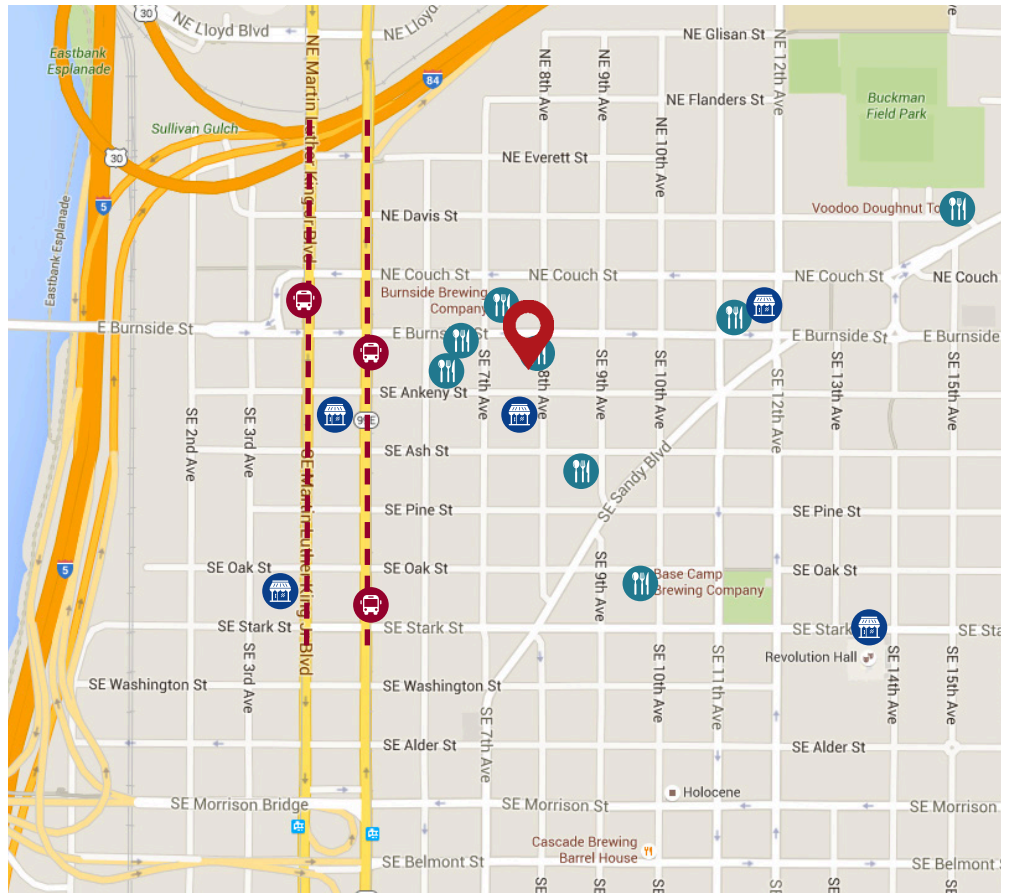
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LOCATION

Surrounded by numerous local retailers and boutiques, including breweries, coffee shops, and cafes, the Central Eastside offers an array of amenities for any company.

The Central Eastside district is predominantly employment oriented with traditional and new industrial businesses surrounding a central core of mixed commercial, retail and residential buildings along Grand and MLK.

This growing neighborhood is an eclectic mix of older warehouse and industrial buildings, coupled with historic structures being redeveloped for creative office space tenants seeking a cool, edgy, urban location.



RETAIL



- Portland Rock Gym
- evo Portland
- City Bikes - Annex
- New Seasons Market
- Sheridan's Market

DINING



- Burnside Brewing Company
- Voodoo Doughnut Too
- Le Pigeon
- Noble Rot
- Sizzle Pie
- Nong's Khao Man Gai
- Biwa
- Basecamp Brewing Company

TRANSPORTATION



- TRIMET Bus Stop
- Portland Streetcar
A Loop & B Loop



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