

AVAILABLE FOR SALE

# Plaza 102 | Medical and Office Suites

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



**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 \$1,995,000 (+/-223/SF)
- Priced significantly lower than replacement cost at +/- \$223/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
- +/- 25 parking stalls

**LEASE RATE: AVAILABLE UPON REQUEST**



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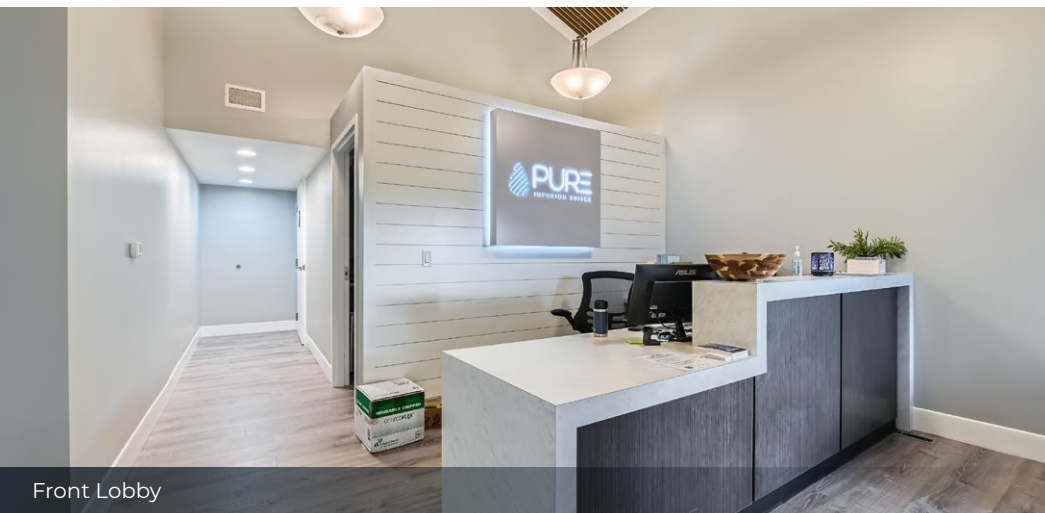
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Front Lobby



Office Area



Office Area



Office Area



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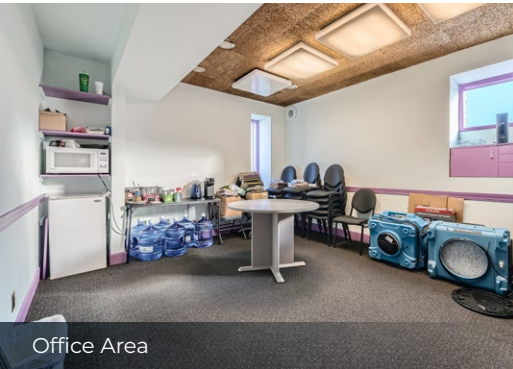
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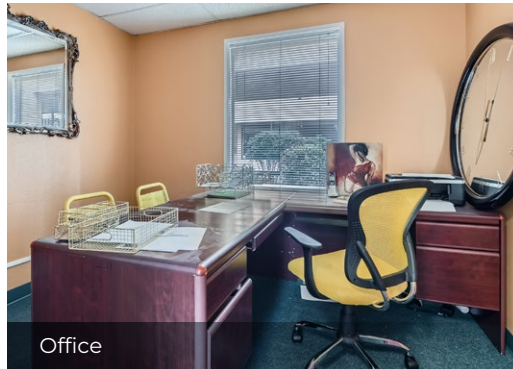
Conference Room



Office



Office Area



Office



Lower Level



Lower Level



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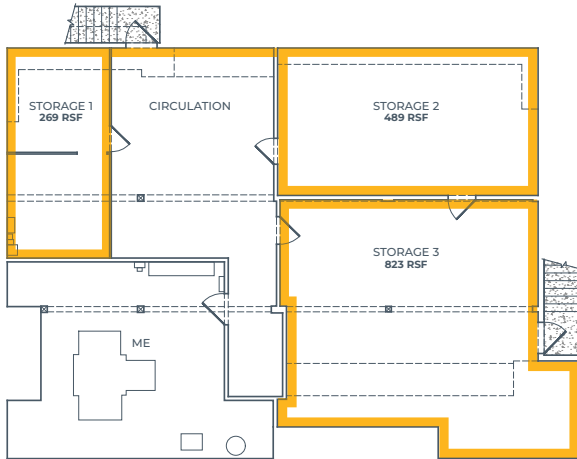
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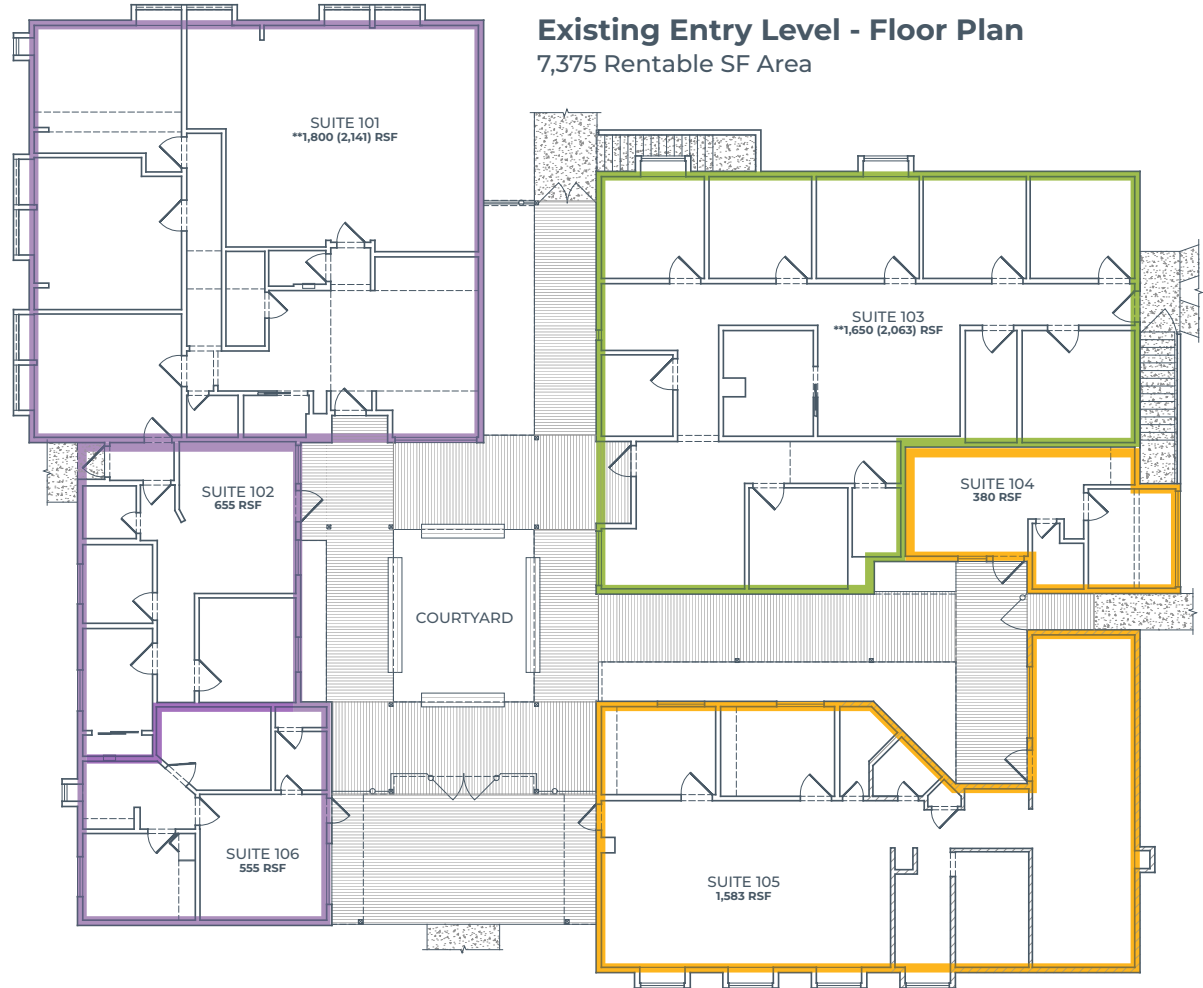
# Plaza 102 | Medical and Office Suites

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As-Built Floorplans and Suite Sizes



**Existing Basement Level - Floor Plan**  
1,583 Rentable SF Area



**Existing Entry Level - Floor Plan**  
7,375 Rentable SF Area

- Vacant
- Long Term Lease
- M2M Leases

\*Lease expirations provided upon request.

\*\*Current RSF, BOMA 2024 RSI



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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



**PLAZA 102**



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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  
Gales Creek



**13** MILES TO DOWNTOWN VANCOUVER  
Forest Grove



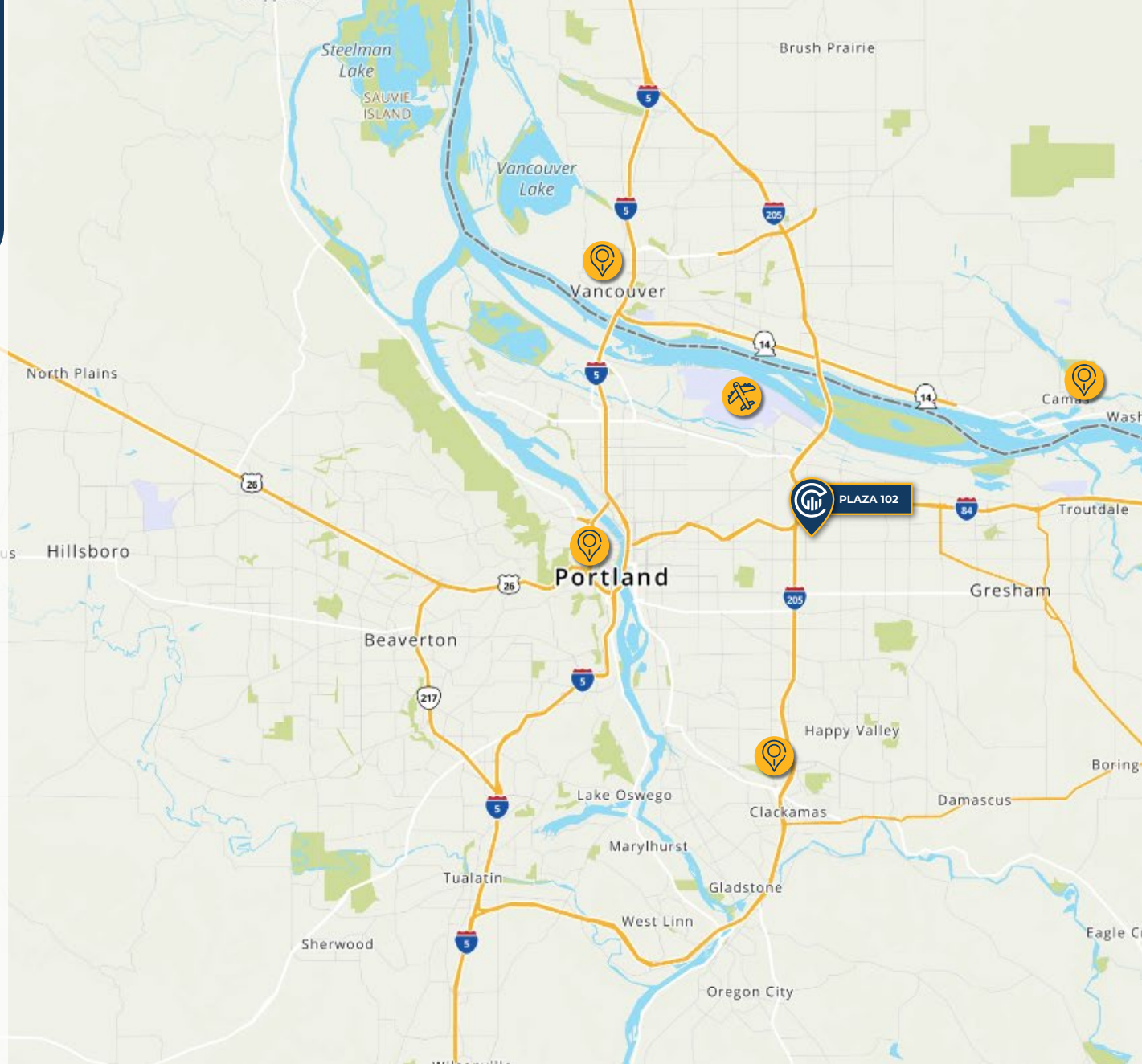
**15** MILES TO DOWNTOWN CAMAS  
Cornelius



**8** MILES TO CLACKAMAS TOWN CENTER  
Gaston



**6** MILES TO PORTLAND INT. AIRPORT  
Yamhill



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