

FOR SALE

# MODERN MEDIA BUILDING

207 NW PARK AVE  
PORTLAND, OR



KIDDER.COM

km Kidder  
Mathews

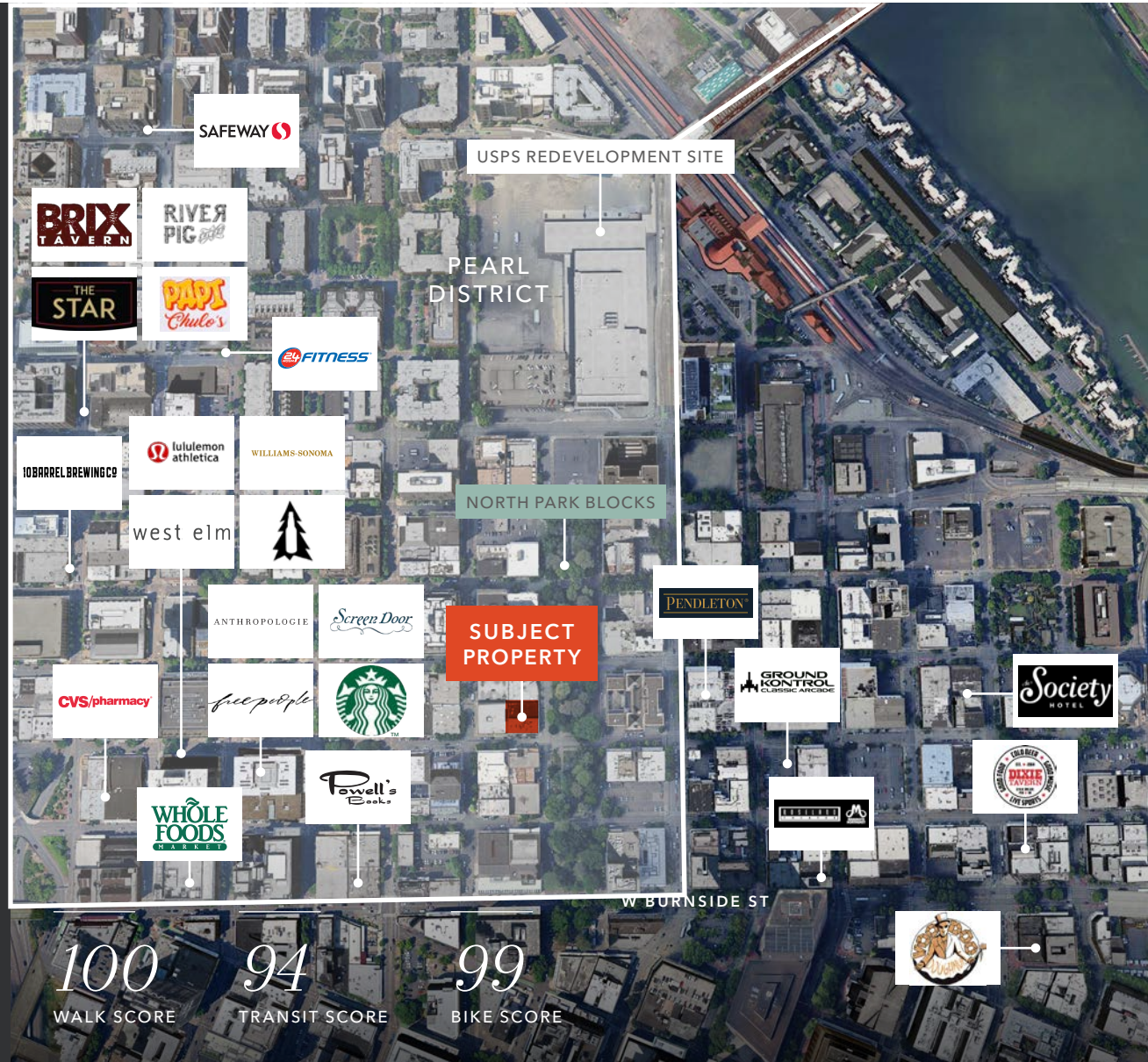
*Modern Media Building is suitable for a range of uses, offering mixed-use space & flexible zoning.*

**PROPERTY INFORMATION**

ADDRESS	207 NW Park Ave, Portland, OR
TYPE	Creative office, retail, or maker space
TOTAL USABLE BUILDING AREA	13,001 SF
STORIES	Three stories + basement
TOTAL LAND AREA	5,000 SF (0.11 acres)
OPPORTUNITY ZONE	Yes
ZONING	CX, Central Commerical
LOADING	Glass roll up grade door
SALE PRICE	Call for pricing

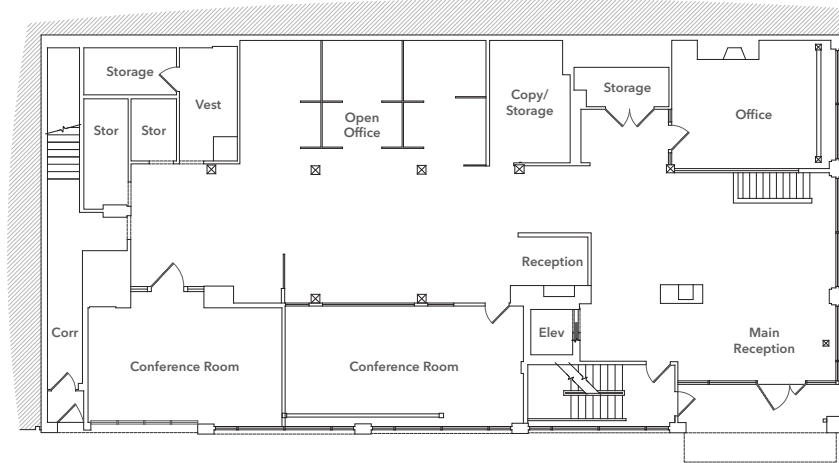
**CENTRAL COMMERCIAL ZONING**

(CX) is intended to provide for commercial and mixed use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center.

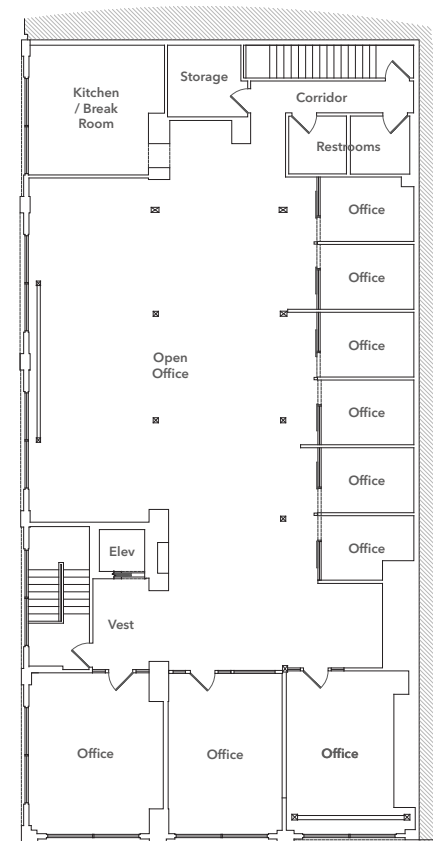


# FLOOR PLANS

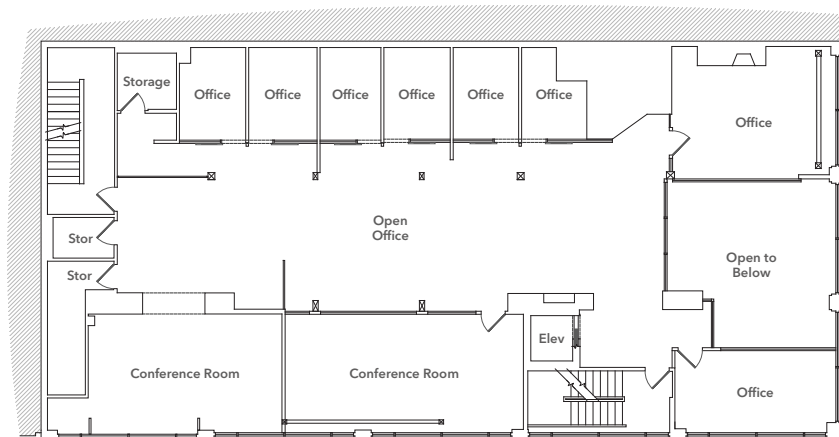
## FIRST FLOOR



## THIRD FLOOR



## SECOND FLOOR



## Features

Three story building with basement (1,999 RSF)

1st Floor: 4,252 RSF

2nd Floor: 4,145 RSF

3rd Floor: 4,604 RSF

Total Available: 15,000 RSF

Open office areas

Roll up door

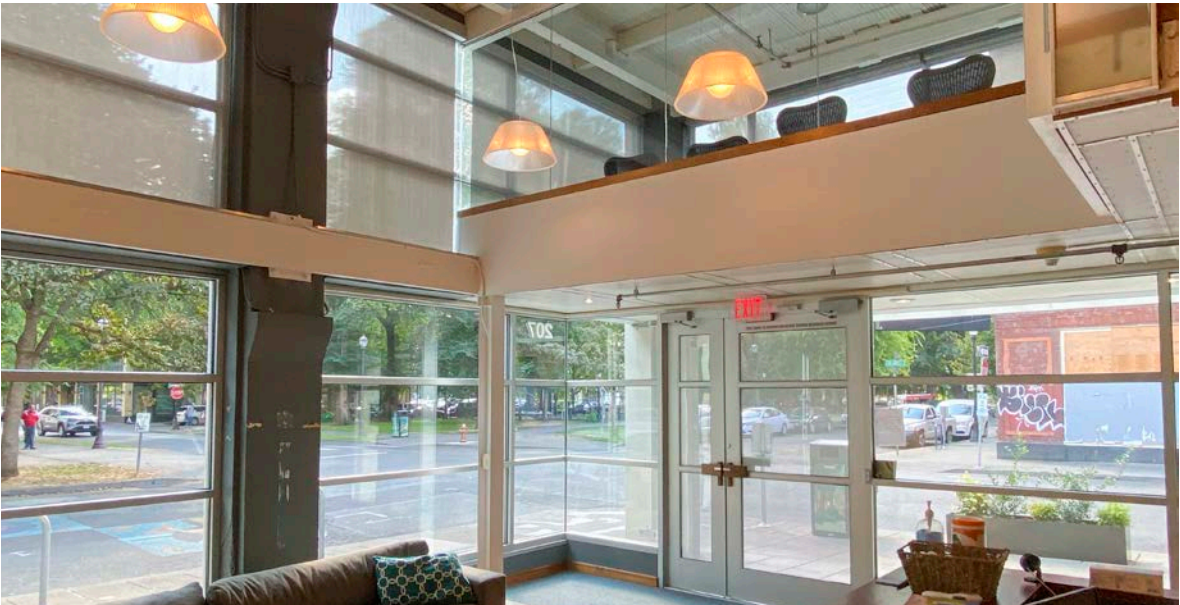
18 private offices

Four conference rooms

One kitchen / break room

Floors are elevator served

MODERN MEDIA BUILDING



# LOCATED IN A *PROMINENT LOCATION* WITH EXCELLENT EXPOSURE

Portland's Pearl District is one of the city's most desirable neighborhoods, blending historic charm with modern energy. Home to award-winning restaurants, boutique shops, art galleries, and stylish spaces, the Pearl offers a walkable, transit-friendly setting that perfectly balances convenience, culture, and community.

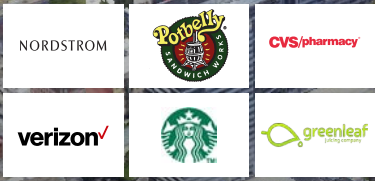


USPS REDEVELOPMENT SITE

PEARL DISTRICT

SUBJECT PROPERTY

US BANCORP



PIONEER COURTHOUSE SQUARE



PIONEER PLACE



## MODERN MEDIA BUILDING

*For more information on  
this property, please contact*

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