

# THE HANCOCK 40 BUILDING

4023 NE HANCOCK STREET, PORTLAND, OR 97212

**GROUND FLOOR OFFICE  
CONDO AVAILABLE**

*Image Source CoStar*

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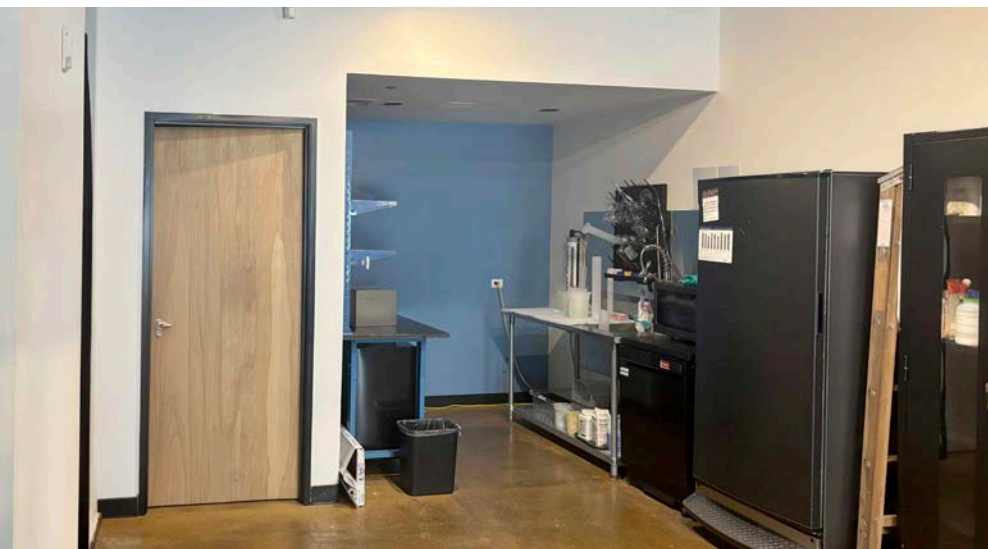
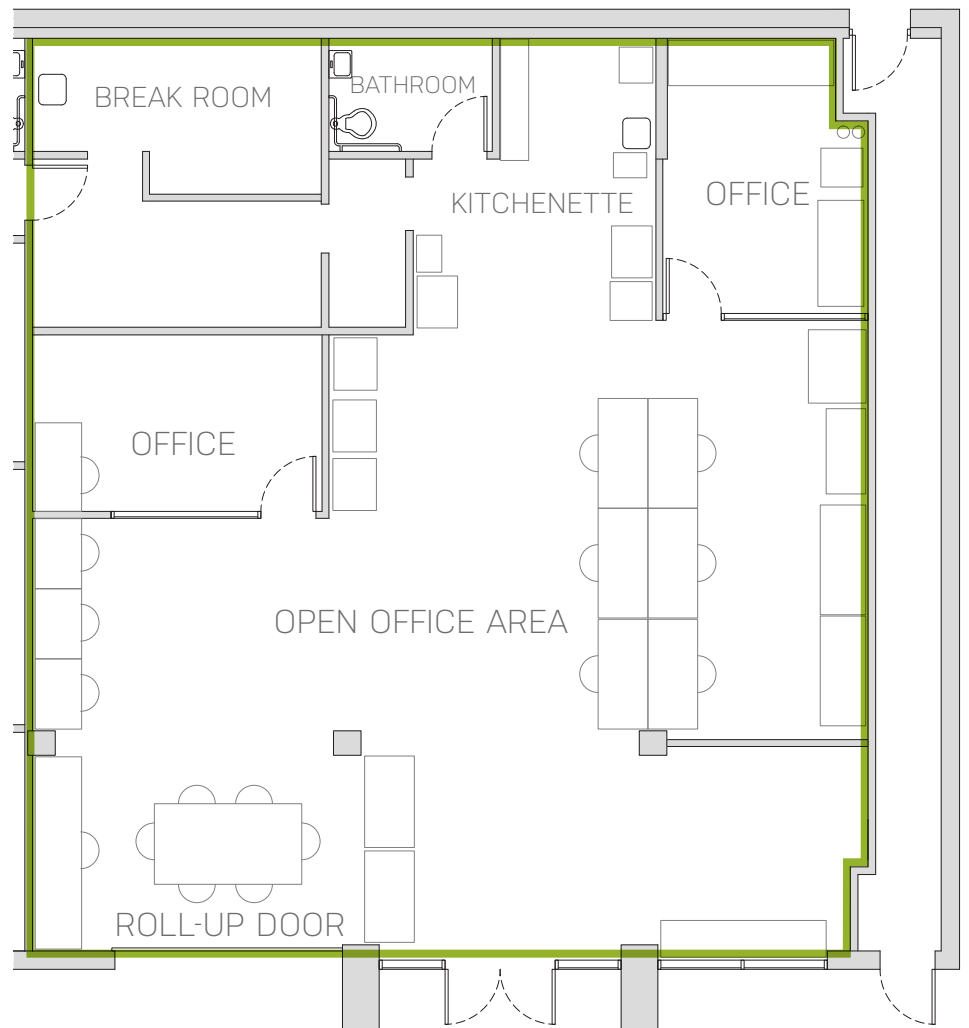
# FOR SALE / LEASE

## RATES & PRICING

- Lease rate \$25.00/SF, Full Service
- Sale price \$525,000

## HIGHLIGHTS

- Ground floor condo  $\pm$  2,212 SF built in 2004
- 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
- Roll-up door for fresh Pacific Northwest air
- Zoning CM2 - Commercial Mixed Use 2
- Less than 2 blocks from NE Broadway & NE Sandy Blvd
- Walkable access to TriMet MAX and bus lines





# GREAT LOCATION



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