

Mellenium Building

4075 N Interstate Ave, Portland, OR 97227



Price: Rent Not Disclosed

Largest Retail Property Available for Lease in N Portland. At Swan Island Interstate-5 Interchange. Close-in Freestanding, Highly Visible, N Interstate Corner Location. Great for Expanding Business. Retail, Showroom, Creative Space. Entire Building Available, very Flexible with 15 foot clear and two on-level doors, area for outdoor seating. 22 off-street parking spaces with awesome amount of on-street parking options. Also suitable for expanding office users. Near Kaiser Hospital, Adidas North American Headquarters and N Mississippi Shops. On Light Rail. Ideal location for brew pub, park and ride to Blazer Games or Creative Everything Environment. Matching Prosper Portland Funding available for some improvements.

APPROXIMATELY 5,000 LIVING UNITS EITHER UNDER CONSTRUCTION OR AT LATE PERMIT STAGE. Only Jansen Beach has larger contiguous retail space available for Lease. Across from Alibi, Harbor Freight, and adjacent to Fire on the Mountain. Near Adidas and, located on N Interstate Light Rail above Swan Island at Interstate-5 Interchange and direct West on Skidmore Street Overpass from Central Mississippi Shops and Eateries. High Walk Score. Off Street Corner Parking for 22 cars. On-Street Parking presently unrestricted. Lot also suitable for events and displays. Immediate access to on-street grid parking. Directly above Expanding Adidas and Daimler North American Headquarters. Expanding Business could build new Headquarter Building on

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- APPROXIMATELY 5,000 LIVING UNITS EITHER UNDER CONSTRUCTION OR AT LATE PERMIT STAGE. At I-5 Swan Island Interchange. AWESOME PARKING

Rental Rate:
Property Type:
Property Sub-type:
Gross Leasable Area:
Year Built:
Walk Score ®:
Transit Score ®:
Rental Rate Mo:

- APPROX 5,000 LIVING UNITS EITHER UNDER CONSTRUCTION OR AT LATE PERMIT STAGE. At I-5 Swan Island Interchange.

Rent Not Disclosed
Retail
Storefront Retail/Office
11,600 SF
1964
80 (Very Walkable)
On Light Rail
Negotiable

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Baranzano Company

NW 11th Ave
Portland, OR 972093469

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Interstate N Portland Development Boom

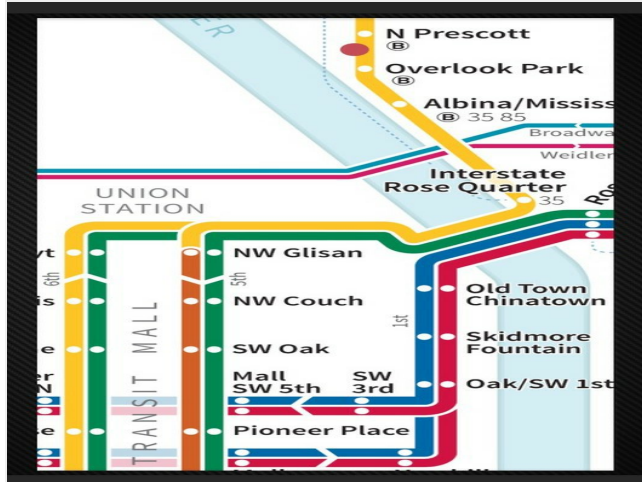


InterstateAveOverview

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Interstate Flooring Lease - Ending		February 2018

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Interstate Light Rail Route Downtown

Listing space

1st Floor

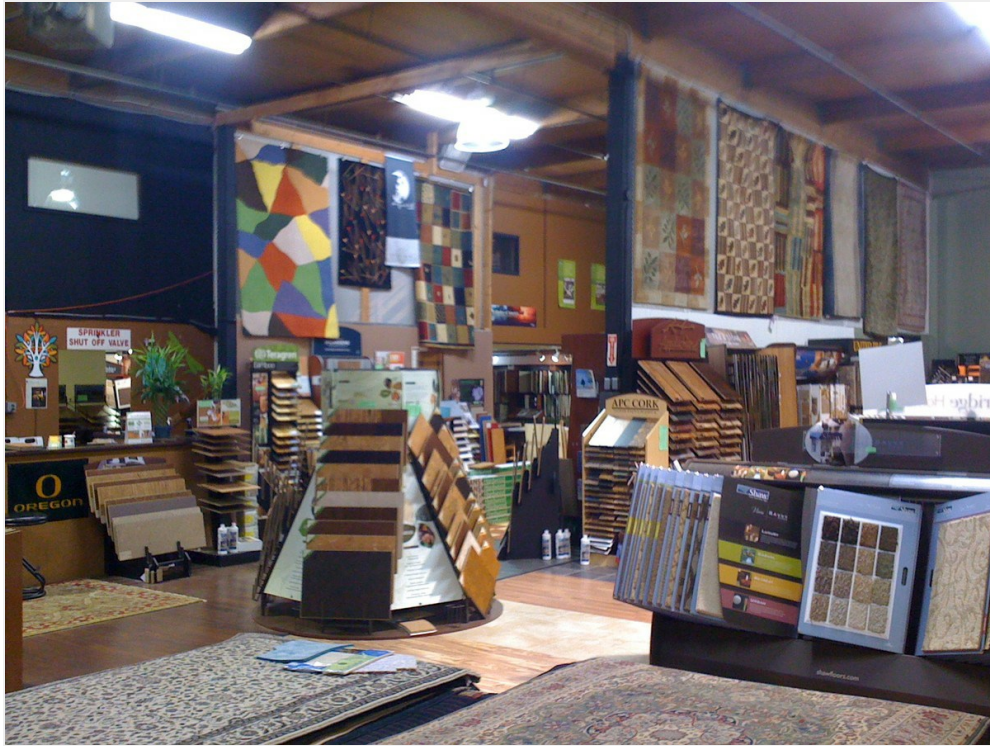
Space Available	11,500 SF
Rental Rate	Not Disclosed
Date Available	Immediate
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Expandable Creative Space, Showroom, Retail, General Office or, Flex Space. Two on-level loading doors. Opportunity for growing creative to simultaneously occupy and build new building.

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Property Photos



Showroom/Creative Space

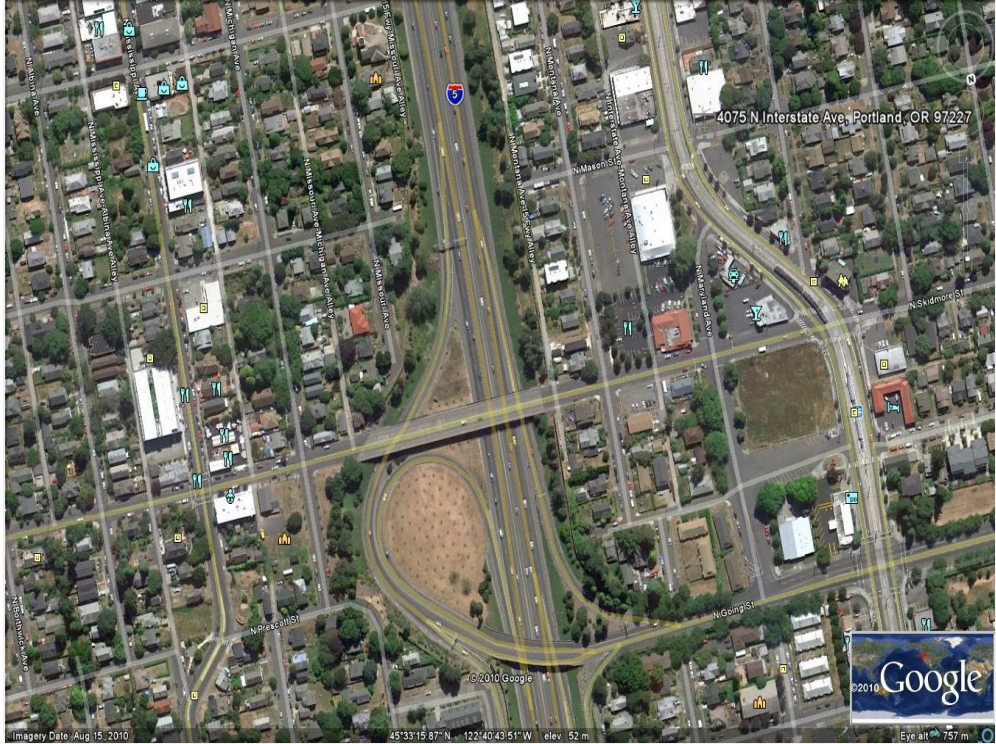


Close-In Above Kaiser Hospital

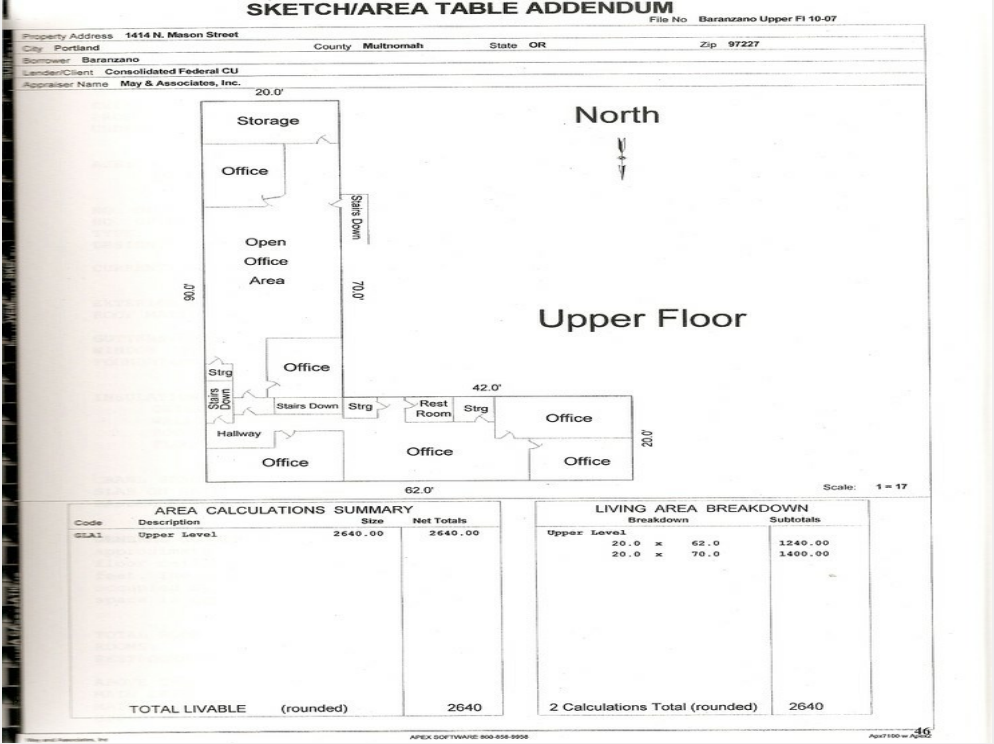
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Property Photos



Just West of Mississippi Shops above Adidas

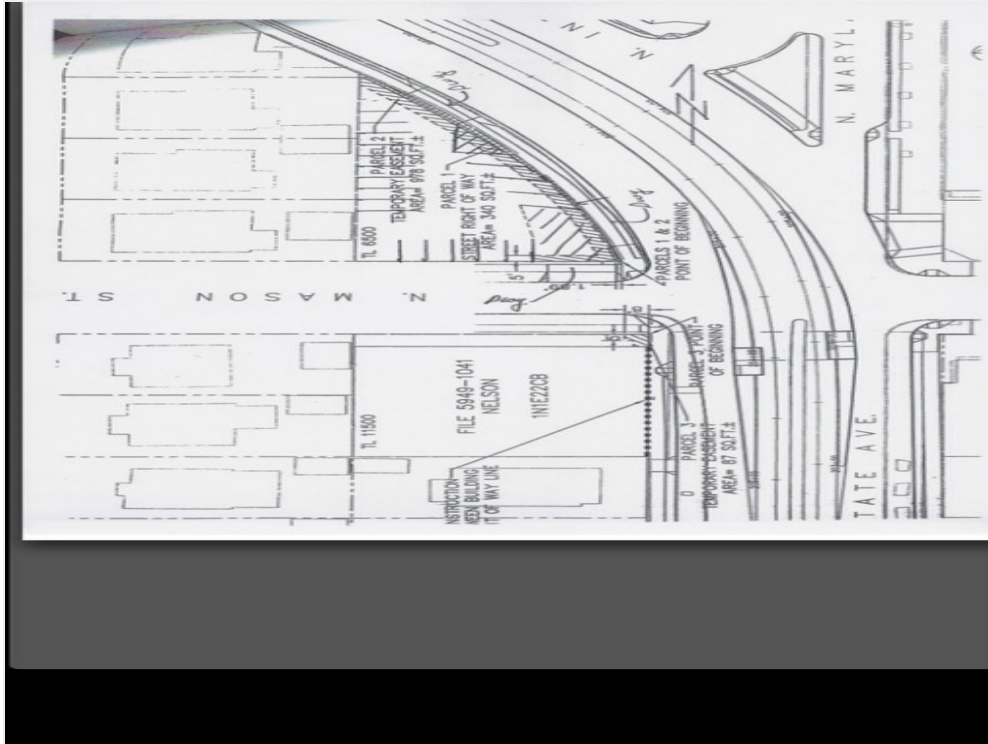


2,600sf Offices on Second Floor

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Off-Site Parking on Mason and On-Site Parking for 18 Cars



1 Block North on N Interstate

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Great Interstate-5 access directly West of Mississippi Shops

Wednesday, May 7, 2014, 10:38am PDT

Ankrom Moisan, Hoffman get \$150M Daimler HQ job

Wendy Culverwell

Portland Business Journal



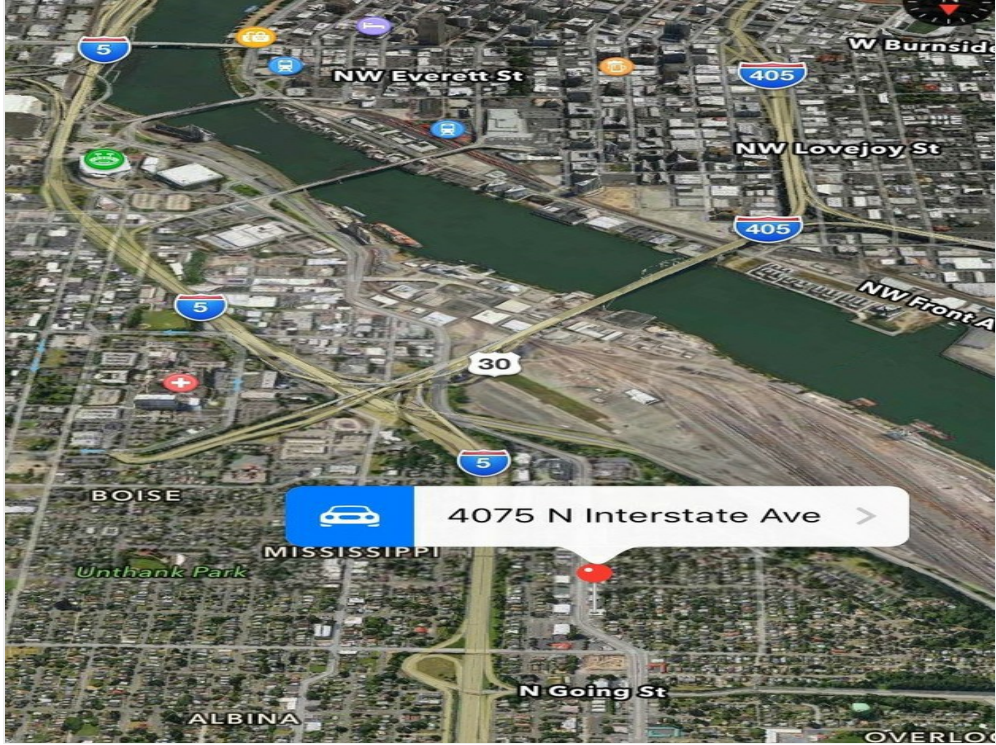
Daimler Trucks North America LLC's future North American headquarters will have two big construction world names at its helm.

Daimler North American Headquarters Under Construction

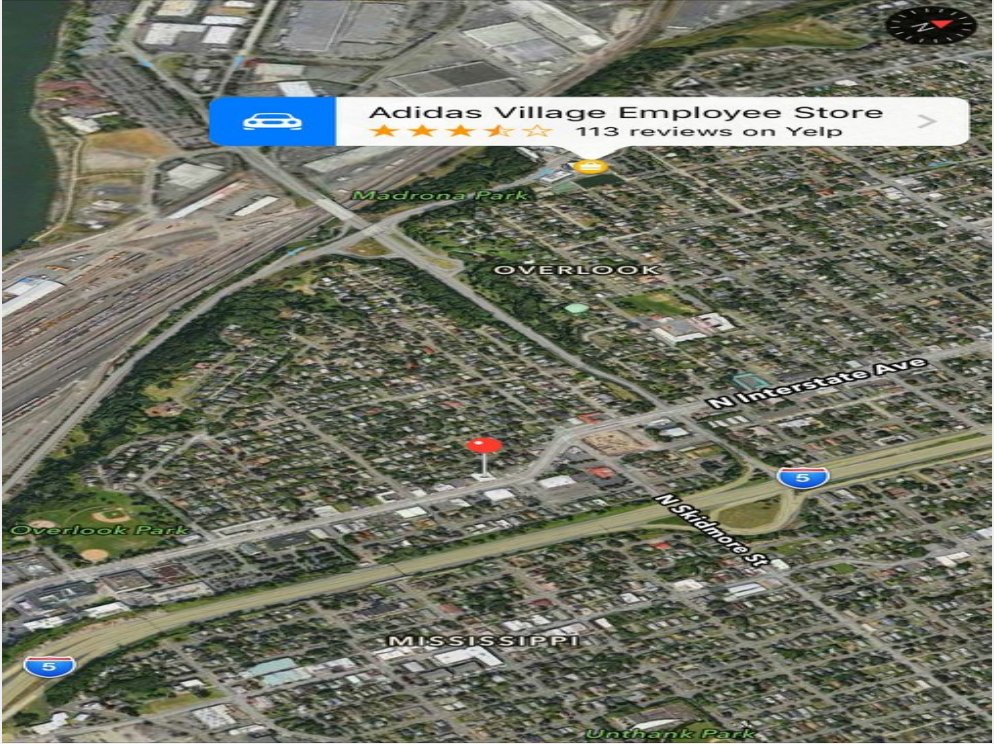
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Building Photo



Neighboring Adidas

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Zoning Concept Development Standards				
	CM1	CM2	CM3	CE
Base Height Limit (stories)	35' (3)	45' (4)	65' (6)	45' (4)
Base FAR	1.5:1	2.5:1	3:1	2.5:1
Maximum Height Limit with Bonus (stories)	35' (3)	55' (5)*	75' (7)	45' (4)
Maximum FAR with Bonus	2.5:1	4:1	5:1	3:1
Maximum Height- Transit Street ROW < 70 feet	Base height	45' within 10' of lot line	55' within 10' of lot line	Base height
Maximum Height- Adjacent to RF-R2.5 Zone	Base height	35' within 25' of R zone lot line	35' within 25' of R zone lot line	35' within 25' of R zone lot line
Maximum Height- Adjacent to R2-R1 Zone	Base height	45' within 25' of R zone lot line	45' within 25' of R zone lot line	45' within 25' of R zone lot line
Additional Height Allowed for Active Ground-floor Uses	3'	3'	3'	3'
Maximum Building Coverage % Inner/East/West	85/75/75	100/85/85	100/85/85	85/75/75
Required Landscaping % Inner/East/West	15/15/15	0/15/15	0/15/15	15/15/15
Exterior Display Areas	L	L	L	Y
Exterior Storage Areas	N	N	N	Y
Drive Thru Facilities	N	L	L	Y

* The 55' height limit is allowed only in areas with a Mixed Use - Urban Center Comprehensive Plan designation and in areas with the Mixed Use - Civic Corridor Comprehensive Plan designation where the Design overlay zone is applied.

Special Tools for Centers
Portland's Comprehensive Plan creates a hierarchy of places as shown in the Urban Design Framework (UDF) diagram (www.portlandoregon.gov/bps/article/497459). Outside of the Central City, the plan focuses opportunities for growth and community amenities in centers. These areas are expected to become key community hubs and places of focused activity, growth and development in the future. Additional development, design and parking management tools are proposed for centers, where there is a greater expectation for change. The tools to help guide development vary by type of center and location. See below for information about the specific tools and their application.

Centers Main Street Overlay Zone
In order to foster centers as places that emphasize a high degree of activity and prioritize the needs of pedestrians, the Mixed Use Zones amendments include a new overlay zone that would be applied to properties in the commercial core of all Town Centers and Neighborhood Centers (see map on page 15). This would include:

- Limitations on certain auto-oriented uses.
- Limitation on driveway access from transit streets.
- Requirements for active ground floor commercial uses in new development.
- Enhanced ground floor window and entry standards.
- Stronger requirements for buildings to be located close to sidewalks.
- A minimum floor area for new development.
- Limitation on single-dwelling developments.

Design Review
Extend the design overlay zone to all areas designated as Mixed Use - Urban Center on the Comprehensive Plan map. This designation includes Town Centers and the most urban Neighborhood Centers and Corridors surrounding the Central City.

Mixed Use Zones Project - Discussion Draft Report Summary - September 2015 5

Building Photo

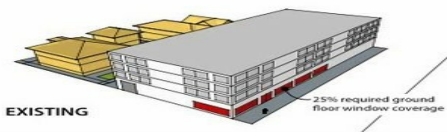
Development and Design Standards

The new mixed use base zones include new development and design standards. These proposed standards are intended to guide the design of new development and how it contributes to the success and character of center and corridors. The standards are designed to respond to community concerns about the scale and design of development, while providing for the flexibility needed to respond to the context and economic challenges of particular sites and projects.

What is changing? - some highlights

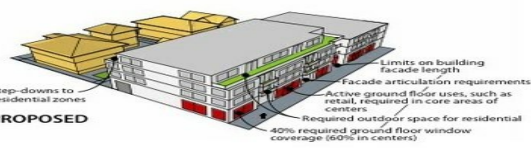
Existing Regulatory Framework
(CS zone example shown)

- Floor area limits apply to non-residential uses (except EX zone).
- No floor area limits on residential uses (except EX zone).
- No bonuses for public benefits.



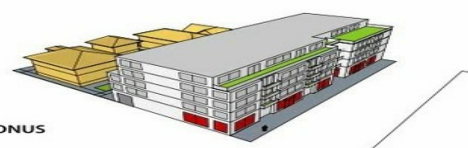
Proposed Regulatory Framework
(CM2 zone example shown)

- New floor area ratios include all uses - both non-residential and residential - and manage the bulk of buildings.
- New design-related standards shape building facades and increase the amount of ground-floor windows.
- Bonuses for public benefits.



Proposed Regulatory Framework
(CM2 zone example with bonus shown)

- Bonus floor area earned for affordable housing, affordable commercial space, public plazas, green features, etc.
- Bonus height allowed:
 - In CM2 zone with Design Overlay and Mixed Use Urban Center or Civic Corridor designation.
 - In CM3 zone with the Design Overlay.
- Public Plaza and Green Features bonuses provide additional open space - not shown.



Mixed Use Zones Project - Discussion Draft Report Summary - September 2015 7

Possible Headquarter Expansion

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4. Height transitions and buffering
Apply setbacks, height transitions and buffering for mixed use zones adjacent to lower density residential zones to foster more gradual transitions. This would require buildings in the commercial/mixed-use zones to step down to the allowed heights of adjacent lower-scale residential zones and provide building setbacks. It also includes limitations on drive-throughs and exterior work activities close to residential zones.

5. Full-block zoning transitions
Apply building height transitions and landscaping standards for mixed-use areas that are located off of corridors and have street frontage adjacent to residential zones. Encourage residential development as part of this interface.

6. Large site flexibility and community benefits agreements
Allow for larger scale development on large sites (over 2 acres) in conjunction with a master plan/design review, transitions to lower density areas, and requirements for affordable housing, public open space, and low-carbon buildings.

7. Street frontages – ground floor windows
Strengthen design-related standards that address the relationship of buildings to street frontages. Ground-floor window coverage on street frontages is increased to 40 percent (from the current 25 percent). The window coverage requirement is 60 percent along core commercial corridors in the Centers Main Street overlay, which will also require active ground floor uses such as retail or community services.

Mixed Use Zones Project – Discussion Draft Report Summary – September 2015

Possible Headquarter Expansion

Portland Maps New Search | Mapping | Advanced | Google Earth | Help | Beta | PortlandOregon.gov
 Explorer | Property | Maps | Projects | Crime | Census | Environmental | Transportation
 Explore the area, view different themes

1414 N MASON ST - OVERLOOK - PORTLAND

Dev. Opportunity Services Detail

City of Portland, Corporate GIS

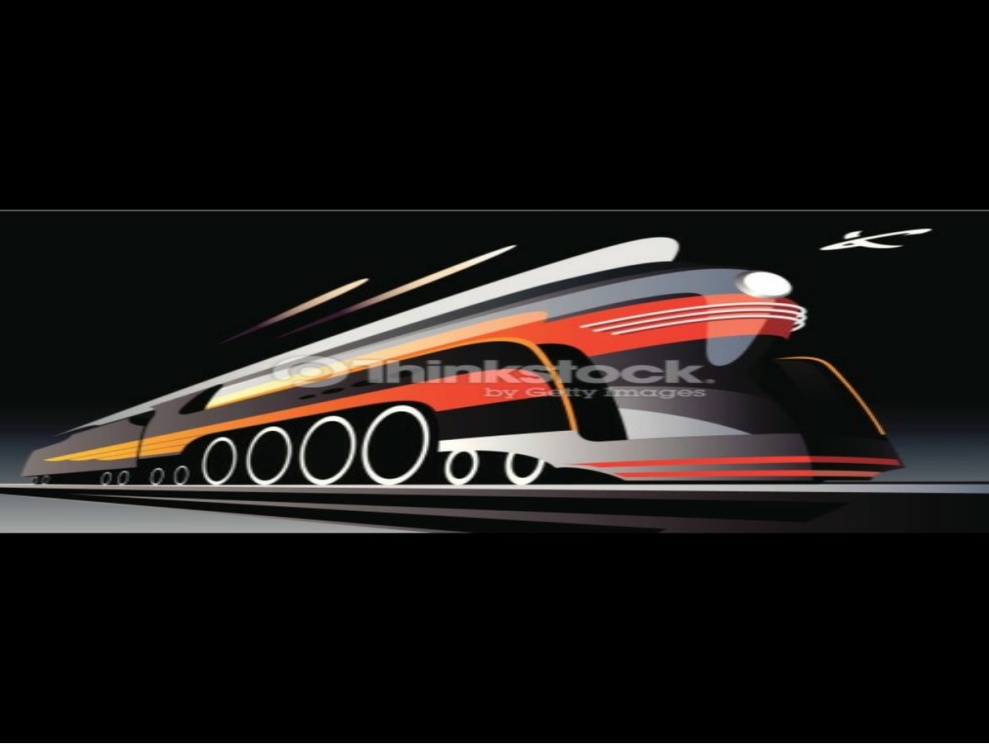
1/27/2016

Commercial Corridors

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Go by Rail



Located at Swan Island Interstate-5 Interchange

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Location

