



FOR SUBLEASE



CENTRE 205 OFFICE

Office Space

15,509 RSF | \$15 / RSF Full Service

2600 SE 98th Ave, Portland, OR 97266

- Unique, Large, I-205 Corridor, Full-Floor Office Space
- Variety of Classrooms, Break Rooms, Private Offices, and Study Areas
- Exterior Signage Opportunity with Visibility from I-205 ($\pm 155,000$ ADTV*)
- Generous Free On-site Parking
- Class A Office Finishes with an Inviting and Modern Lobby
- Direct Leases May Be Available

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	2600 SE 98th Ave, Portland, OR 97266
Available Space	15,509 RSF
Lease Rate	\$15 / RSF Full Service
Use Type	Office
Availability	Available 09/01/2024 - 03/31/2026 (Ownership is open to longer term deal beyond this term)
Space Condition	Education and Office

Location Features

- Unique, Large, I-205 Corridor, Full-Floor Office Space
- Variety of Classrooms, Break Rooms, Private Offices, and Study Areas
- Exterior Signage Opportunity with Visibility from I-205 (±155,000 ADTV*)
- Generous Free On-site Parking
- Class A Office Finishes
- Inviting and Modern Lobby
- Amenity-rich Central Location

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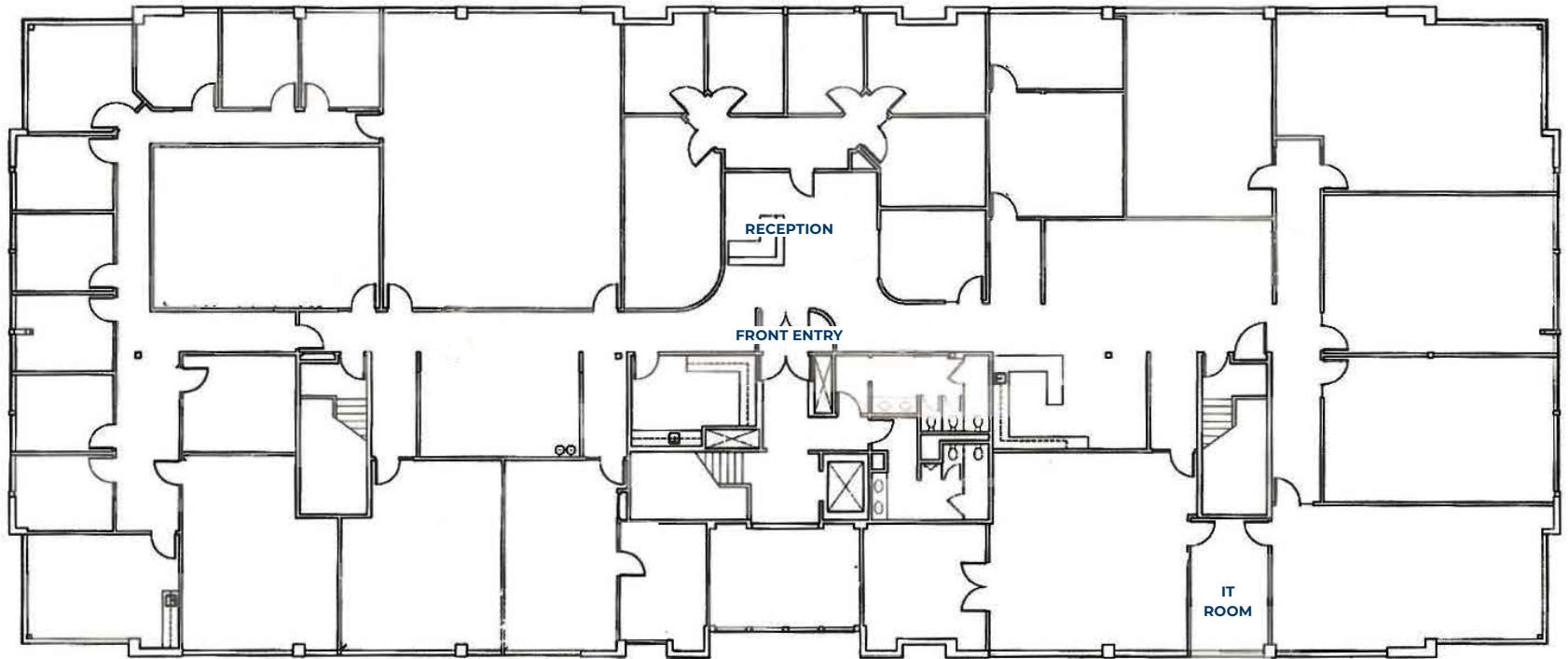
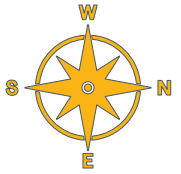
Nearby Highlights

- Tik Tok Restaurant and Bar Division
- Roman Russian Food Store
- Whelan's Irish Pub
- Birrieria La Plaza
- Subway
- Petco
- Grocery Outlet
- Rite Aid
- Safeway
- Crunch Fitness
- Kelly Butte Natural Area



FLOOR PLAN

2ND FLOOR

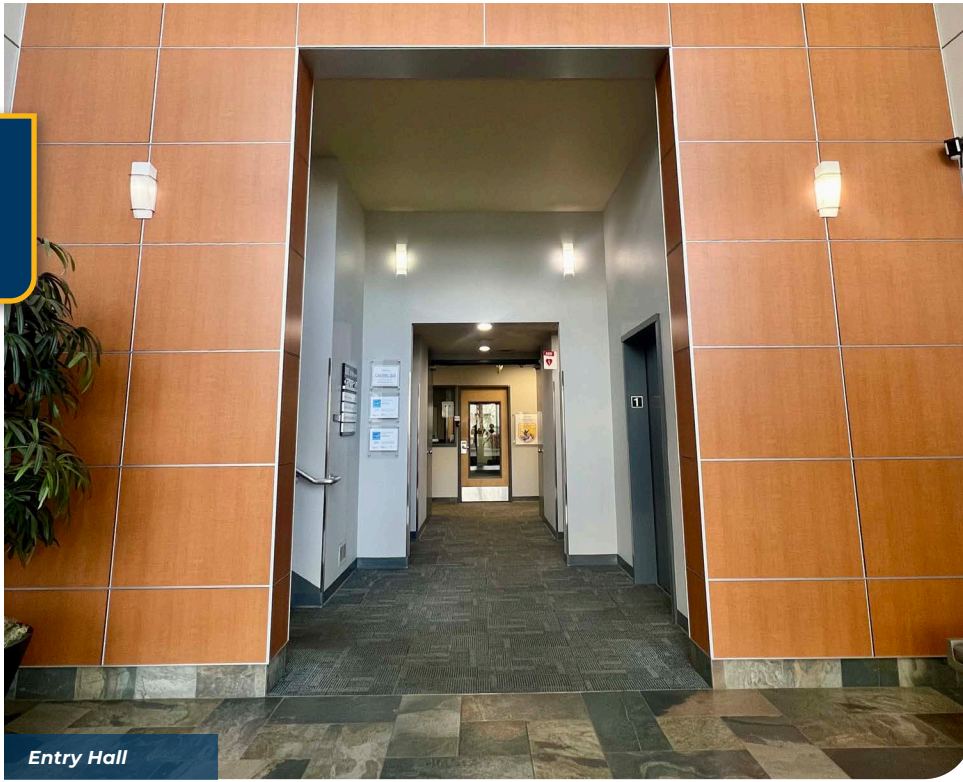


- 11 Classrooms
- 2 Private Offices
- 2 Break Rooms
- 1 Conference Room

*Approximate floor plan to be field verified and not to be used in an official capacity.



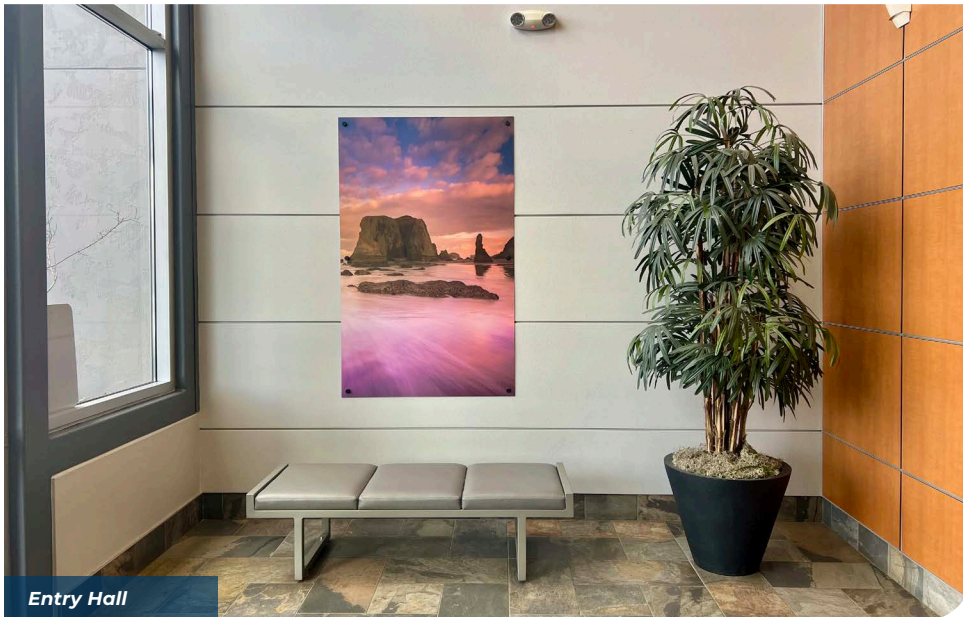
INTERIOR PHOTOS



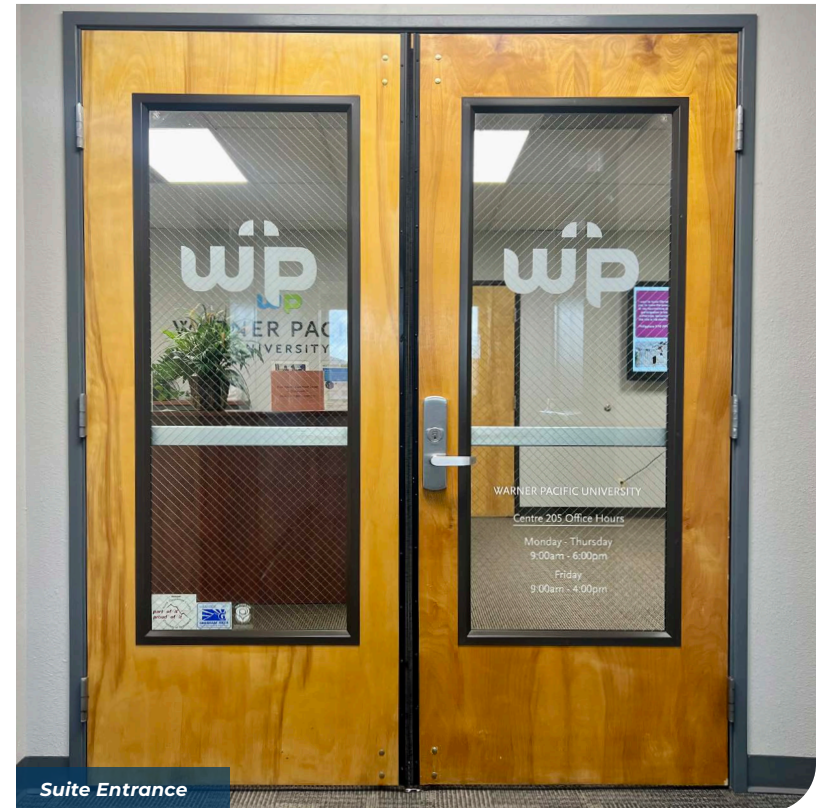
Entry Hall



Interior Signage



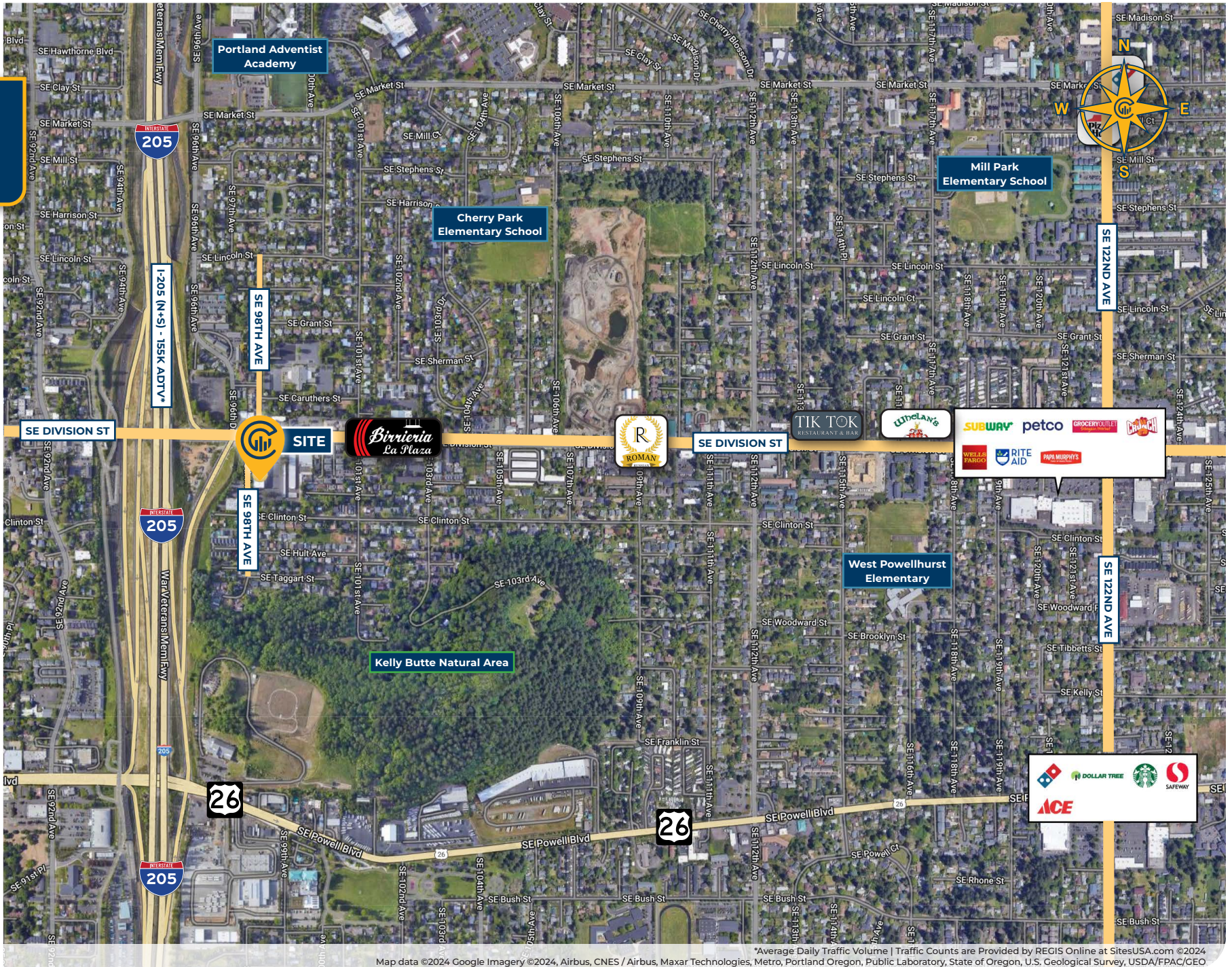
Entry Hall



Suite Entrance

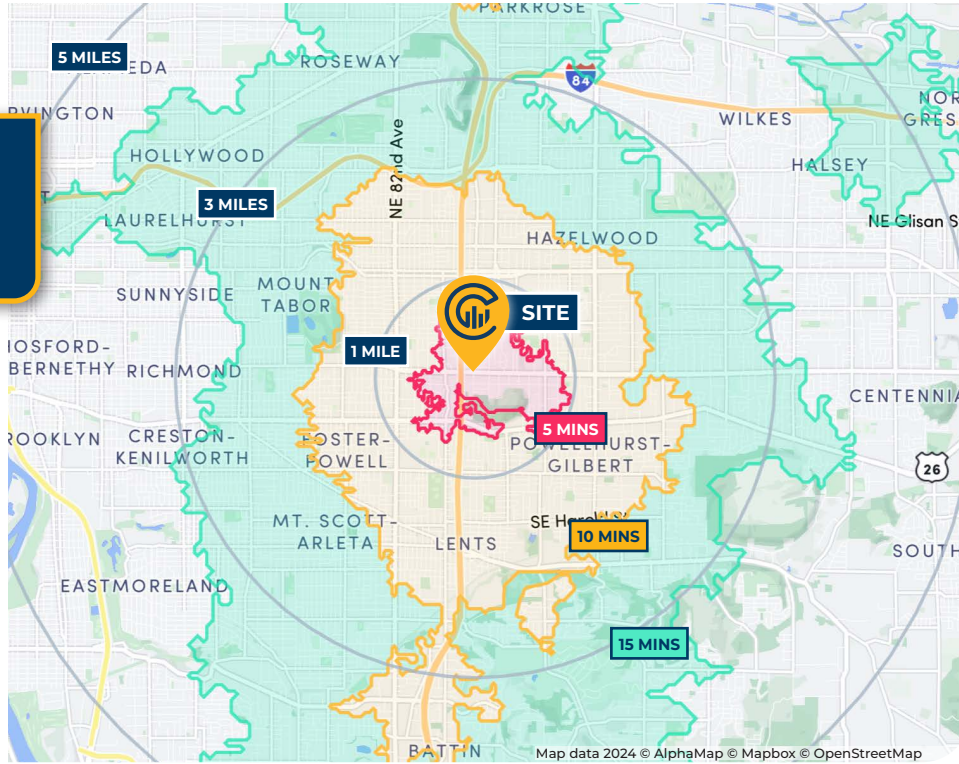


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	19,104	194,616	459,713
2028 Projected Population	17,689	181,745	435,443
2020 Census Population	19,150	200,333	469,816
2010 Census Population	18,021	185,486	431,779
Projected Annual Growth 2023 to 2028	-1.5%	-1.3%	-1.1%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.5%
Households & Income			
2023 Estimated Households	6,937	75,656	186,275
2023 Est. Average HH Income	\$104,602	\$114,409	\$124,021
2023 Est. Median HH Income	\$75,642	\$84,188	\$91,807
2023 Est. Per Capita Income	\$38,496	\$44,814	\$50,553
Businesses			
2023 Est. Total Businesses	1,052	8,779	25,700
2023 Est. Total Employees	11,794	56,004	181,299

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1



58
Walk Score®
"Somewhat Walkable"

72
Bike Score®
"Very Bikeable"

54
Transit Score®
"Good Transit"

Ratings provided by www.walkscore.com/

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