

AVAILABLE FOR SALE

Plaza 102 | Medical and Office Suites | \$1,119,750 (± \$125/SF)

940-948 NE 102nd Ave. Portland, OR 97220



**MAJOR PRICE
REDUCTION!**



McCoy Doerrie, SIOR

Senior Vice President | Licensed in OR & WA
503-523-7751 | mccoym@capacitycommercial.com

Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

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940-948 NE 102nd Ave - Exterior Front



940-948 NE 102nd Ave - Exterior Rear



940-948 NE 102nd Ave - Courtyard

Plaza 102

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Portland, OR 97220



**ABUNDANT
PARKING**



**CENTRALLY
LOCATED**



**NUMEROUS
AMENITIES**



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Plaza 102

Medical and Office Suites

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Capacity Commercial Group is pleased to exclusively present to the market Plaza 102, a multi-tenant neighborhood medical and office project, near the entryway to the Gateway District. Plaza 102 has experienced a high historical occupancy given its superb freeway access, accessibility to nearby retail and residential property as well as an attractive courtyard environment design. The property has been well-maintained and provides great curb appeal and exposure onto the 102nd Avenue.

Plaza 102 is positioned well for an owner user to occupy approximately 4,800SF for their own use with strong, long term leases in place for the remainder of the building. Additionally, with current below market rates and below market BOMA figures, an owner would have the ability to mark-to-market rents as well as suite sizes, some immediately and others upon leases expirations.

- 1971 Build
- Central Commercial (CX) Zoning
- 25,478 SF corner site
- Asking price \$1,119,750 ($\pm$ \$125/SF)
- Priced significantly lower than replacement cost at $\pm$ \$211/RSF
- Total building rentable area: 8,958 SF*
- 6 Individual suites with abundant lower level storage available
- Situated within a dense medical submarket
- Newly installed HVAC units
- $\pm$ 25 parking stalls

LEASE RATE: AVAILABLE UPON REQUEST



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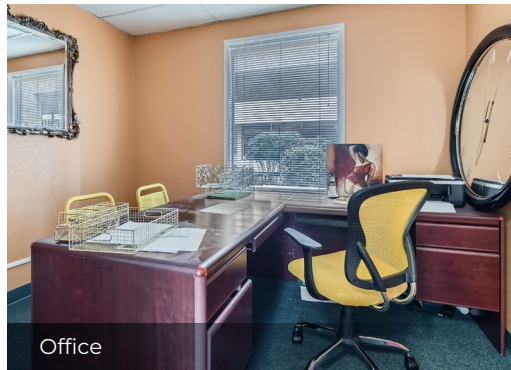
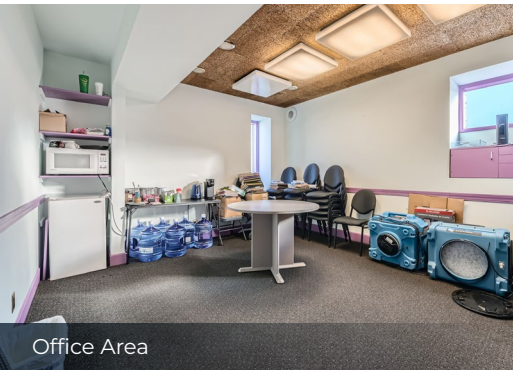
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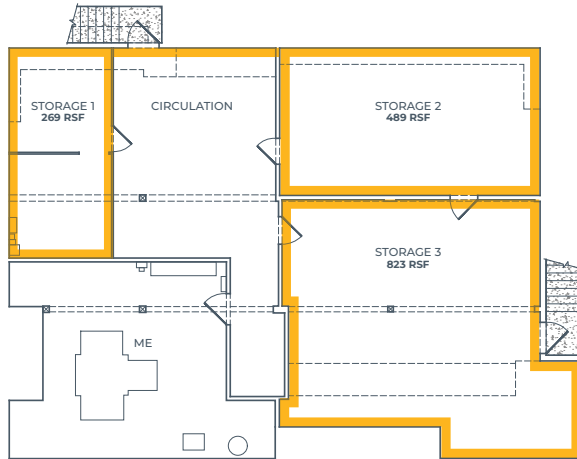
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As-Built Floorplans and Suite Sizes



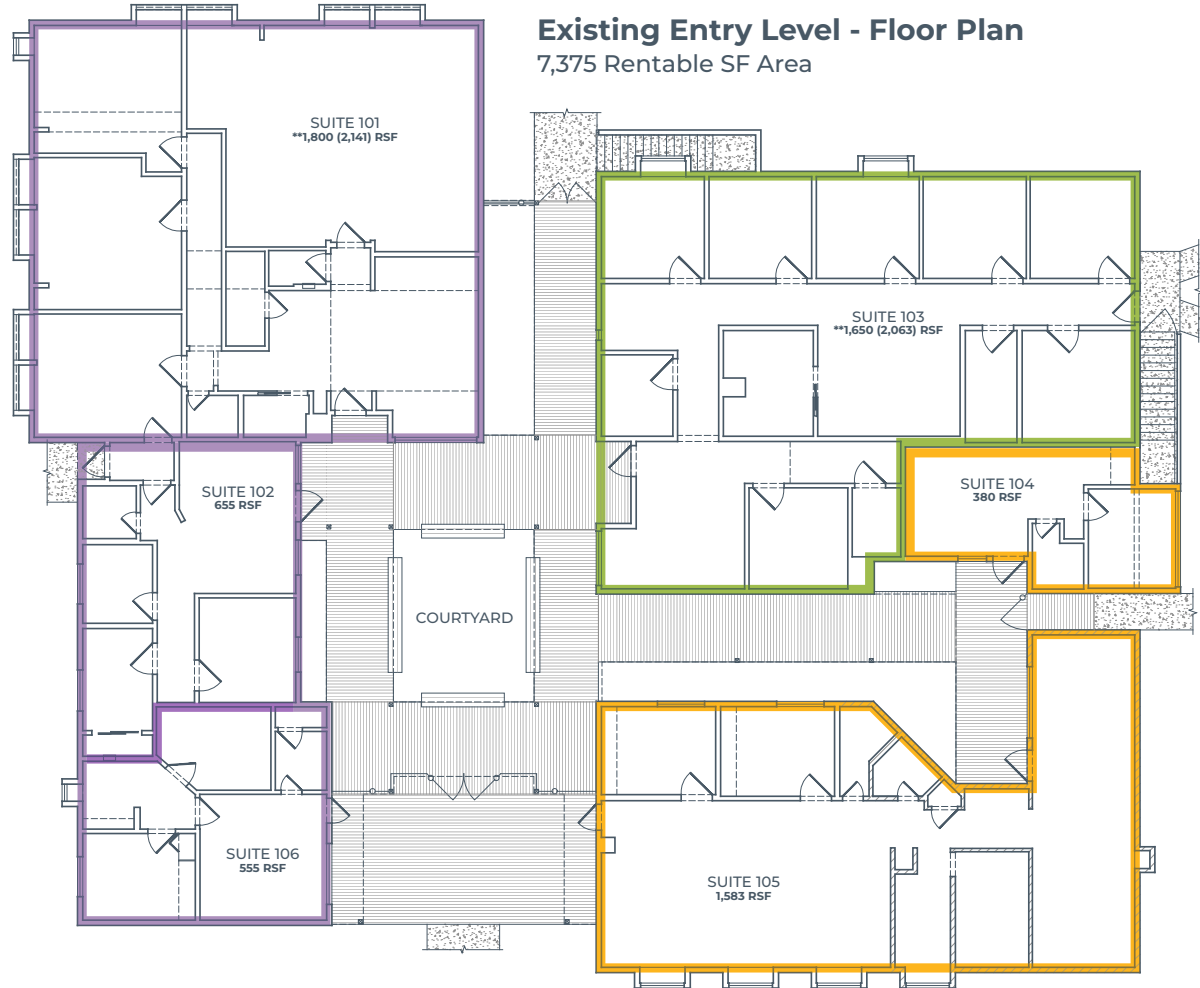
Existing Basement Level - Floor Plan

1,583 Rentable SF Area

- Vacant
- Long Term Lease
- M2M Leases

*Lease expirations provided upon request.

**Current RSF, BOMA 2024 RSI



Existing Entry Level - Floor Plan

7,375 Rentable SF Area



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Plaza 102

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ALL WITHIN MINUTES

Surrounded by an abundant mix of amenities, immediate access to Interstate 84 and Interstate 205. Exceptional access to public transit with bus and tram located within .5 miles.



EXCELLENT
ACCESS



NUMEROUS
AMENITIES



PUBLIC
TRANSIT



CENTRAL
LOCATION



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CENTRAL LOCATION

Surrounded by an abundant mix of amenities, immediate access to Interstate 84 and Interstate 205. Exceptional access to public transit with bus and tram located within .5 miles.



7
MILES TO
DOWNTOWN
PORTLAND



13
MILES TO
DOWNTOWN
VANCOUVER



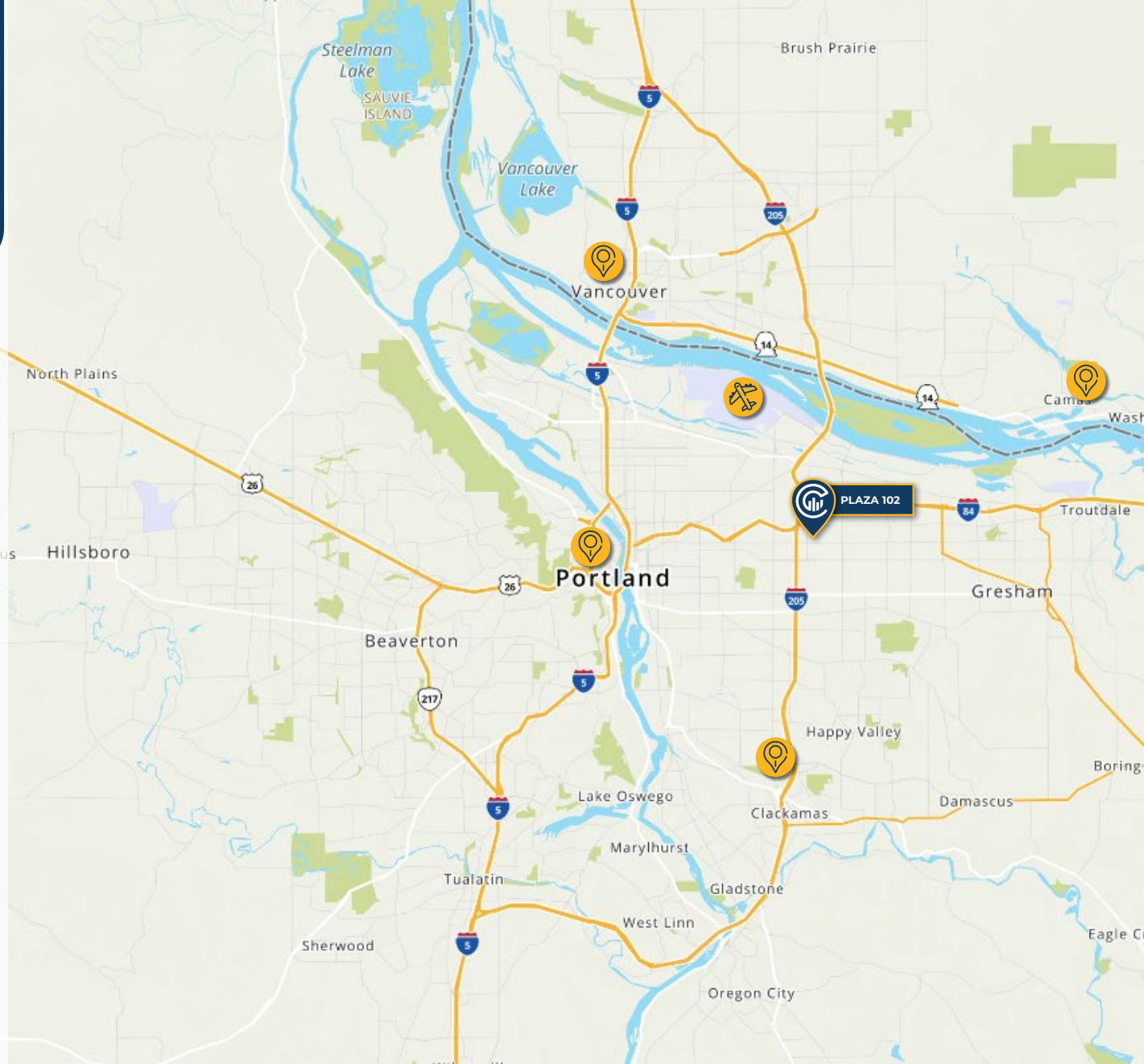
15
MILES TO
DOWNTOWN
CAMAS



8
MILES TO
CLACKAMAS
TOWN CENTER



6
MILES TO
PORTLAND INT.
AIRPORT



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