

FOR SALE



## CENTRE 205

2600 SE 98TH AVE | PORTLAND, OR 97266

For more information or a property tour, please contact:

**TIM PFEIFFER**

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**RAYMOND DUCHEK**

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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 his/her own satisfaction.

10/03/2025

**Norris & Stevens**

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# CENTRE 205

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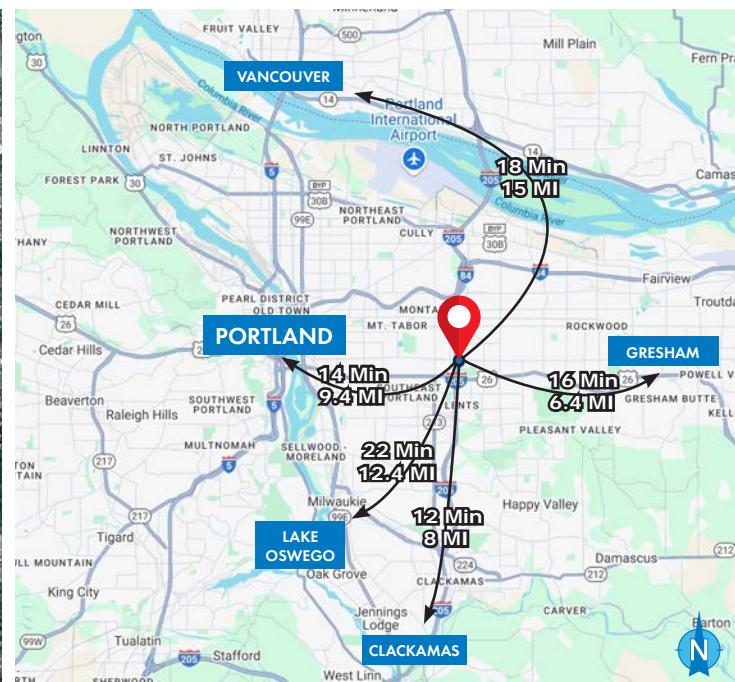
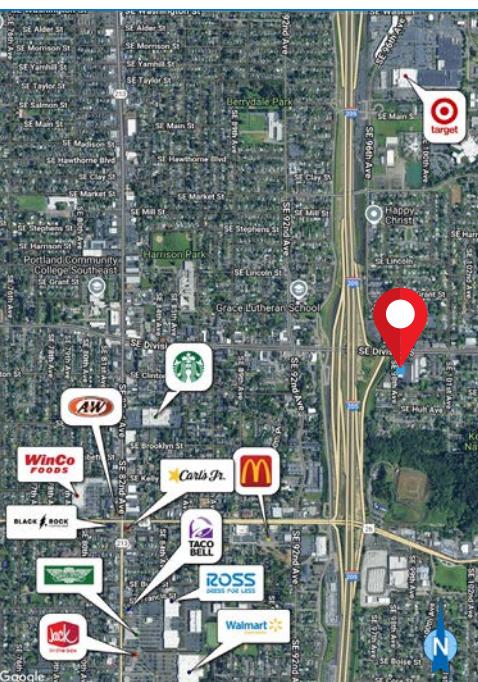
## OFFICE BUILDING FOR SALE

### DETAILS

- Sale price: \$7,500,000
- Building size: ± 30,000 SF
- Land size: ± 1.94 AC (80,150 SF)
- Year built: 1990
- Zoning: CO2 – Office Commercial 2
- Parking ratio: 5.4/1,000 SF
- Great owner/user opportunity
- Full second floor available with 360 degree views
- Can accommodate sizes from ± 2,924 - 15,509 SF
- Ground floor leased – income in place

### FEATURES

- Freshly paved and striped parking lot; Upgrades include LED lights throughout the exterior building and parking lot as well as all interior common areas
- Upgraded and remodeled Class A finishes in lobby and restroom
- Great freeway access – located directly off I-205 and SE Division St
- Inviting two-story glass atrium entrance
- Elevator served
- Floor plans featuring offices, classrooms, bullpen, and break rooms
- Abundant on-site parking
- Exterior signage potential with I-205 visibility with great traffic count
- 14 minutes from downtown Portland, 16 minutes from Vancouver, 12 minutes from Portland International Airport, and 10 minutes from Clackamas Town Center
- Minutes from numerous coffee, shopping, restaurant, fitness, grocery, hiking and mass transit options



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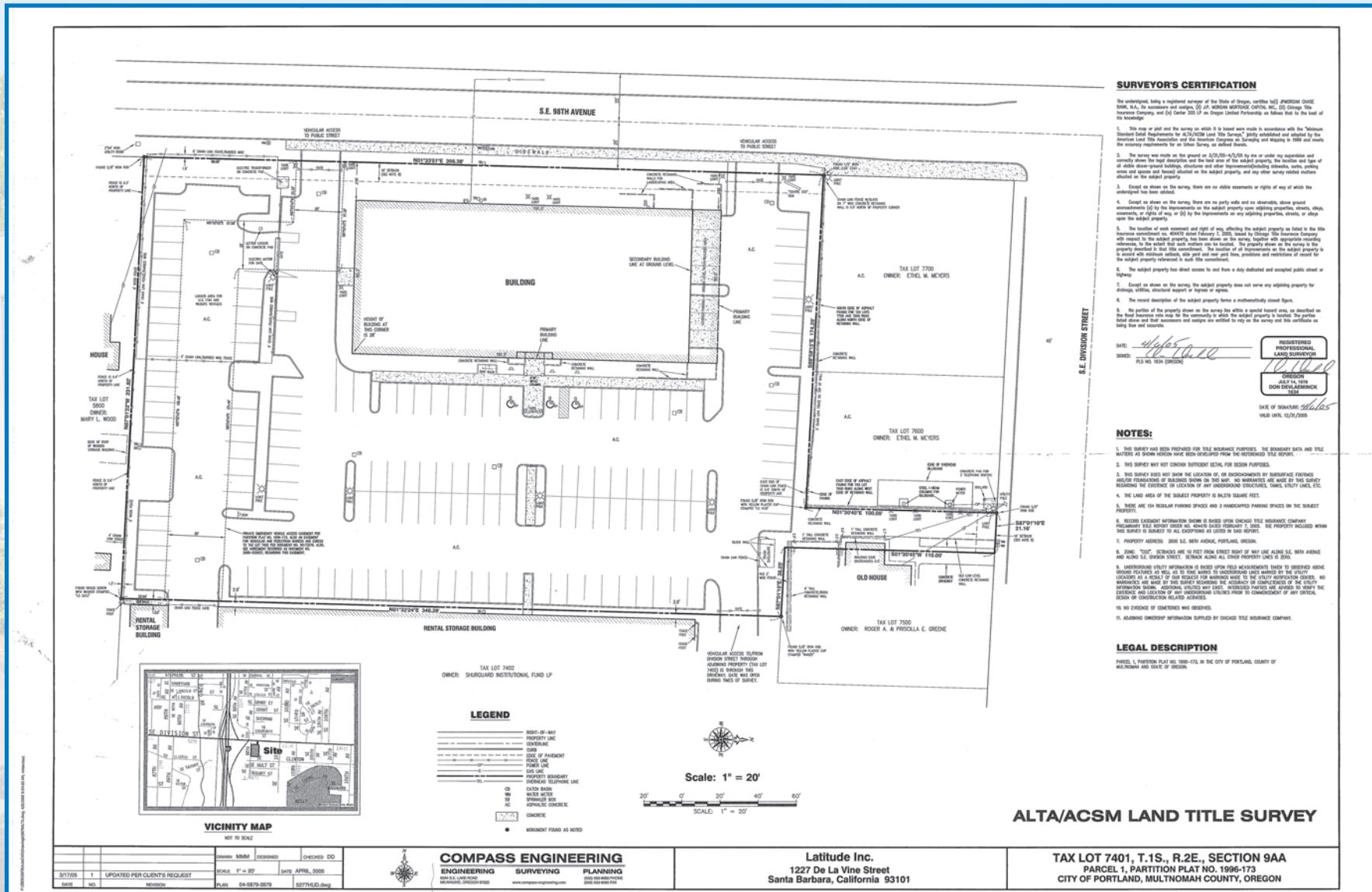
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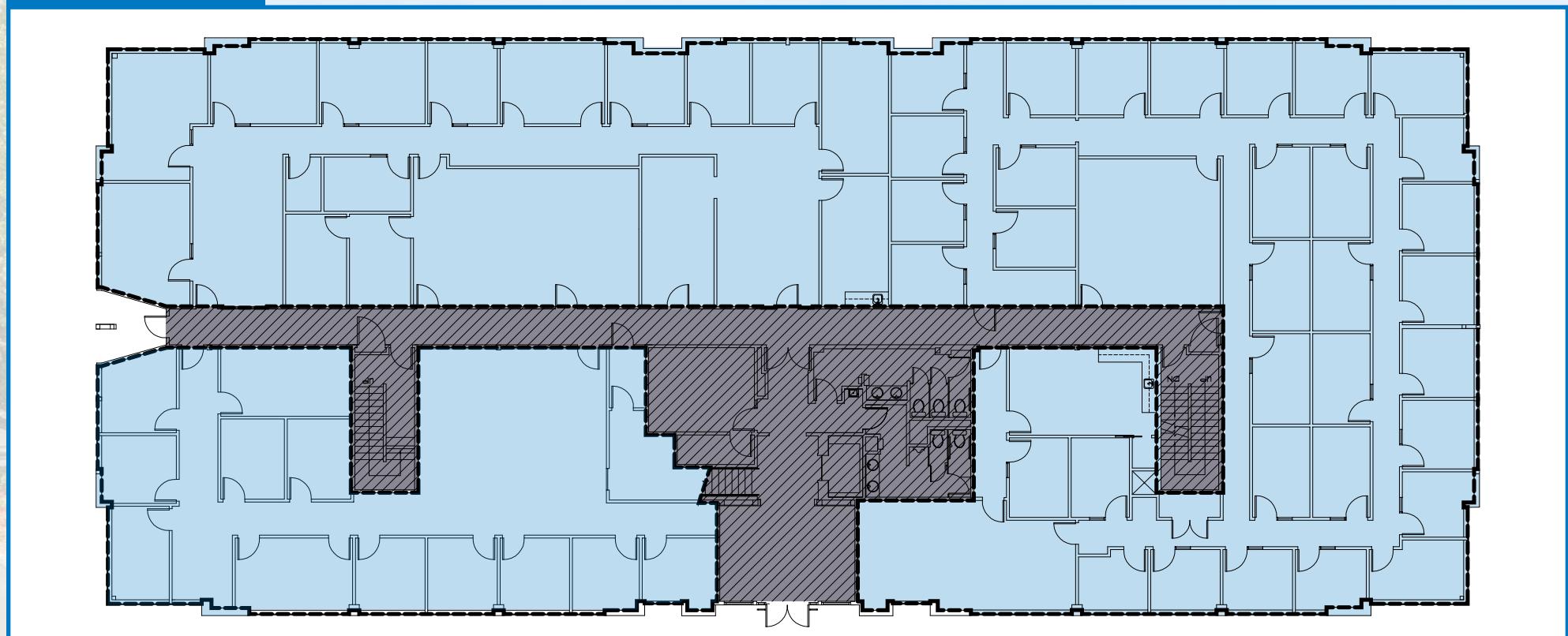
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## GROUND FLOOR



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## SECOND FLOOR – POTENTIAL TENANT LAYOUT



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## PROPERTY PHOTOS



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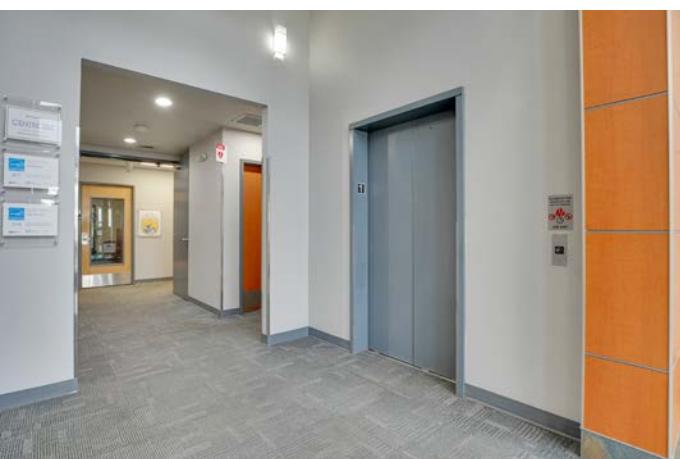
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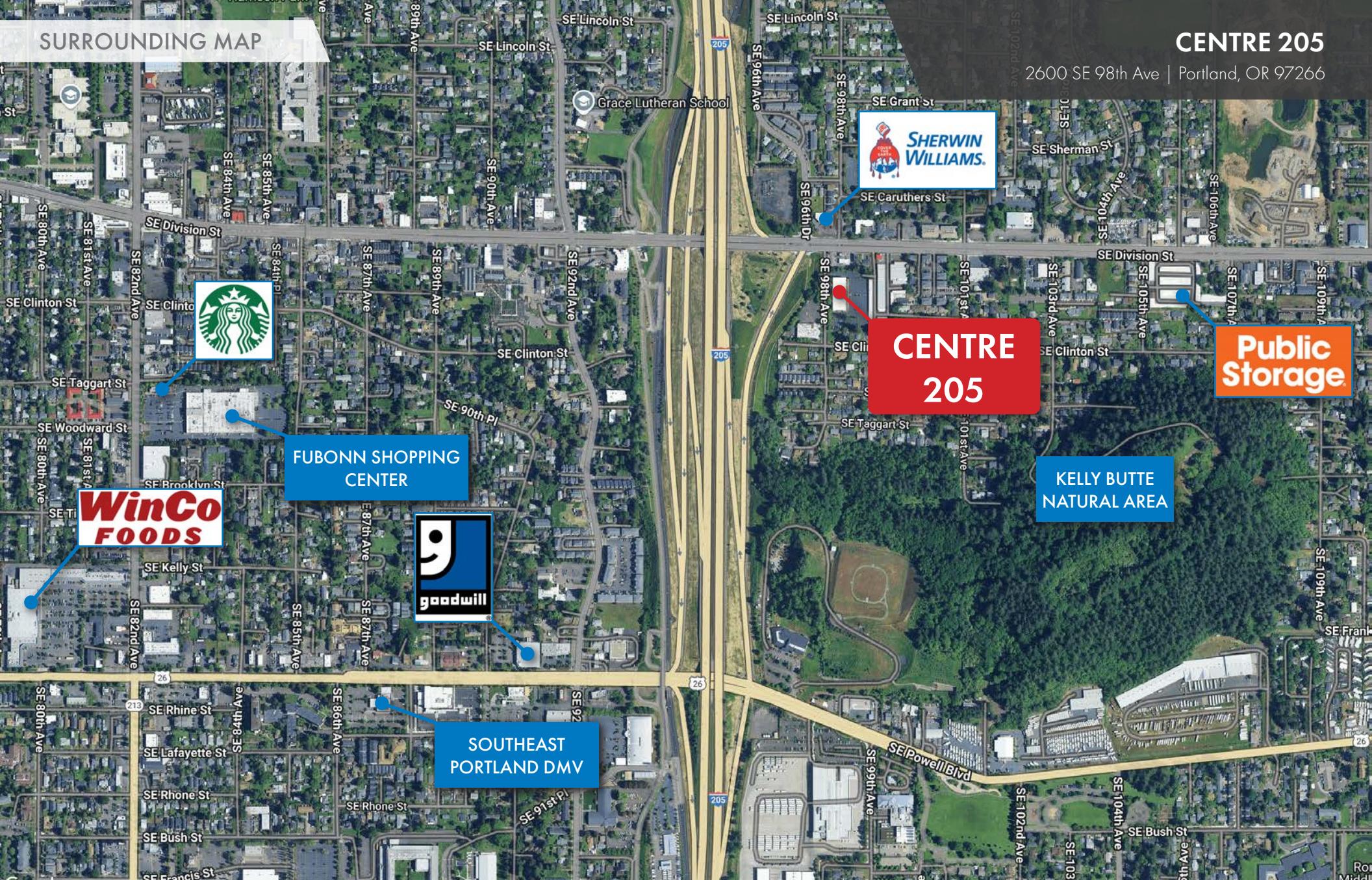
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## SURROUNDING MAP

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