

PROFESSIONAL PLAZA 102

121-185 NE 102nd Avenue, Portland, OR 97220



For More Information, Contact:

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR
LEASE**



FOR LEASE

121-185 NE 102nd Avenue, Portland, OR 97220



PROPERTY DESCRIPTION

This five-building, multi-tenant office complex offers both office and medical tenants a long-term home. Tenants here will have access to abundant parking, nearby public transit stops, and a long list of surrounding amenities.

PROPERTY HIGHLIGHTS

- Building and parking lot upgrades completed in 2021
- Parking negotiable
- Parking Ratio of 4.7/1,000 SF
- Monument signage available
- Situated south of Gateway Center, Trimet MAX Station, Fred Meyer, Providence Medical Center, and the confluence of I-84 and I-205
- North of Mall 205 with anchor tenants including Home Depot, Target, and Adventist Medical Center

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Total Number of Units:	20
Available SF:	927 - 4,540 SF



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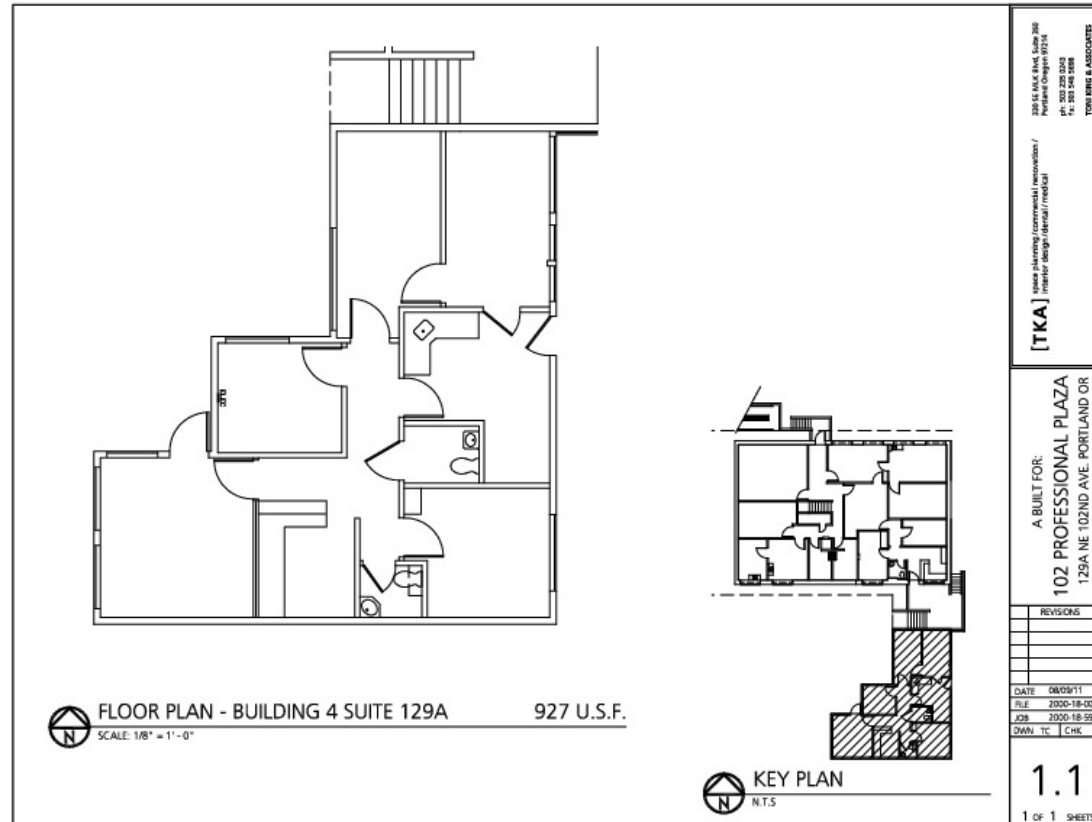
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 129A	927 SF	Modified Gross	\$20.00 SF/yr

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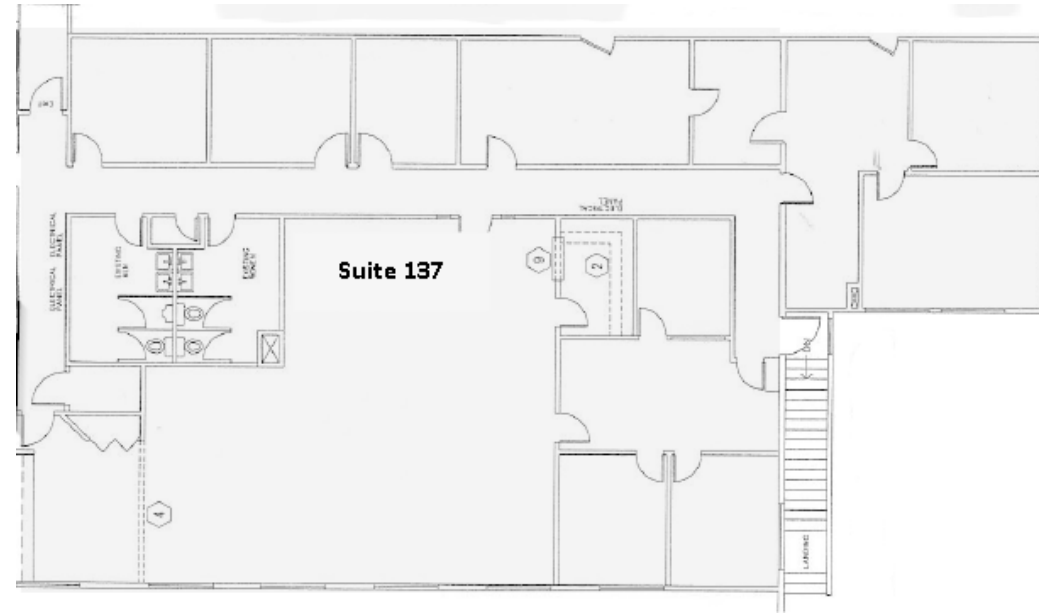
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 137	3,521 SF	Modified Gross	\$20.00 SF/yr	Second-floor space with large open area, breakroom, and multiple private offices. No ADA Access.



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 139	1,479 SF	Modified Gross	\$20.00 SF/yr	Located on the second floor of Building 1. The space has no ADA access.



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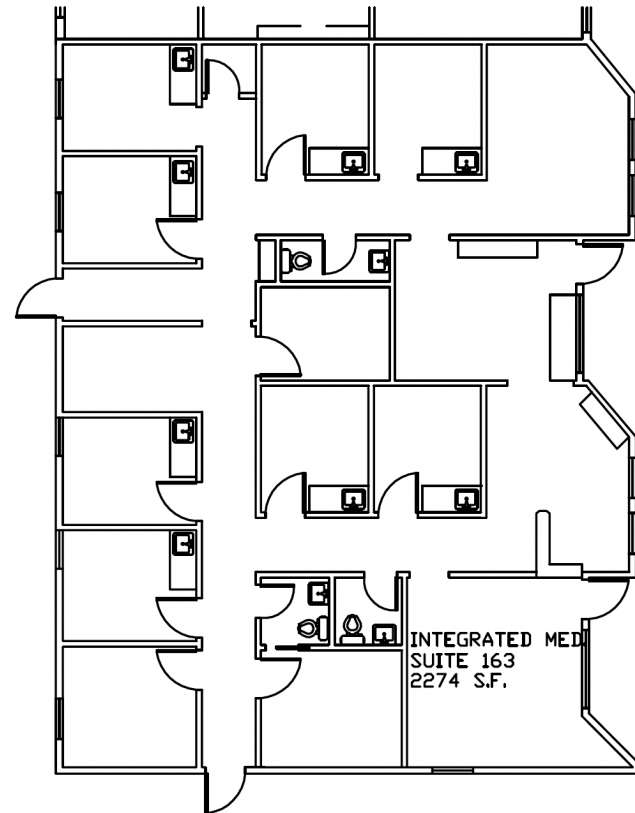
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 163	2,274 SF	Modified Gross	\$20.00 SF/yr



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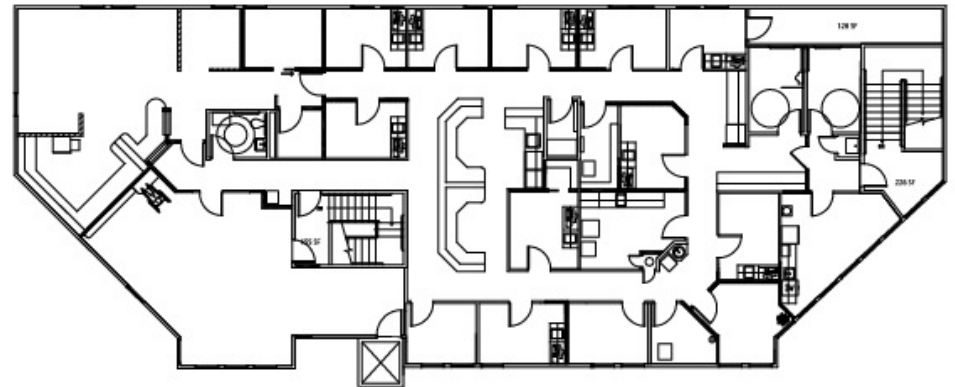
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 177	4,540 SF	Modified Gross	\$20.00 SF/yr	Second-floor with ADA accessible lift. Reception areas and built out exam rooms.



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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total population	18,528	73,323	164,890
Median age	37.8	36.9	36.6
Median age (Male)	38.4	36.7	36.1
Median age (Female)	38.1	37.8	37.4
Total households	7,397	29,139	65,722
Total persons per HH	2.5	2.5	2.5
Average HH income	\$51,409	\$52,379	\$53,747
Average house value	\$238,048	\$239,895	\$253,287

LOCATION OVERVIEW

Professional Plaza 102 is located in Gateway off NE 102nd Avenue and close to Burnside Street and benefits from immediate access to both I-205 and I-84. With a Bike Score of 96, a Walk Score of 81, and a Transit Score of 73, tenants of this complex have various commute opportunities readily available to them.

POINTS OF INTERESTS

POINTS OF INTERESTS	DISTANCE	TIME
I-205	0.9 mi	3 min
I-84	1.1 mi	4 min



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