

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.

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CONTACT INFO

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EXECUTIVE SUMMARY

PROPERTY SUMMARY

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

AVAILABLE SPACES

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

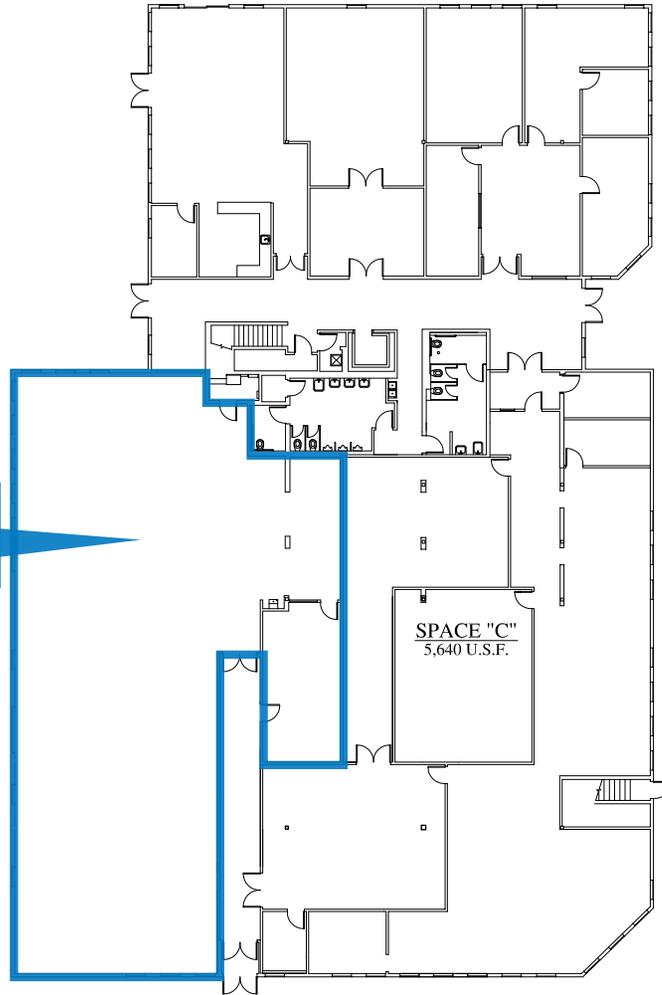
Suite B - Ground Floor:	± 5,127 SF
Suite 240 - Second Floor:	± 903 SF
Suite 260 - Second Floor:	± 2,046 SF

FEATURES

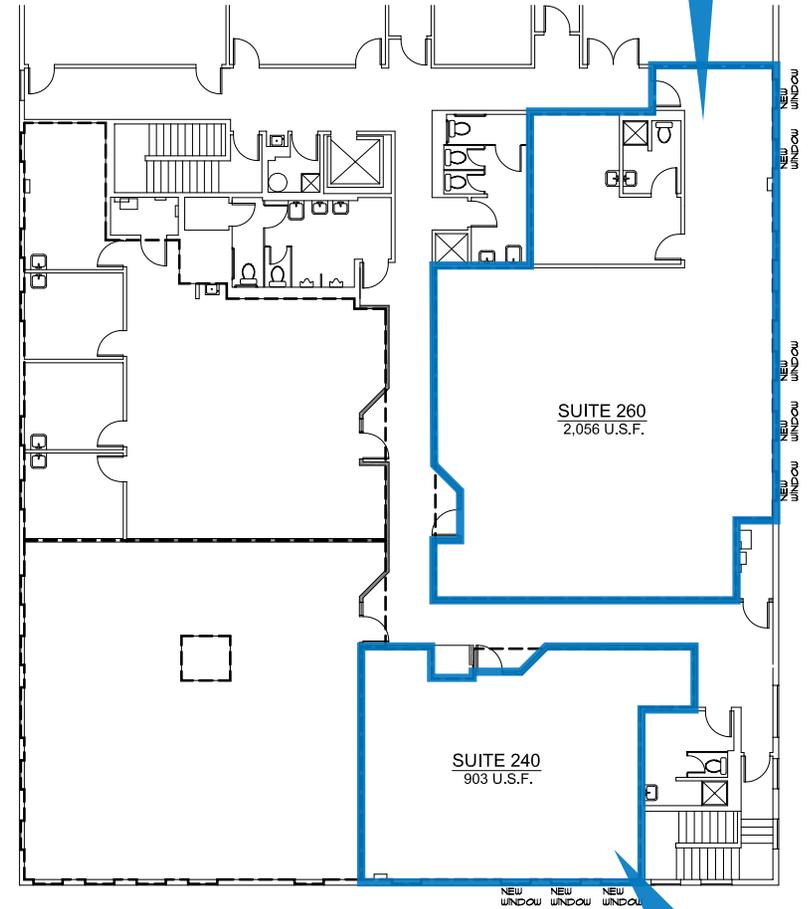
- Located in General Industrial Zone
- Great office or mixed-use possibilities
- Ample on-site parking
- High visibility
- Easy access to Portland
- New tenant deals



FLOOR PLANS

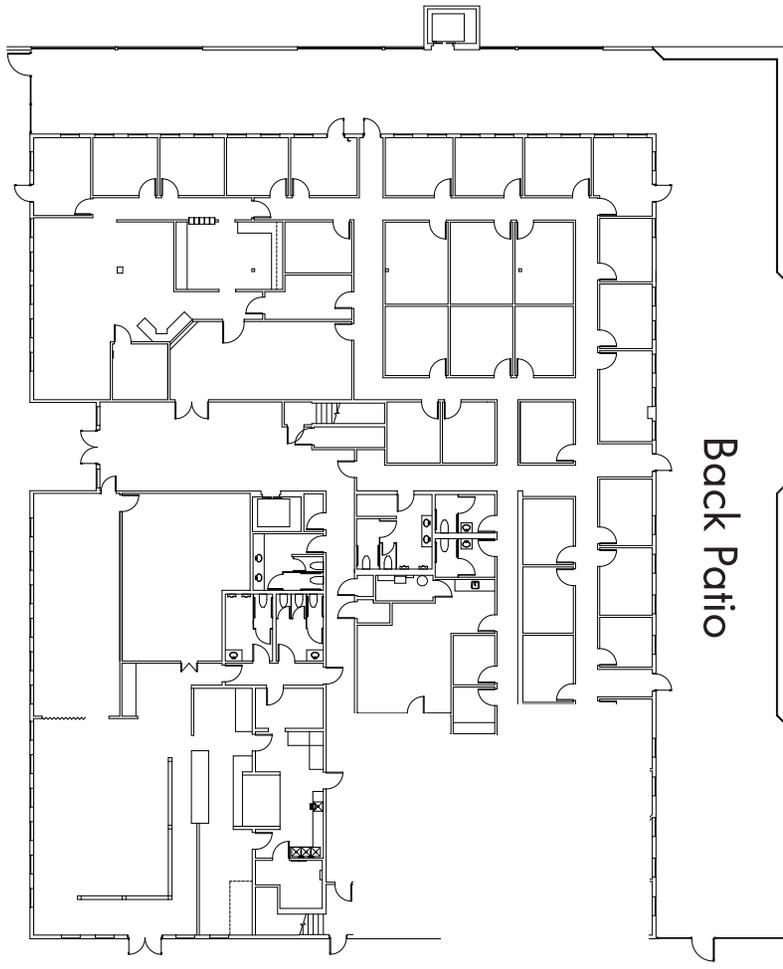


WEST BUILDING PLANS
1ST FLOOR

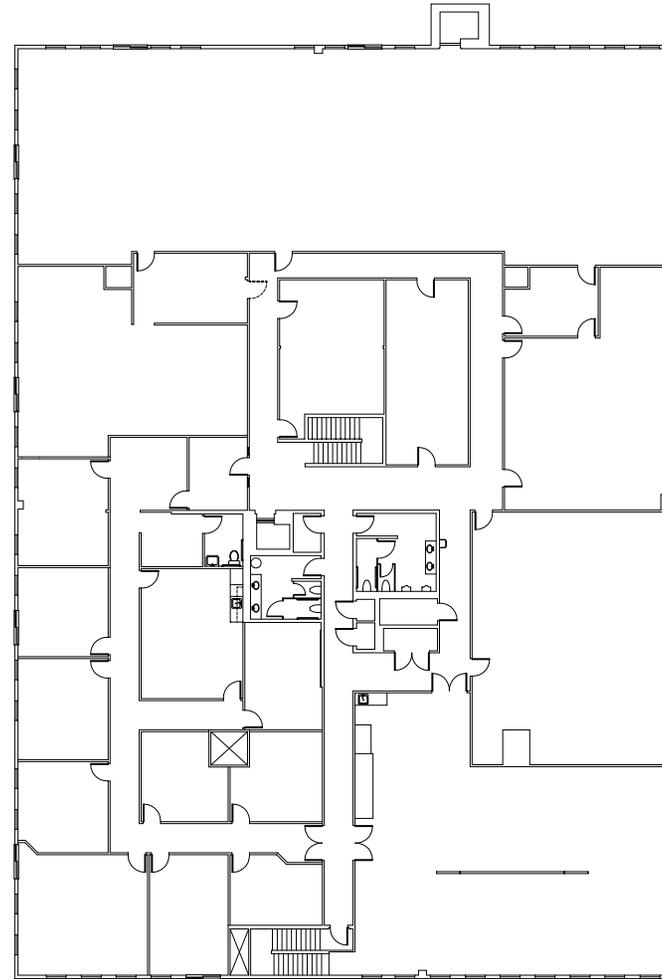


WEST BUILDING PLANS
2ND FLOOR

FLOOR PLANS



EAST BUILDING PLANS
1ST FLOOR



EAST BUILDING PLANS
2ND FLOOR

EXTERIOR PHOTOS



COLUMBIA PACIFIC PLAZA | PORTLAND, OR 97211
LEASING PACKAGE



LOCATION



PORTLAND
INTERNATIONAL
AIRPORT

DOWNTOWN
PORTLAND

SITE

NE COLUMBIA BLVD

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2010 Population:	49,014	314,628	1,028,721
2021 Population:	54,440	368,376	1,169,058
2026 Population Projection:	55,358	380,276	1,209,542
Annual Growth 2010-2021:	1.0%	1.6%	1.2%
Annual Growth 2021-2026:	0.3%	0.6%	0.7%
Median Age:	37.9	38.3	38.1
Bachelor's Degree or Higher	50%	47%	40%



COLUMBIA PACIFIC PLAZA	
WEST WING	EAST WING
FIRST LEVEL	FIRST LEVEL
Associated Builders and Contractors	King's Deli
Appliance & Refrigeration Hospital	
Archer	
Apertal Office Solutions	
SECOND LEVEL	SECOND LEVEL
Porter Designs	Self Enhancement
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