

THE HANCOCK 40 BUILDING

4011-4023 NE HANCOCK STREET
PORTLAND, OR 97212

GROUND FLOOR OFFICE
CONDOS AVAILABLE

Image Source CoStar

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APEX
REAL ESTATE PARTNERS

FOR LEASE / SALE

OFFICE CONDOMINIUMS

HIGHLIGHTS

- Ground floor condos ± 2,023 - 4,459 SF
- Built in 2004
- Rare opportunity for an owner/user with potential rental income, or the option to acquire both units
- Move-in ready with a turnkey, plug-and-play setup
- Security system in place
- Abundant natural light with offices and conference rooms featuring relites for an open, collaborative feel
- Great visibility along NE Hancock Street
- Roll-up door for fresh Pacific Northwest air

RATES & PRICING

- Lease rate \$24.00/SF, Full Service
- Sale price per condo \$525,000

LOCATION

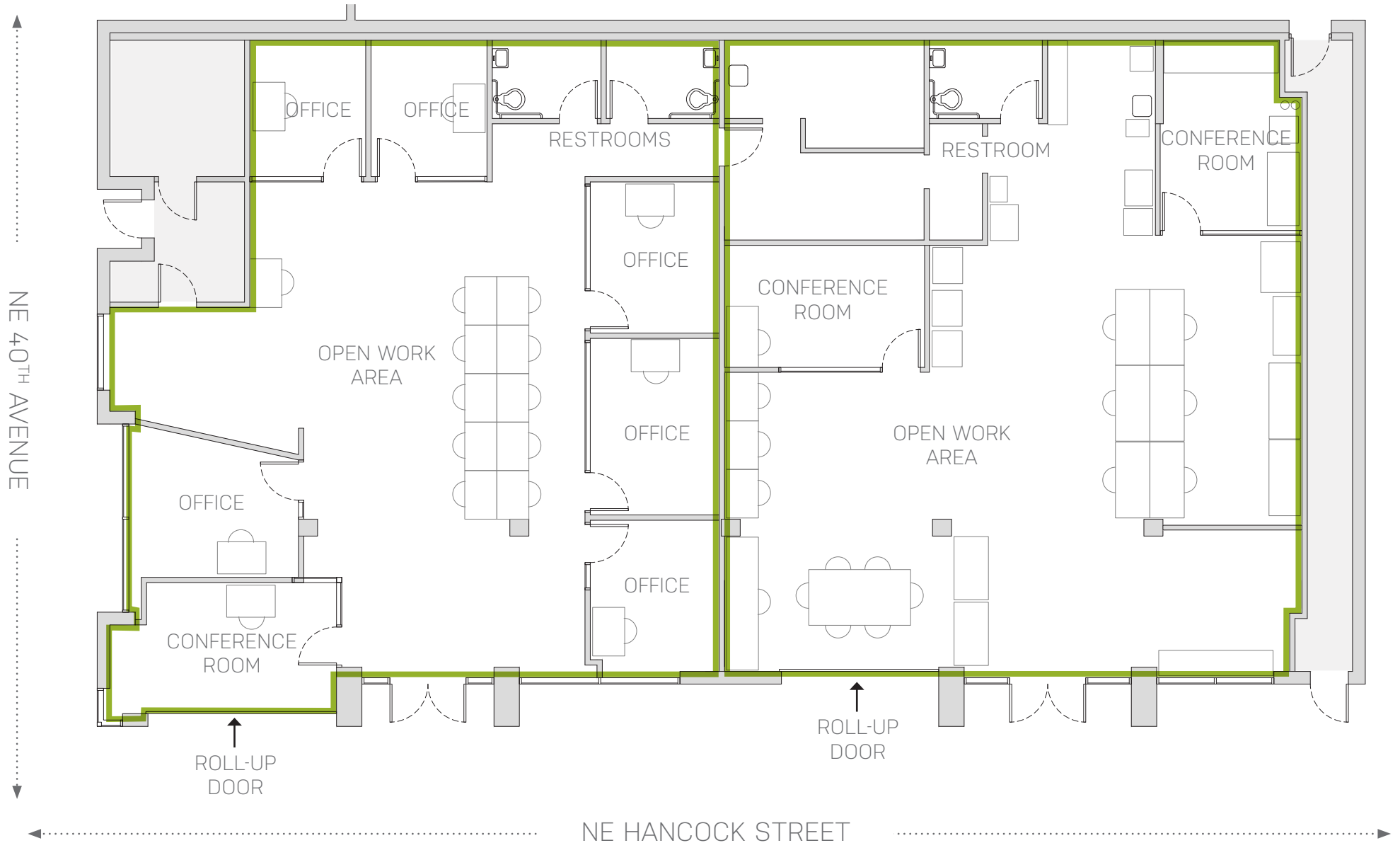
- Zoning CM2 - Commercial Mixed Use 2
- Prime location, less than two blocks from NE Broadway & NE Sandy Blvd
- Walkable access to TriMet MAX and bus lines



MOVE-IN READY BUILD-OUT

SUITE 4011: 2,436 SF

SUITE 4023: 2,023 SF



GREAT LOCATION

