

# COLUMBIA PACIFIC PLAZA

2201 - 2207 NE COLUMBIA BLVD | PORTLAND, OR 97211

## LEASING PACKAGE



# Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

MAY 2026

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## CONTACT INFO

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## EXECUTIVE SUMMARY

### PROPERTY SUMMARY

<b>Address:</b>	2201 - 2207 NE Columbia Blvd
<b>City/State/Zip:</b>	Portland, OR 97211
<b>Property Size:</b>	± 107,000 SF
<b>Year Built:</b>	1985
<b>Zoning:</b>	GI2L
<b>Site Size:</b>	± 4.96 Acres (216,058 SF)
<b>Stories:</b>	2
<b>Construction:</b>	Wood Frame

### AVAILABLE SPACES

<b>Lease Rate:</b>	\$9.00/SF/yr + NNN 2nd floor \$7.50/SF/yr + NNN ground floor
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#### WEST BUILDING

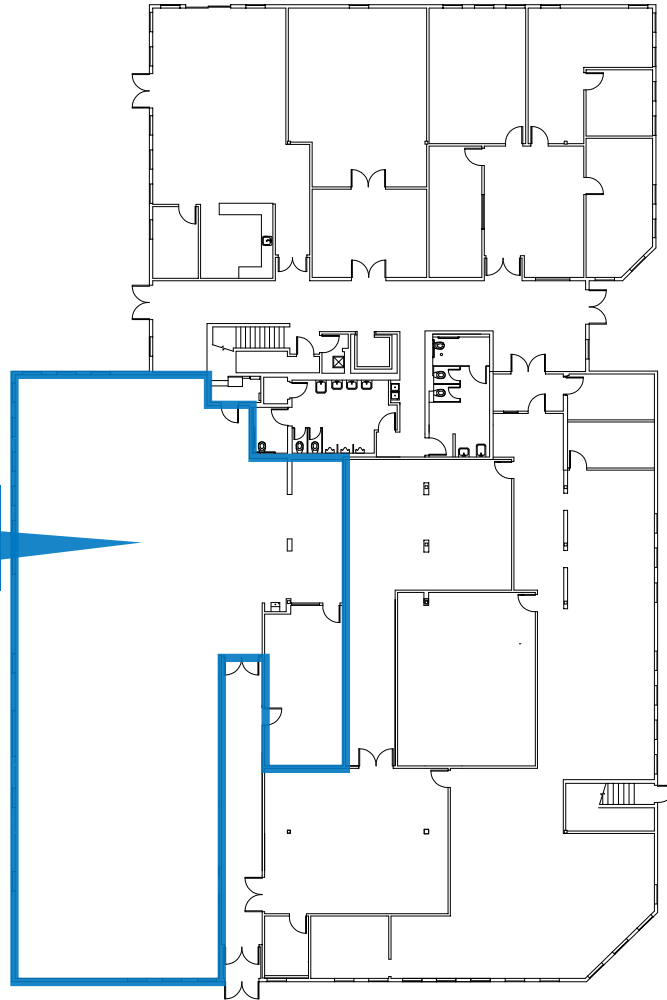
<b>Suite B - Ground Floor:</b>	± 5,127 SF
<b>Suite A - Second Floor:</b>	± 5,591 SF
<b>Suite 240 - Second Floor:</b>	± 903 SF
<b>Suite 250 - Second Floor:</b>	± 886 SF

### FEATURES

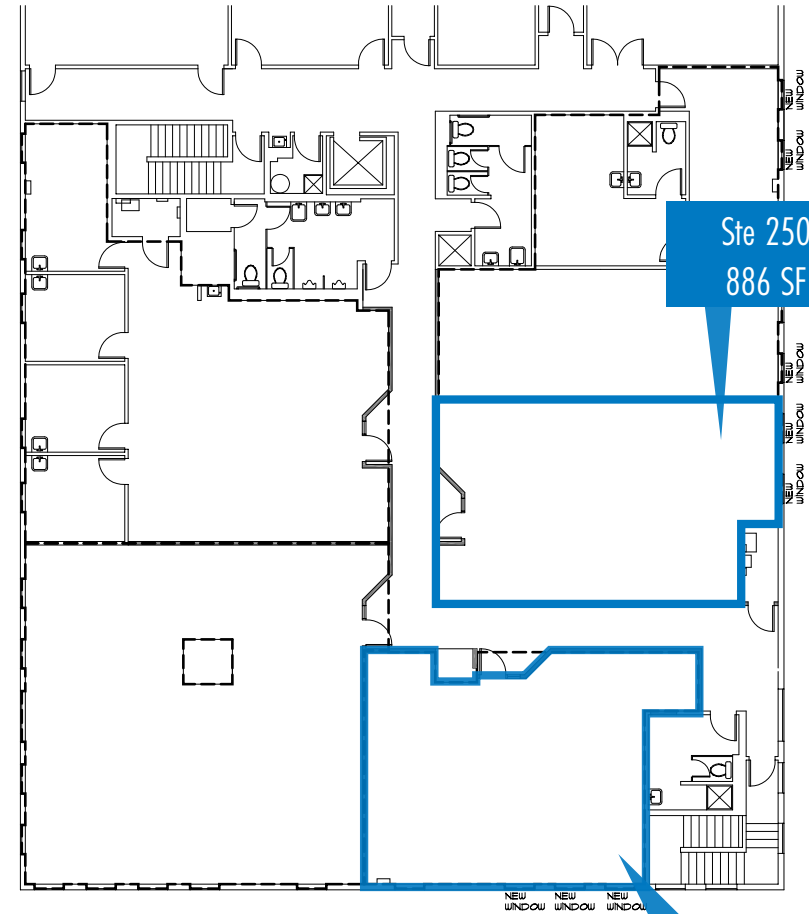
- Located in General Industrial Zone
- Great office or mixed-use possibilities
- Ample on-site parking
- High visibility
- Easy access to Portland
- New tenant deals



# FLOOR PLANS

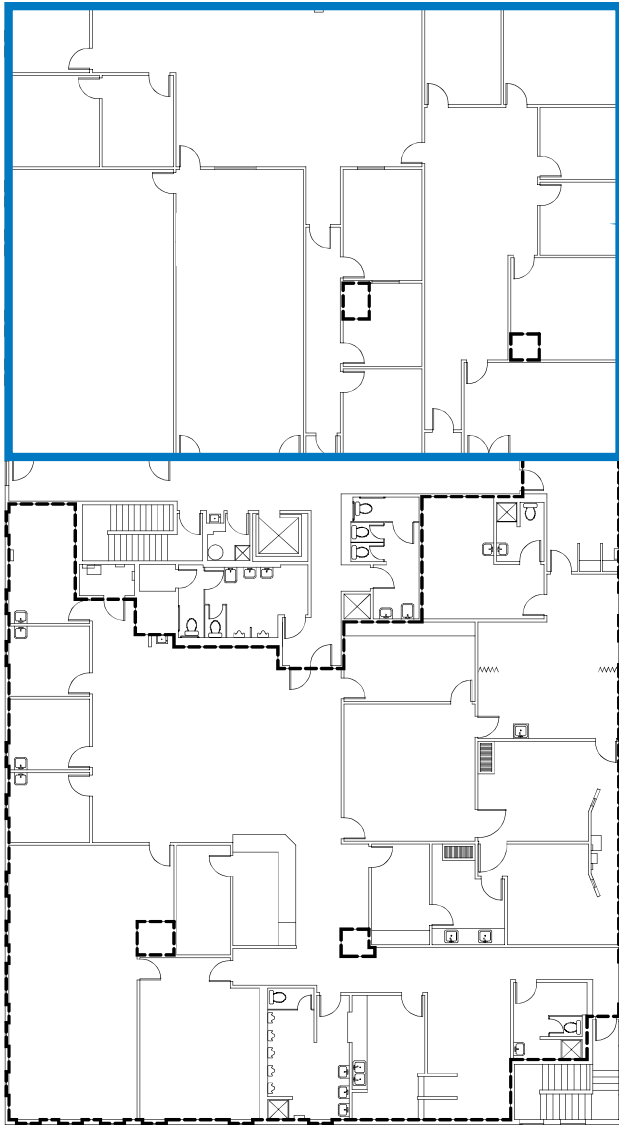


**WEST BUILDING PLANS**  
1ST FLOOR



**WEST BUILDING PLANS**  
2ND FLOOR

# FLOOR PLANS



Ste A  
5,591 SF

**WEST BUILDING PLANS**  
2ND FLOOR



# EXTERIOR PHOTOS



COLUMBIA PACIFIC PLAZA | PORTLAND, OR 97211  
LEASING PACKAGE



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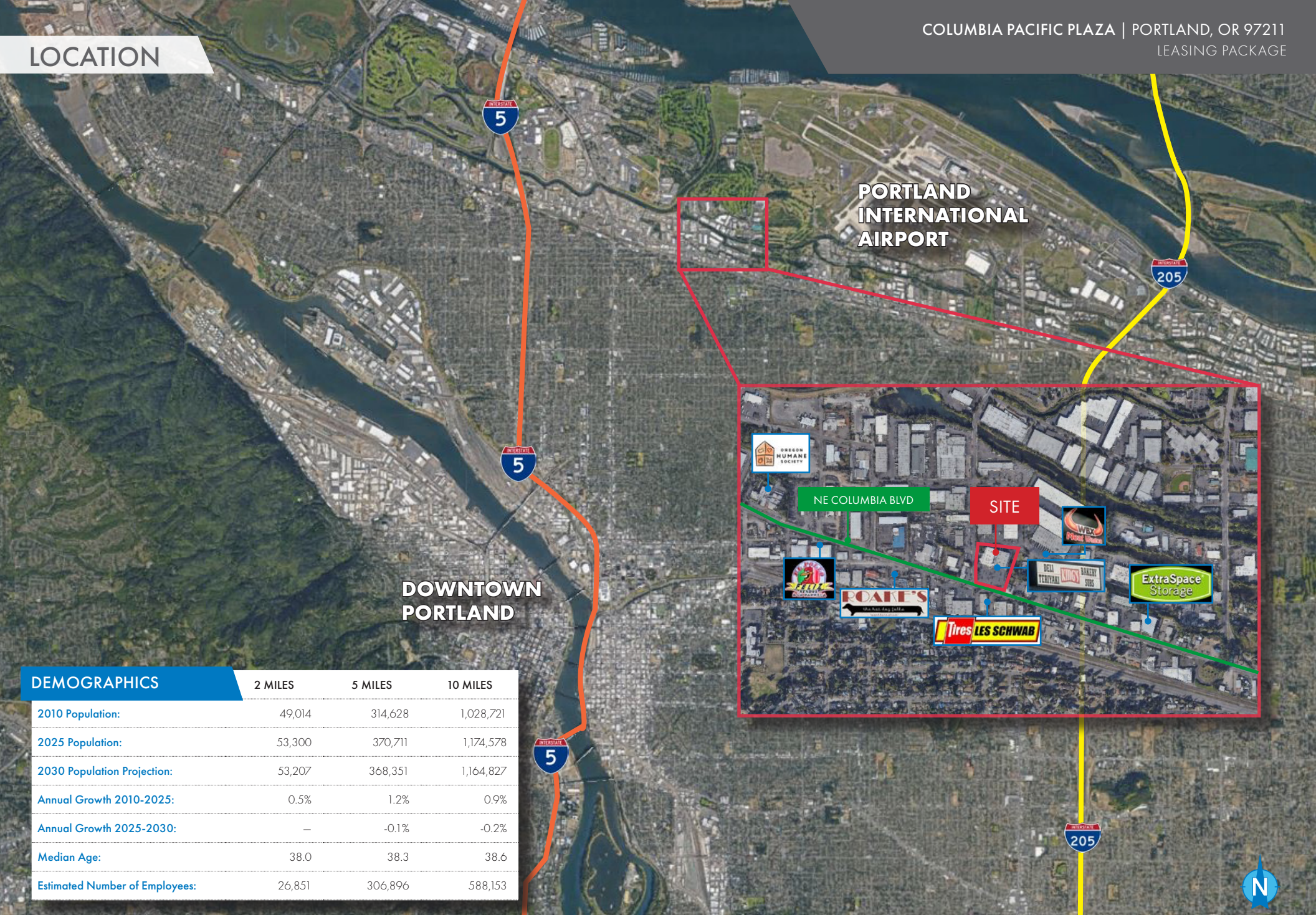
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LOCATION



**DOWNTOWN  
PORTLAND**

**PORTLAND  
INTERNATIONAL  
AIRPORT**



DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2010 Population:	49,014	314,628	1,028,721
2025 Population:	53,300	370,711	1,174,578
2030 Population Projection:	53,207	368,351	1,164,827
Annual Growth 2010-2025:	0.5%	1.2%	0.9%
Annual Growth 2025-2030:	-	-0.1%	-0.2%
Median Age:	38.0	38.3	38.6
Estimated Number of Employees:	26,851	306,896	588,153



COLUMBIA PACIFIC  
PLAZA

WEST WING

FIRST LEVEL

- Associated Builders and Contractors
- Appisimoc & Refrigeration Hospital
- Ascher
- Invest Office Solutions

SECOND LEVEL

- Porter Designs

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COLUMBIA PACIFIC  
PLAZA

EAST WING

FIRST LEVEL

- King's Deli

SECOND LEVEL

- Self Enhancement

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