

FOR LEASE

FORMER BANK OF AMERICA BUILDING

10101 SW Washington Square Rd,
Portland, OR 97223



DUAL-LANE DRIVE-THRU

PRESENTED BY CAPACITY COMMERCIAL GROUP



MICHELLE D. ROZAKIS

Principal | Licensed in OR

503-222-1195

mrozakis@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655

ndiamond@capacitycommercial.com



PROPERTY SUMMARY



Dual-Lane Drive-Thru

FOR
LEASE

PROPERTY DETAILS

Address	10101 SW Washington Square Rd, Portland, OR 97223
Available Space	Level 1: 4,480 SF Level 2: 2,576 SF
Lease Rate	Call for Rates
Use Type	Retail, Service

Nearby Highlights

- Washington Square
- Shoppes at Washinton Square
- Jaguar Land Rover Portland
- Cafe Today
- Franz Bakery Outlet
- Grove Cookie Company
- iFLY Indoor Skydiving
- Lincoln Center Office Campus
- Thirsty Lion
- World Market



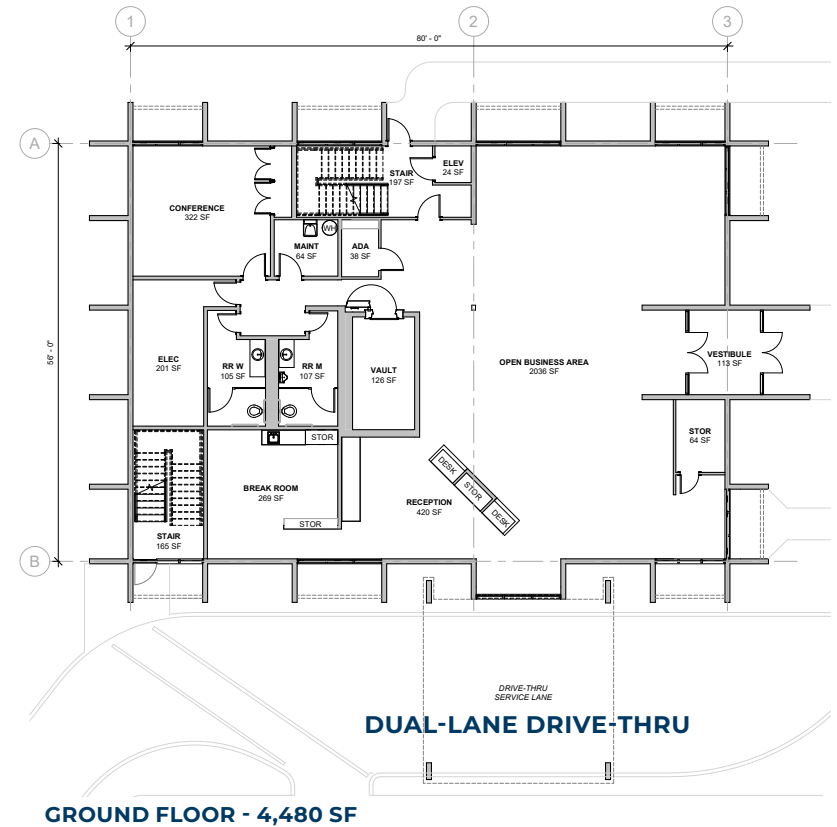
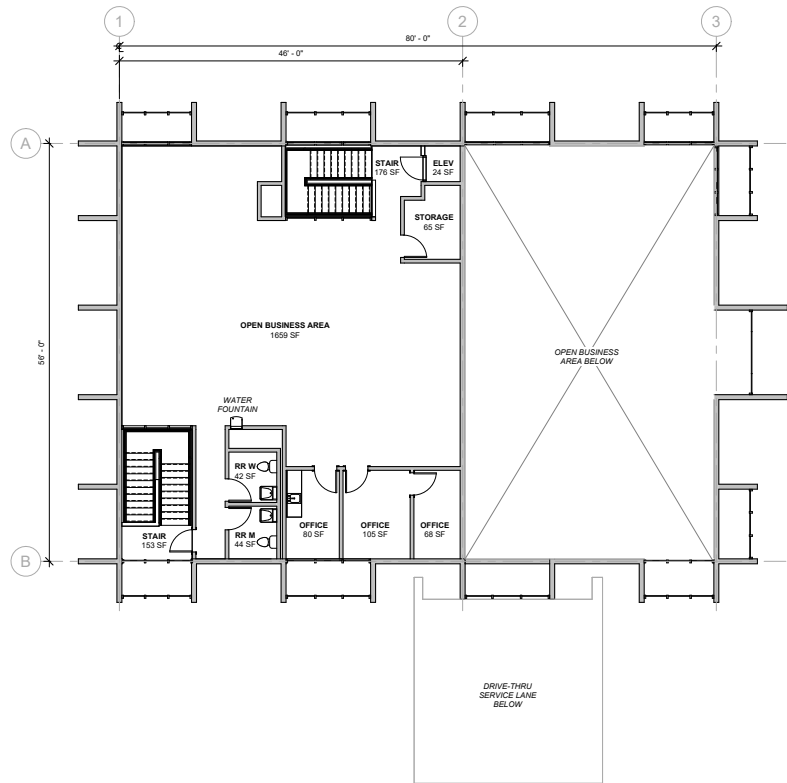
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FLOOR PLANS

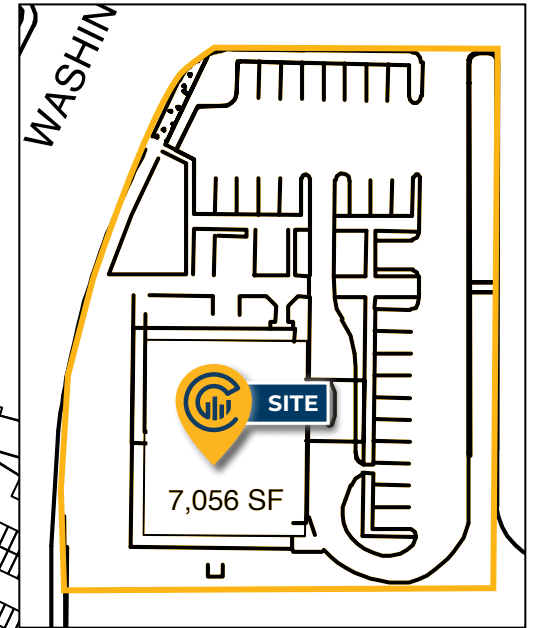
FLOOR PLANS

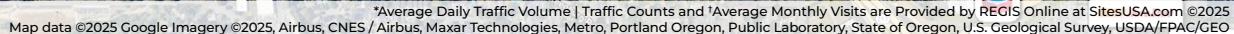




SITE PLAN

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WASHINGTON SQUARE



WASHINGTON SQUARE



About Washington Square

Washington Square is Oregon's premier shopping destination, anchored with the state's largest Nordstrom, Macy's, JCPenney, and Dicks Sporting Goods, with a diverse selection of over 170 premier apparel and popular digitally native brands including Apple, Arc'teryx, Aritzia, Coach, Lego, Blue Nile, Nespresso, Pandora, lululemon, the North Face, Williams Sonoma, YETI and many others. Co-Tenants at Washington Square include restaurants like Din Tai Fung, The Cheesecake Factory, 85C Bakery Cafe, Nordstrom Marketplace Cafe.

Source: <https://www.shopwashingtonsquare.com>

About the Area

Washington Square is ideally located on the Hwy 217 corridor which provides direct access to I-5 and Hwy 26. Hwy 217 is the main west side connector between I-5 and large employers such as Nike, Intel, Columbia Sportswear and others in Tigard, Beaverton and Hillsboro. The shopping center itself draws millions of visitors a year, providing a unique opportunity to showcase a development in a high-visibility location.



JCPenney

NORDSTROM

WILLIAMS SONOMA
CALIFORNIA



PANDORA Apple Store



Thirsty Lion
SCRATCH KITCHEN | CRAFT COCKTAILS & BEER



COACH



WASHINGTON SQUARE

Oregon's largest shopping collection of elite and exclusive brands.

1.3M SF
of Retail Space

Over 170
Retailers

*Visits are Provided by PlacerAI ©2025

Why Portland



GEOGRAPHY. Situated at the confluence of the Willamette and Columbia Rivers in the Pacific Northwest, Portland carries its history in its nicknames — Bridgetown, the City of Roses, Stumptown — each one pointing to a different facet of its character and geography. The city anchors the largest population center on the West Coast between San Francisco and Seattle.

Now ranked the nation's 26th largest Metropolitan Statistical Area, the Portland-Vancouver-Hillsboro MSA¹ reached a population of approximately 2.54 million in 2024² — a region spanning seven counties across Oregon and Washington that continues to grow at the suburban and exurban edges.

ECONOMY. Portland's economy is anchored by a cluster of globally significant industries. The region's "Silicon Forest" is home to roughly 1,500 high-technology firms concentrated in the corridor between Beaverton and Hillsboro,³ with semiconductor manufacturing at its core. **Intel** alone employs more than 23,000 people at its Oregon campus, has invested \$59 billion in its Oregon operations to date, and contributes approximately \$19 billion to the state's GDP.⁴ That foundation continues to grow: Intel has announced plans to invest \$36 billion to expand and modernize its R&D hub in Hillsboro,⁵ backed in part by \$7.86 billion in federal CHIPS Act funding.⁶

Beyond semiconductors, the region is home to a concentration of global consumer brands. **Nike** and **Adidas** maintain their world and North American headquarters, respectively, in the Portland metro, while companies like **Google**, **Microsoft**, and **Mozilla**

maintain significant regional offices. Oregon now counts more than 6,000 high-tech businesses statewide providing over 81,000 jobs.⁷

Anchor institutions add further depth to the region's talent base. **Oregon Health & Science University (OHSU)**, **Portland State University**, and **Reed College** contribute to a well-educated local workforce, and partnerships between higher education and industry — including workforce pipeline programs tied directly to semiconductor employers — continue to expand.

TRANSIT. Portland's transit infrastructure reflects decades of intentional urban planning. The **MAX Light Rail** system operates five color-coded lines across nearly 60 miles of track,⁸ connecting downtown Portland to the airport, the Amtrak station, and communities throughout the region including Hillsboro, Gresham, and Milwaukie. The Red Line provides direct, no-transfer service between Portland International Airport and downtown. The Portland Streetcar complements MAX across the urban core, while an extensive bus network and one of the country's most developed urban cycling infrastructures round out the region's multimodal options.

Portland International Airport (PDX) serves nearly 20 million passengers annually⁹ and provides direct connections to major domestic hubs and international destinations. PDX opened a fully rebuilt main terminal in August 2024, designed to accommodate up to 35 million annual passengers over the coming decades.¹⁰

LIFE & CULTURE. The Portland region's quality of life draws from its natural setting as much as its urban fabric. Mount Hood, the Columbia River Gorge, and the Oregon Coast are all within roughly an hour's drive, offering year-round access to hiking, skiing, cycling, and recreation. The city's mild climate, walkable neighborhoods, and range of housing types — from dense inner-city to suburban — give residents meaningful choices in how and where they live.

Portland has long maintained a reputation as a cultural incubator. The **Portland Art Museum** is one of the oldest and largest art museums in the Pacific Northwest, and the city supports a robust network of independent theaters, music venues, and galleries. The arts are embedded in the city's neighborhoods rather than concentrated in a single district, contributing to the distinctly local character of areas like the **Pearl District**, **Alberta Arts District**, and the **Central Eastside**.

CULINARY SCENE. Portland's culinary reputation extends well beyond the Pacific Northwest. The city's food cart culture — organized into permanent pods scattered across neighborhoods — has long been a proving ground for culinary talent and a point of genuine civic pride, with hundreds of carts representing cuisines from around the world. In 2024 alone, Oregon chefs and restaurants earned two **James Beard Awards** — Best Chef in the Northwest & Pacific and Outstanding Restaurant — with additional finalists across multiple categories.¹¹

The metro area is home to more than 70 craft breweries, earning Portland its "Beervana" moniker

and cementing Oregon's standing as one of the top craft beer states in the country. The beverage culture extends further: the **Willamette Valley**, just south of the city, produces internationally recognized Pinot Noir, while Portland's craft distillery and specialty coffee scenes continue to attract national attention. Notably, the James Beard Foundation's namesake, James Beard himself, was a Portland native — and the city will honor that legacy with the opening of the **James Beard Public Market** in downtown Portland in 2027.¹²

Sources:

¹ OPB / U.S. Census Bureau, "Top 5 Oregon Takeaways from Latest US Census Data" March 14, 2025. opb.org/article/2025/03/14/oregon-us-census-data-cities-population-multnomah-county-portland-metro/

² U.S. Census Bureau, Vintage 2024 Population Estimates, MSA population of 2,537,901 as of July 2024. portlandtribune.com/2025/05/17/portland-population-finally-grows-after-pandemic/

³ Oregon Encyclopedia, "Silicon Forest," noting approximately 1,500 high-tech firms in the Portland metro area. oregonencyclopedia.org/articles/silicon_forest/

⁴ State of Oregon / Business Oregon, Intel CHIPS Act announcement, March 20, 2024. oregon.gov/biz/Publications/releases/Intel%20and%20U.S.%20Department%20of%20Commerce%20Announce%20Unprecedented%20Investment%20in%20Oregon.pdf

⁵ City of Hillsboro, OR, "Intel Announces Plans to Invest \$36 Billion in Hillsboro" March 2024. hillsboro-oregon.gov/Home/Components/News/News/15533/

⁶ U.S. Dept. of Commerce / NIST CHIPS Program Office, Intel Corporation (Oregon), November 26, 2024. Final award of \$7.865 billion. nist.gov/chips/intel-corporation-oregon-hillsboro

⁷ Business Oregon, "High Technology: Target Industries," oregon.gov/biz/programs/homeareas/byboregon/targetindustries/pages/tech.aspx

⁸ TriMet, MAX Light Rail system overview. trimet.org/max/

⁹ Port of Portland / Urban Land Institute, PDX passenger volume, 2024. urbanland.uili.org/expanding-an-airport-and-its-purpose-in-portland-oregon

¹⁰ Urban Land Institute / ZGF Architects, "Expanding an Airport and Its Purpose in Portland, Oregon," July 2024. urbanland.uili.org/expanding-an-airport-and-its-purpose-in-portland-oregon

¹¹ KGW / KOIN, "Portland's Gregory Gourdet, Langbaan Earn James Beard Awards," June 2024. koin.com/news/food/portland-oregon-james-beard-awards-2024/

¹² Travel Portland, "James Beard Award-Winning Restaurants in Portland," travelportland.com/culture/james-beard/



Major Employers in the Region



The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

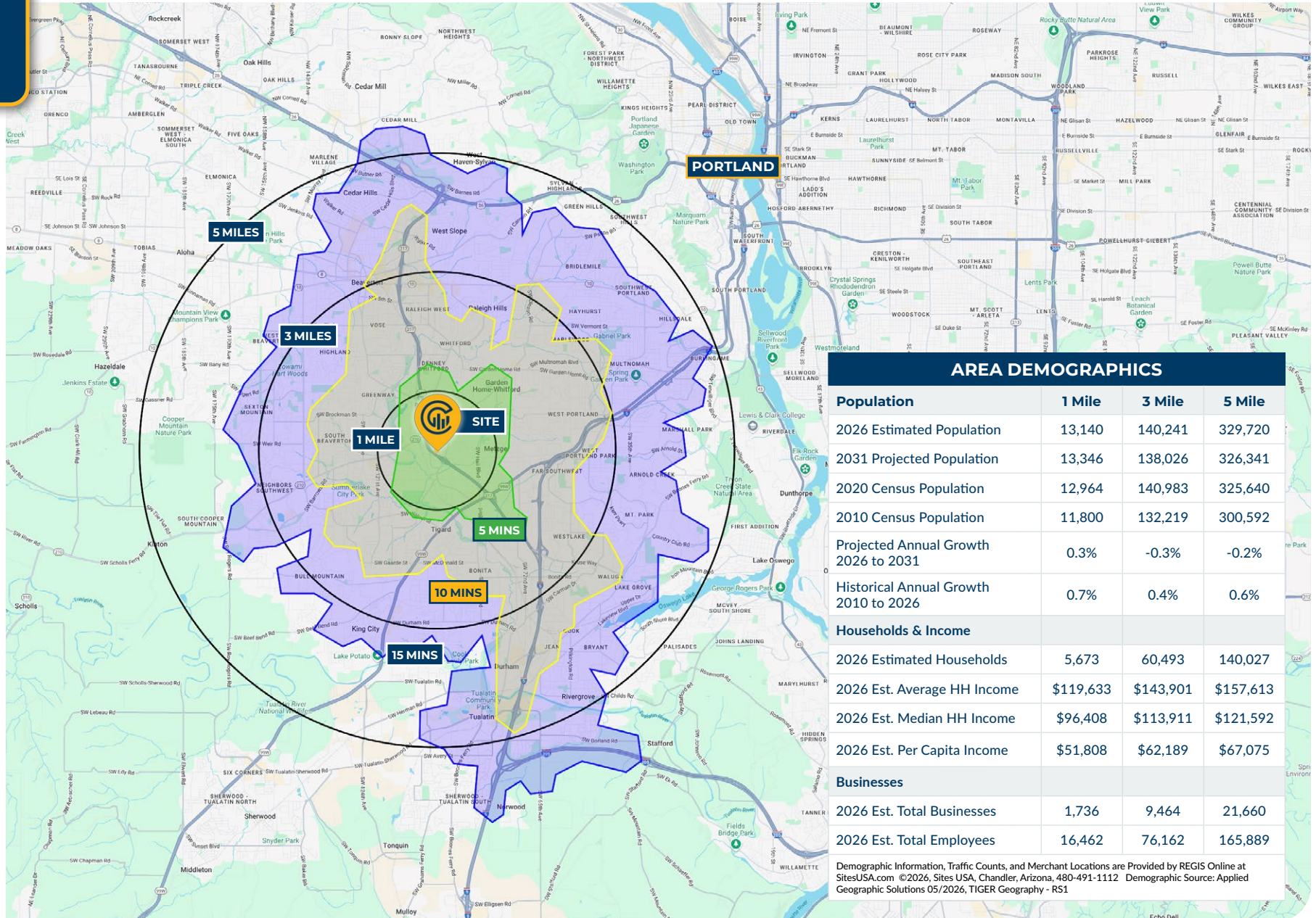
Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

<https://www.greaterportlandinc.com/research-center/major-employers>

PROPERTY DRIVE-TIME & DEMOGRAPHICS



DRIVE TIMES & DEMOGRAPHICS



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

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