



FOR LEASE

GREAT OWNER/USER OPPORTUNITY



## 1415 NE 223RD AVENUE

### Available For Sale or Lease

± 31,148 SF | ± 6,500 SF Vacant for Lease

**1415 NE 223rd Ave, Fairview, OR 97024**

- Zoning: Town Center Commercial
- Originally built as a Bally's Fitness
- Unique opportunity for headquarters, educational, athletic or assembly space
- Designed to be ±62,000 SF 2-story office
- Located within the opportunity zone
- Located on Trimet Bus Line

### **MCCOY DOERRIE, SIOR**

Senior Vice President | Licensed in OR & WA  
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### **DAVE ELLIS**

Principal | Licensed in OR  
503-517-9871 | [dave@capacitycommercial.com](mailto:dave@capacitycommercial.com)



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

<b>Address</b>	1415 NE 223rd Ave, Fairview, OR 97024
<b>Available Space</b>	± 6,500 SF
<b>Use Type</b>	Various
<b>Year Built</b>	1998
<b>Construction</b>	Reinforced Concrete
<b>Parking</b>	6.8/1000
<b>Zoning</b>	Town Center Commercial
<b>Lease Rate</b>	Call Broker for Pricing
<b>Sale Price</b>	\$4,900,000
<b>In-Place NOI</b>	\$307,212

Location Features

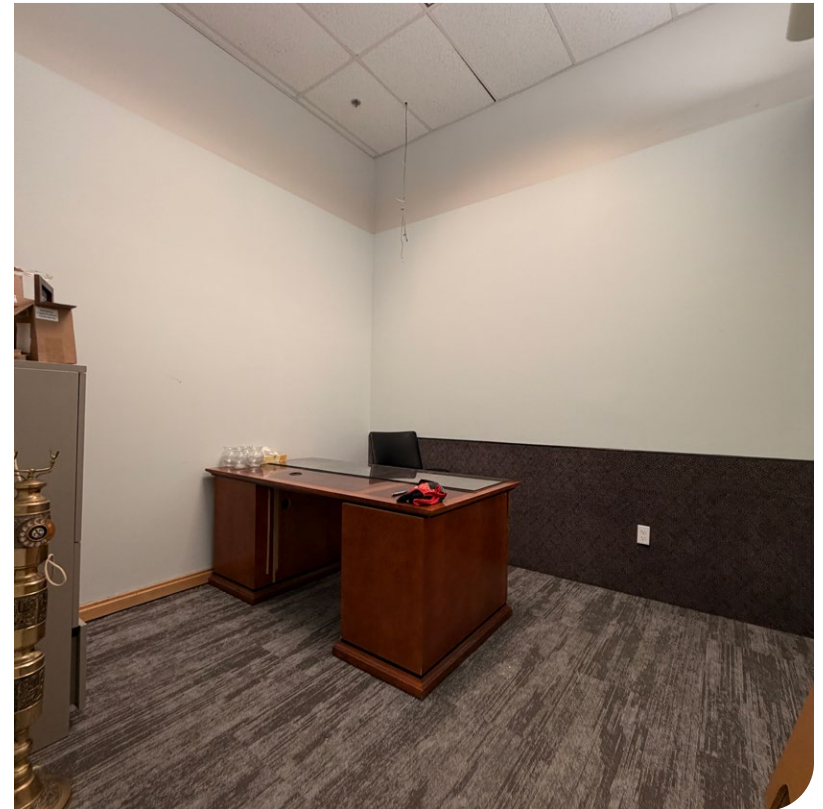
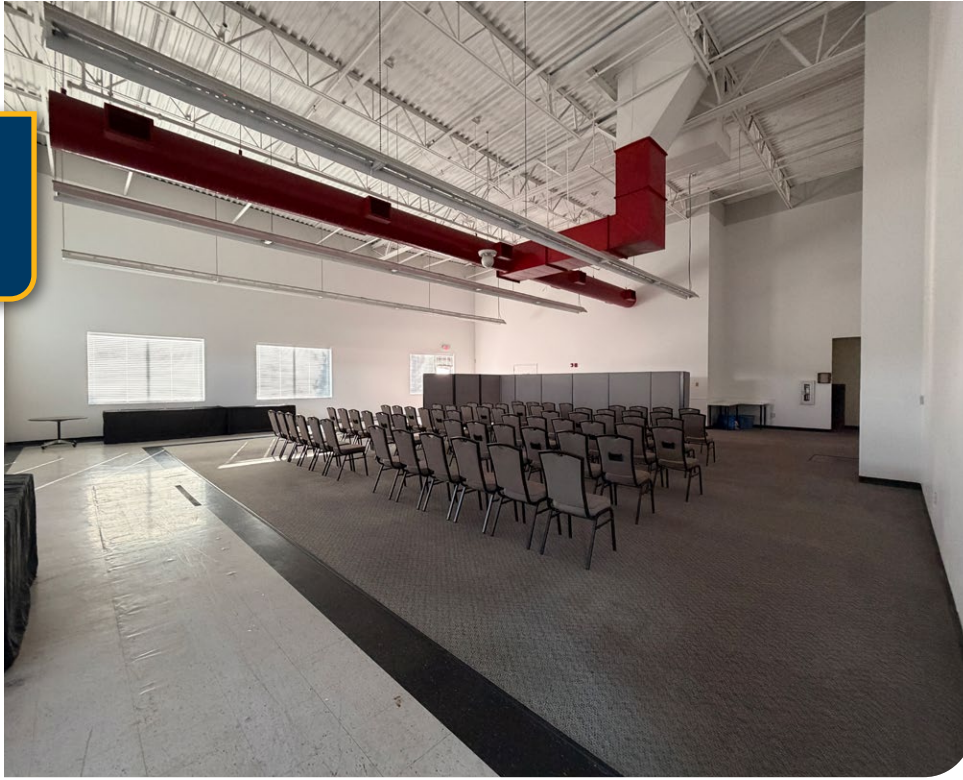
- Frontage on NE 223rd Avenue
- Easy Access to I-84/205
- Located on Trimet Bus Line

Nearby Highlights

- Amazon
- Fairview Deli
- Fairview Marine Supply
- Fred Meyer
- General Pacific Inc
- Knight Transportation
- Kohl's
- Lowe's
- Multnomah Greyhound Future Park Development
- Peak Thermo King Portland
- Purelight Power of Portland
- Starbucks
- Stomping Grounds Coffee
- Target
- TG Pallet Repair
- Townsend Farms Inc
- WEG Electrical Corp
- Wood Village Town Center



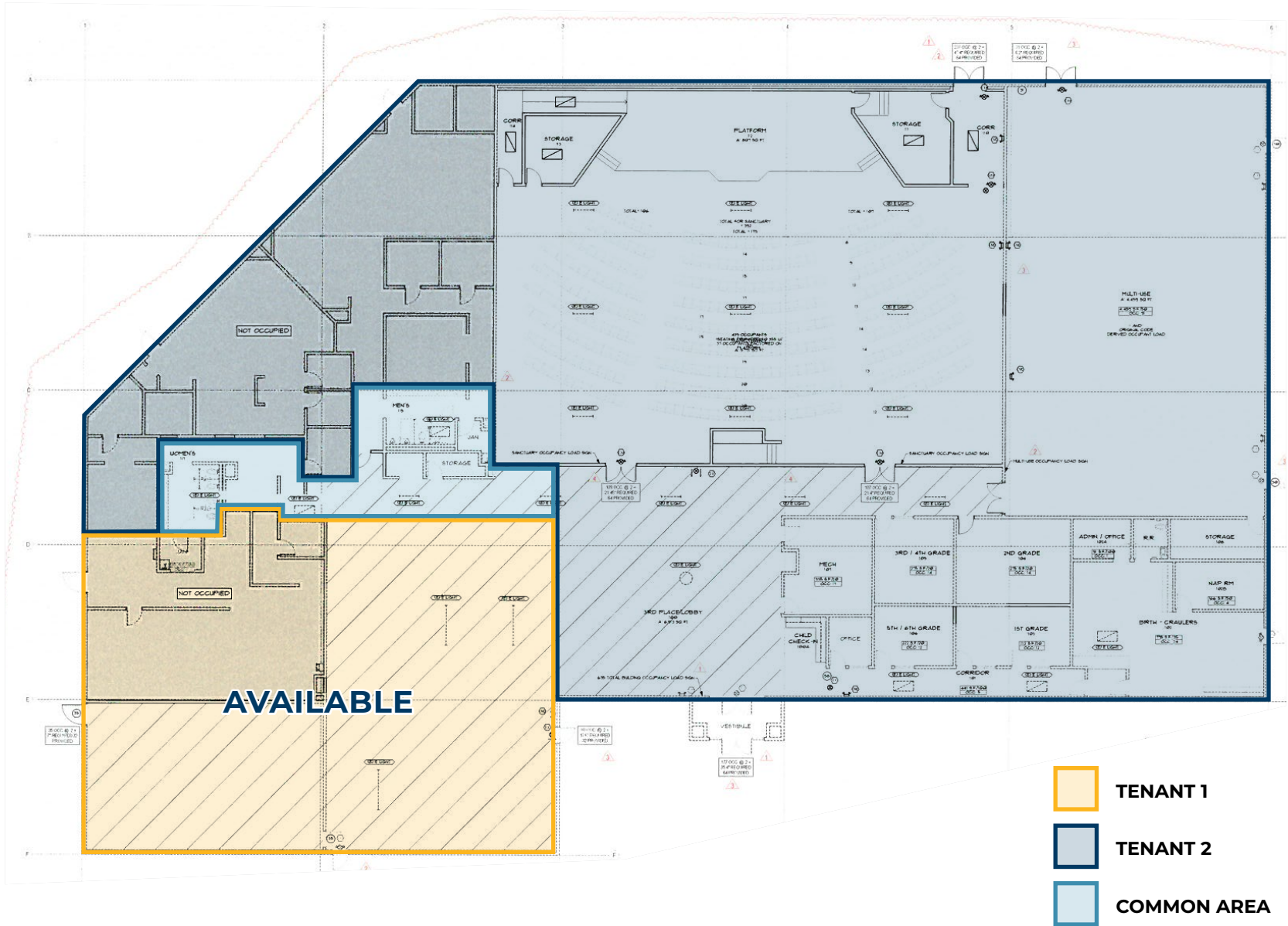
INTERIOR PHOTOS





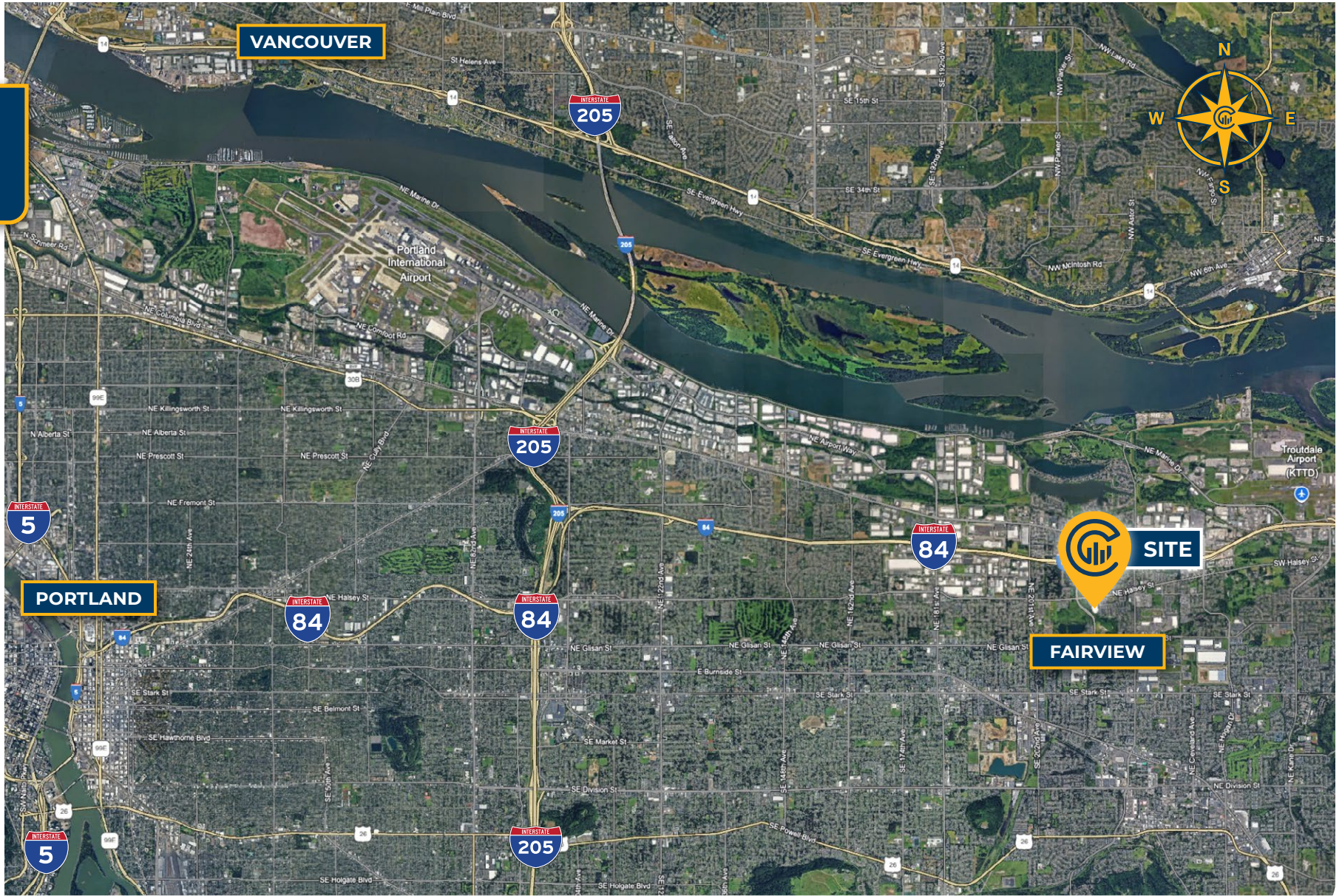
# FLOOR PLAN

## FLOOR PLAN





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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