

# PARKROSE BUSINESS CENTER

# FOR LEASE

## Parkrose Business Center

Parkrose Business Center										
Space Availability	10/7/2011									
Address	Shell SF	Office SF	Rate PSF	Surcharge PSF	Rent Total Base	Blended PSF	NNN PSF	Total Monthly	Loading	Availability Date
<b>Building 1</b>										
12021 NE Sumner, unit D	2,250	2,250	\$0.40	\$0.70	\$2,475.00	\$1.100	\$0.1600	\$2,835.00	None	Now
12027 NE Sumner, unit G	1,767	267	\$0.40	\$0.70	\$893.70	\$0.506	\$0.1600	\$1,176.42	1 G	Now
12029 NE Sumner, unit H	750	750	\$0.40	\$0.70	\$825.00	\$1.100	\$0.1600	\$945.00	None	Now
*12027-33 NE Sumner, units G& H	2,517	1,017	\$0.40	\$0.70	\$1,718.70	\$0.683	\$0.1600	\$2,121.42	1 G	Now
<b>Building 2</b>										
11923 NE Sumner, unit B	1,500	330	\$0.40	\$0.70	\$831.00	\$0.554	\$0.1600	\$1,071.00	1 G	9/26/2011
11927 NE Sumner, unit D	1,000	1,000	\$0.40	\$0.70	\$1,100.00	\$1.100	\$0.1600	\$1,260.00	none	Now
11937 NE Sumner, unit H	2,182	708	\$0.40	\$0.70	\$1,368.40	\$0.627	\$0.1600	\$1,717.52	1 G	Now
<b>Building 3</b>										
11813 NE Sumner, Unit C	3,894	505	\$0.40	\$0.70	\$1,911.10	\$0.491	\$0.1600	\$2,534.14	2 D, 1 G	Now
<b>Building 4</b>										
11743 NE Sumner, unit C	5,851	1,477	\$0.36	\$0.70	\$3,140.26	\$0.537	\$0.1600	\$4,076.42	1 D	Now
11735-39 NE Sumner, units D,E, & F	8,890	1,850	\$0.36	\$0.70	\$4,495.40	\$0.506	\$0.1600	\$5,917.80	3 D, 1 G	Now
*11735-43 NE Sumner, units C, D, E, & F	14,741	3,327	\$0.36	\$0.70	\$7,635.66	\$0.518	\$0.1600	\$9,994.22	4 D, 1 G	Now
<b>Building 5</b>										
12029 NE Marx, unit B	1,125	1,125	\$0.40	\$0.70	\$1,237.50	\$1.100	\$0.1600	\$1,417.50	None	Now
12035 NE Marx, unit C	1,432	1,432	\$0.40	\$0.70	\$1,575.20	\$1.100	\$0.1600	\$1,804.32	None	Now
12027 NE Marx, unit J	2,000	1,500	\$0.40	\$0.70	\$1,850.00	\$0.925	\$0.1600	\$2,170.00	1 G	Now
12017 NE Marx, unit L	1,875	512	\$0.40	\$0.70	\$1,108.40	\$0.591	\$0.1600	\$1,408.40	1 G	Now
<b>Building 6</b>										
11918 NE Sumner, unit B	2,175	512	\$0.40	\$0.70	\$1,228.40	\$0.565	\$0.1600	\$1,576.40	None	Now
<b>Building 7</b>										
11837-45 NE Marx, units E & F	9,774	1,220	\$0.36	\$0.70	\$4,372.64	\$0.447	\$0.1600	\$5,936.48	4 D, 2 G	Now
<b>Building 8</b>										
11717 NE Marx, units AB	7,195	994	\$0.36	\$0.70	\$3,286.00	\$0.457	\$0.1600	\$4,437.20	5 G	Now

**For Further Information or Tour Contact: Andrew Bean, Scott Finney, or Greg Nesting, Norris & Stevens, Inc. 503-223-3171**

\* Total contiguous space available in each building.  
 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 his own satisfaction.



### NE 122nd Avenue & NE Marx Street, Portland, OR

Parkrose Business Center is an eight-building industrial business park that offers a wide variety of availabilities ranging from incubator to office/flex to manufacturing and distribution spaces.

- Easy access Portland International Airport, I-205 & I-84
- Abundant Parking
- Multiple spaces with dock & grade loading

**REALTORS**  
**Norris & Stevens, Inc.**  
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## Building 1

- ± 18,612 Total SF
- Office & Warehouse Space
- Grade Level Loading
- 12' 6" Clear Height

## Building 3

- ± 23,124 Total SF
- Office & Warehouse Space
- Dock & Grade Level Loading
- 17' 6" Clear Height

## Building 5

- ± 34,888 Total SF
- Office & Warehouse Space
- Grade Level Loading
- 13' Clear Height

## Building 7

- ± 27,068 Total SF
- Office & Warehouse Space
- Dock & Grade Level Loading
- 17' 6" Clear Height

## Building 2

- ± 18,951 Total SF
- Office & Warehouse Space
- Grade Level Loading
- 12' 6" Clear Height

## Building 4

- ± 26,584 Total SF
- Office & Warehouse Space
- Dock & Grade Level Loading
- 20' Clear Height

## Building 6

- ± 13,375 Total SF
- Office & Warehouse Space
- Grade Level Loading
- 13' Clear Height

## Building 8

- ± 49,898 Total SF
- Office & Warehouse Space
- Dock & Grade Level Loading
- 20' Clear Height

