

# 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.

SEPT 2023

# COLUMBIA PACIFIC PLAZA

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PORTLAND, OR 97211

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## CONTACT INFO

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## EXECUTIVE SUMMARY

### PROPERTY SUMMARY

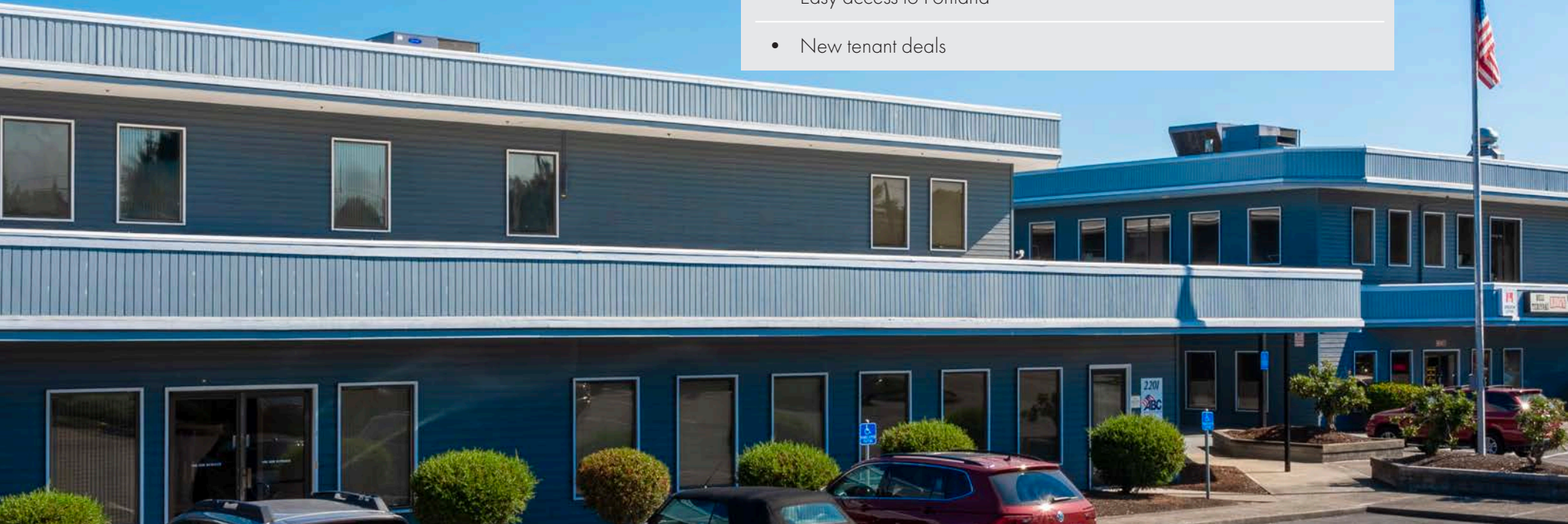
<b>Address:</b>	2201 - 2207 NE Columbia Blvd
<b>City/State/Zip:</b>	Portland, OR 97211
<b>Property Size:</b>	± 107,000 SF
<b>Year Built:</b>	1985
<b>Zoning:</b>	GI2L
<b>Site Size:</b>	± 4.96 Acres (216,058 SF)
<b>Stories:</b>	2
<b>Construction:</b>	Wood Frame

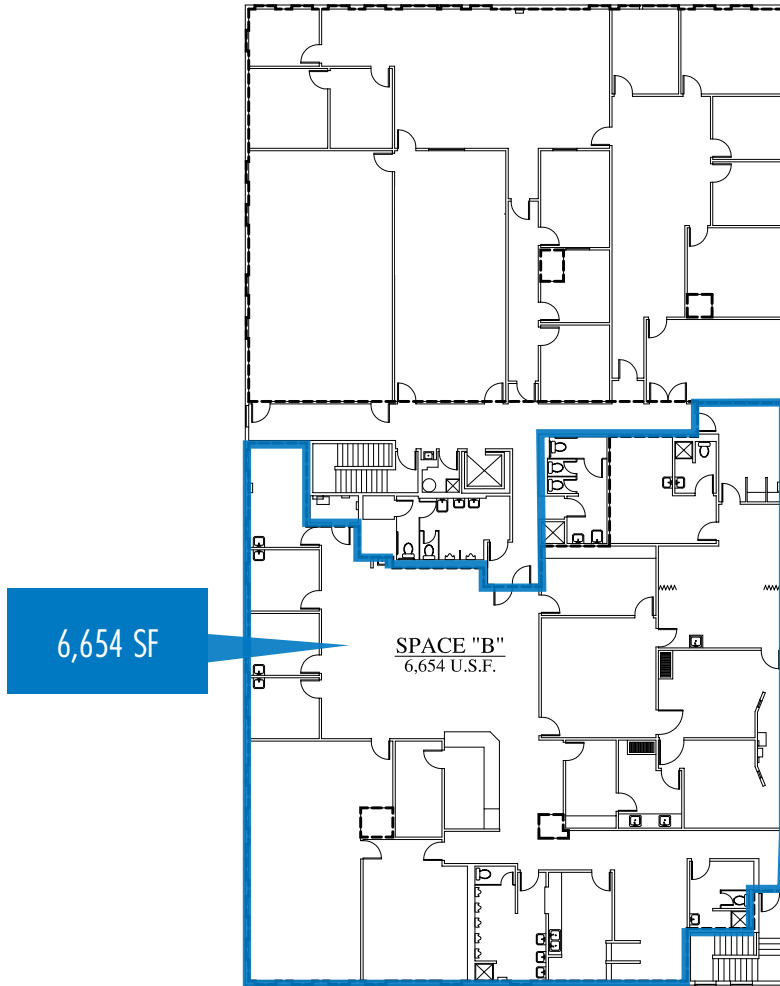
### AVAILABLE SPACES

<b>Lease Rate:</b>	Starting at \$0.50 PSF + NNN
<b>East Building RSF:</b>	Up to ± 10,300 SF
<b>West Building RSF:</b>	Up to ± 6,654 SF

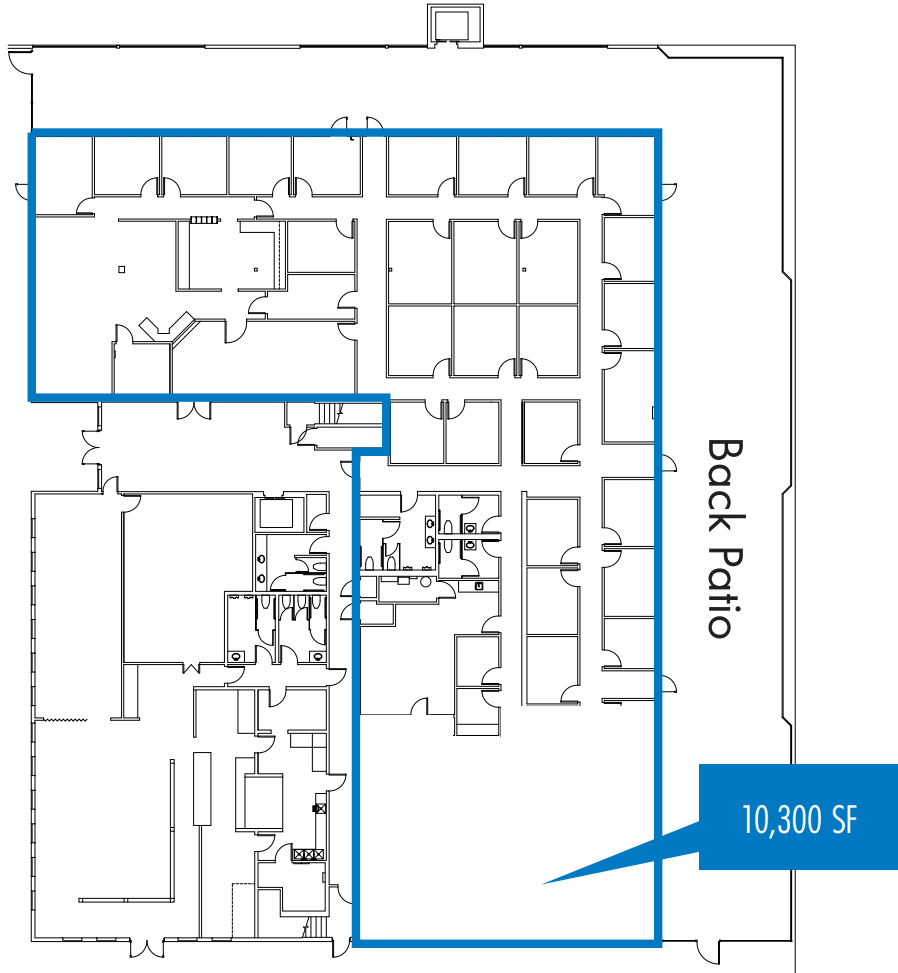
### FEATURES

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





**WEST BUILDING PLANS**  
2ND FLOOR



**EAST BUILDING PLANS**  
1ST FLOOR

# EXTERIOR PHOTOS



COLUMBIA PACIFIC PLAZA | PORTLAND, OR 97211  
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INTERIOR PHOTOS



EAST BUILDING



WEST BUILDING



EAST BUILDING



WEST BUILDING

LOCATION



PORTLAND  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
PORTLAND



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

FIRST LEVEL

- Associated Builders and Contractors
- Appisimoc & Refrigeration Hospital
- Ascher
- Invest Office Solutions

SECOND LEVEL

- Porter Designs

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COLUMBIA PACIFIC  
PLAZA

EAST WING

FIRST LEVEL

- King's Deli

SECOND LEVEL

- Self Enhancement

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