

# RENOVATED OFFICE SPACE FOR LEASE

## Corporate Plaza

11501 SW Pacific Highway, Portland, OR 97223



### Suite 101 - Move-in Ready

- 3,652 +/- square feet
- \$24 psf Full-Service
- Recently renovated and move-in ready
- 12 Private Offices
- Conference Room

- Reception Area with Desk
- In-suite Kitchen, Storage & Production Space
- Off-street Surface Parking Lot
- Exterior Signage on SW Pacific Highway
- Excellent local and regional access with nearby ramps to I-5 and HWY 217

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## RENOVATED OFFICE SPACE FOR LEASE

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### Property Overview

Corporate Plaza is a recently renovated office building located in SW Portland. Located on the northwest corner of Pacific Highway and SW 69th Avenue, the property has excellent exposure to the highway and nearby access to both Interstate 5 and 217.

### Property Details

Year Built: 1984  
Year Renovated: 2017  
Stories: 2 with Elevator  
Building Area: 12,044 square feet

### Property Highlights

- Exterior signage available on Pacific Highway.
- Proximity to office parks on Kruse Way, in the Tigard Triangle, and along Boones Ferry Road.
- Surface lot with off-street parking (3.65 spaces per 1,000 SF)
- Excellent local and regional access with nearby access to Interstate 5 and Highway 217.
- Located in a mixed-use district with abundant restaurant and retail offerings.
- Rapid Bus Transit Service every 15 minutes on SW Pacific Highway (Line 12).

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## RENOVATED OFFICE SPACE FOR LEASE

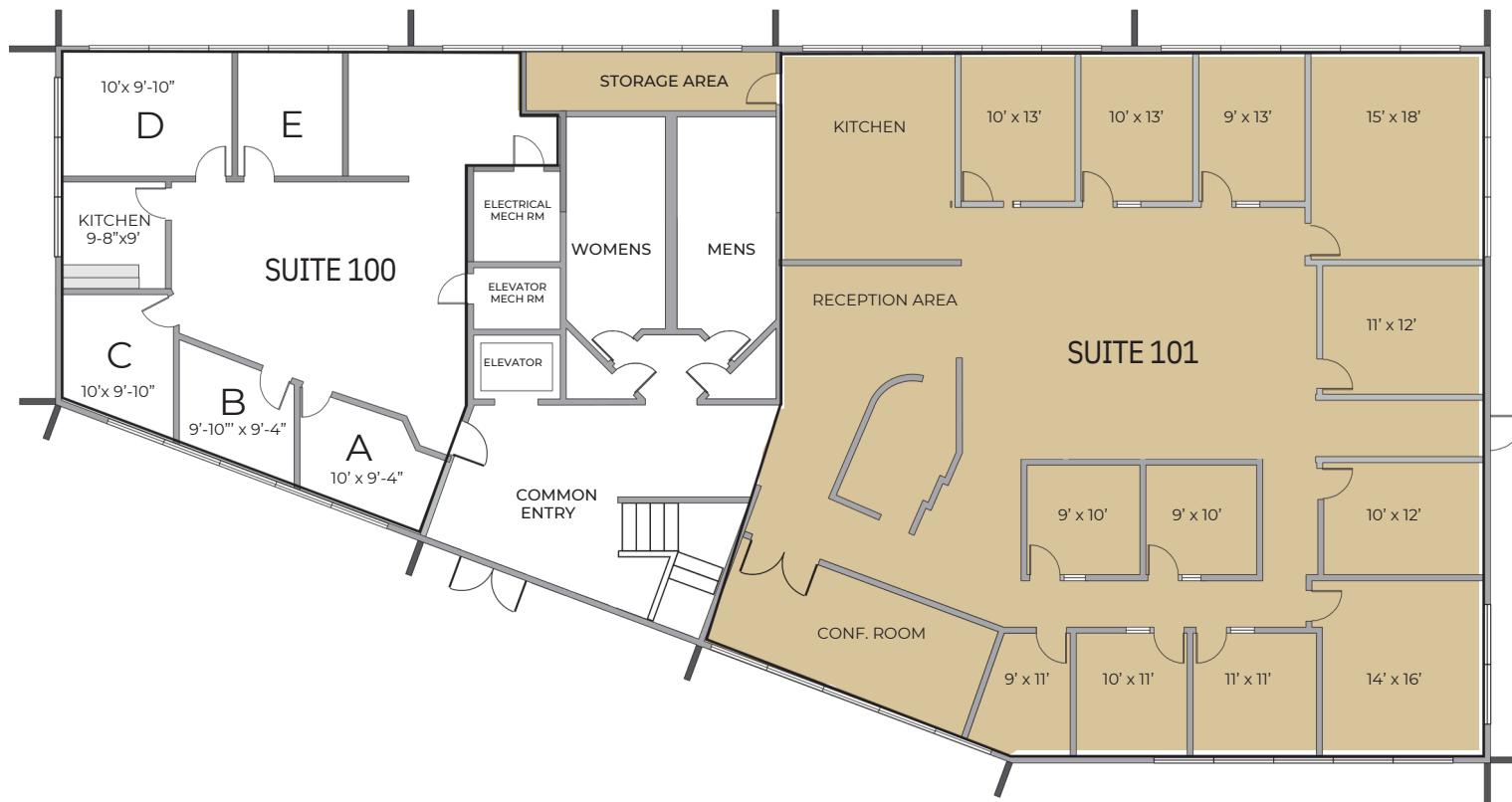
### Corporate Plaza

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## Suite 101

3,652 +/- Square Feet

- \$24 psf Full-Service
- Conference Room
- 12 Private offices
- Reception Area with built-in desk
- In-suite kitchen, storage, and production spaces
- Renovated in 2021 with modern finishes
- Turn-key office space ready for occupancy with 45 days



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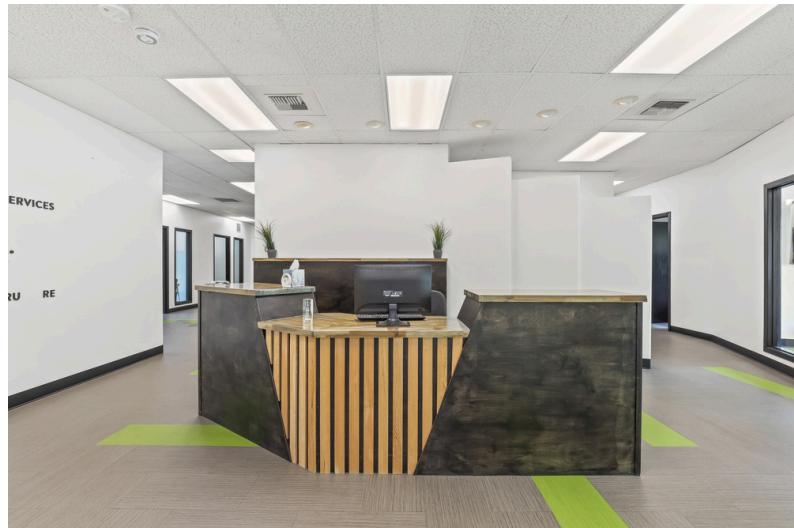
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## Interior Photos



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## Area Overview

AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2024 Estimated Population	12,057	118,958	319,015
2029 Projected Population	12,141	119,446	320,225
2020 Census Population	11,762	118,660	319,578
Projected Annual Growth Rate 2024 to 2029	0.1%	0.1%	0.1%
Households			
2024 Estimated Households	4,953	49,618	131,970
2024 Est. Avg. HH Income	\$112,939	\$123,707	\$125,728
2024 Est. Median HH Income	\$91,492	\$96,733	\$96,806
Businesses			
2024 Est. Total Businesses	1,007	10,449	26,811
2024 Est. Total Employees	7,726	82,320	274,886

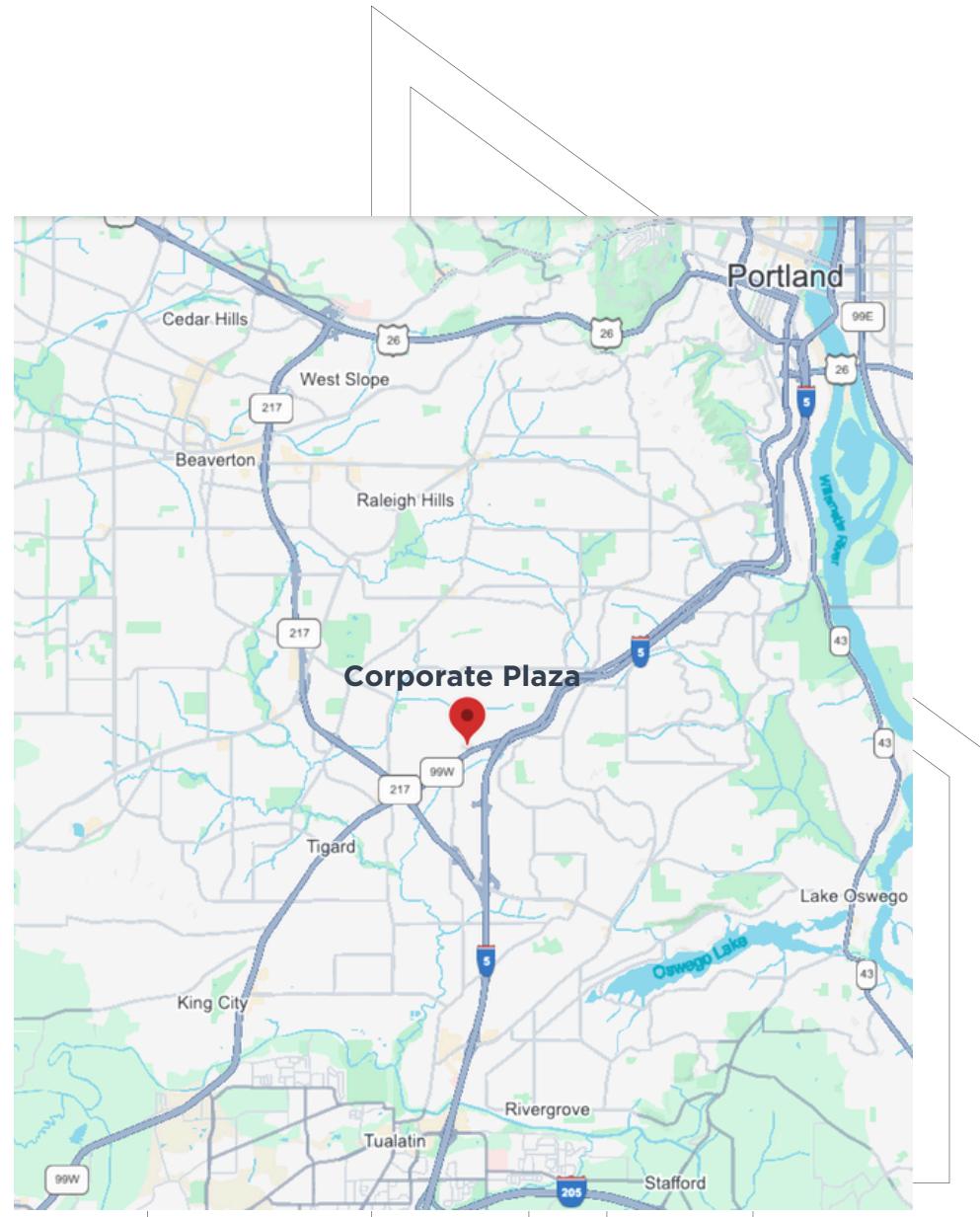
## Location Overview

Corporate Plaza has excellent local and regional access. Nearby ramps to both Interstate 5 and Highway 217 via SW Pacific Highway connect the property to Tigard, Beaverton, Lake Oswego, and SW Portland in minutes. The recently renovated building occupies the northwest corner of SW Pacific Highway and SW 68<sup>th</sup> Parkway, a signalized intersection that makes getting to and from the property's off-street surface parking lot effortless.

Walk Score  
74

Bike Score  
62

Transit Score  
39



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