

FOR SALE



CENTRE 205

2600 SE 98TH AVE | PORTLAND, OR 97266

For more information or a property tour, please contact:

TIM PFEIFFER

503.225.8455

TimP@norris-stevens.com

RAYMOND DUCHEK

503.225.8492

RaymondD@norris-stevens.com

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

INVESTMENT REAL ESTATE SERVICES



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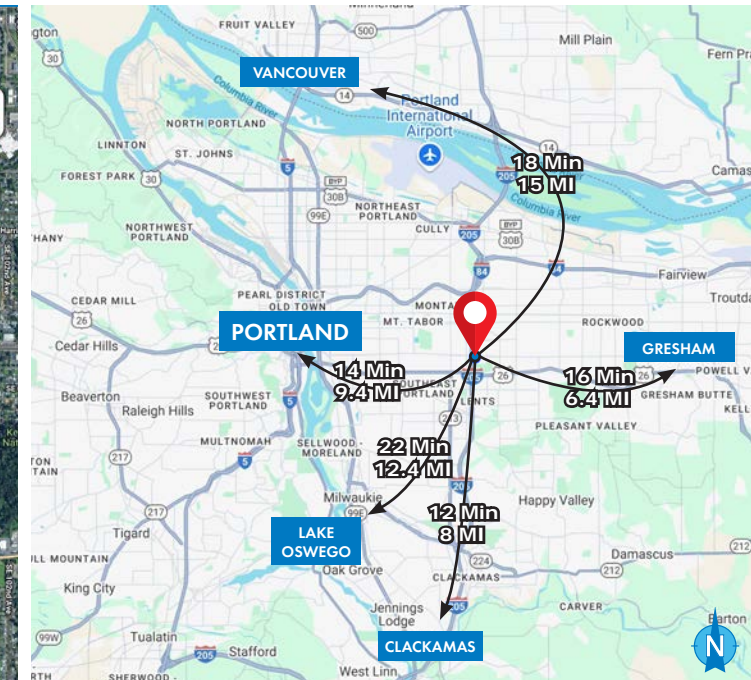
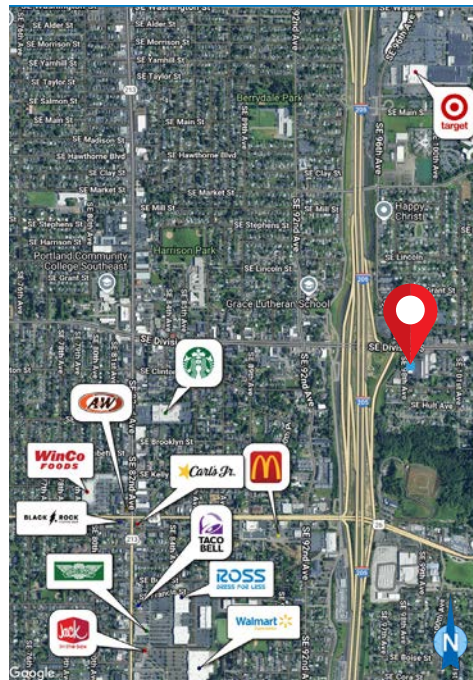
OFFICE BUILDING FOR SALE

DETAILS

- Sale price: \$7,500,000
- Building size: \pm 30,000 SF
- Land size: \pm 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 \pm 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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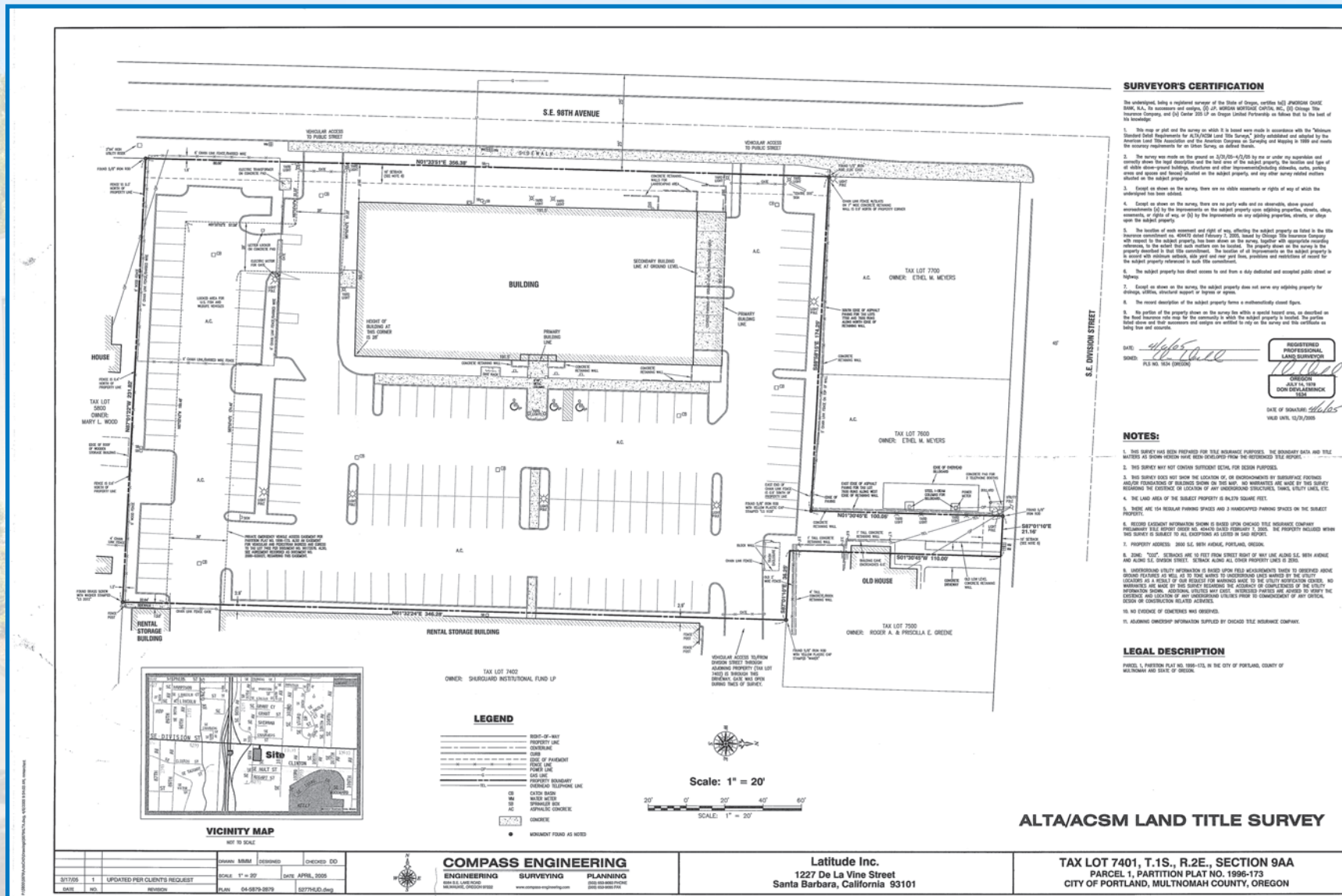
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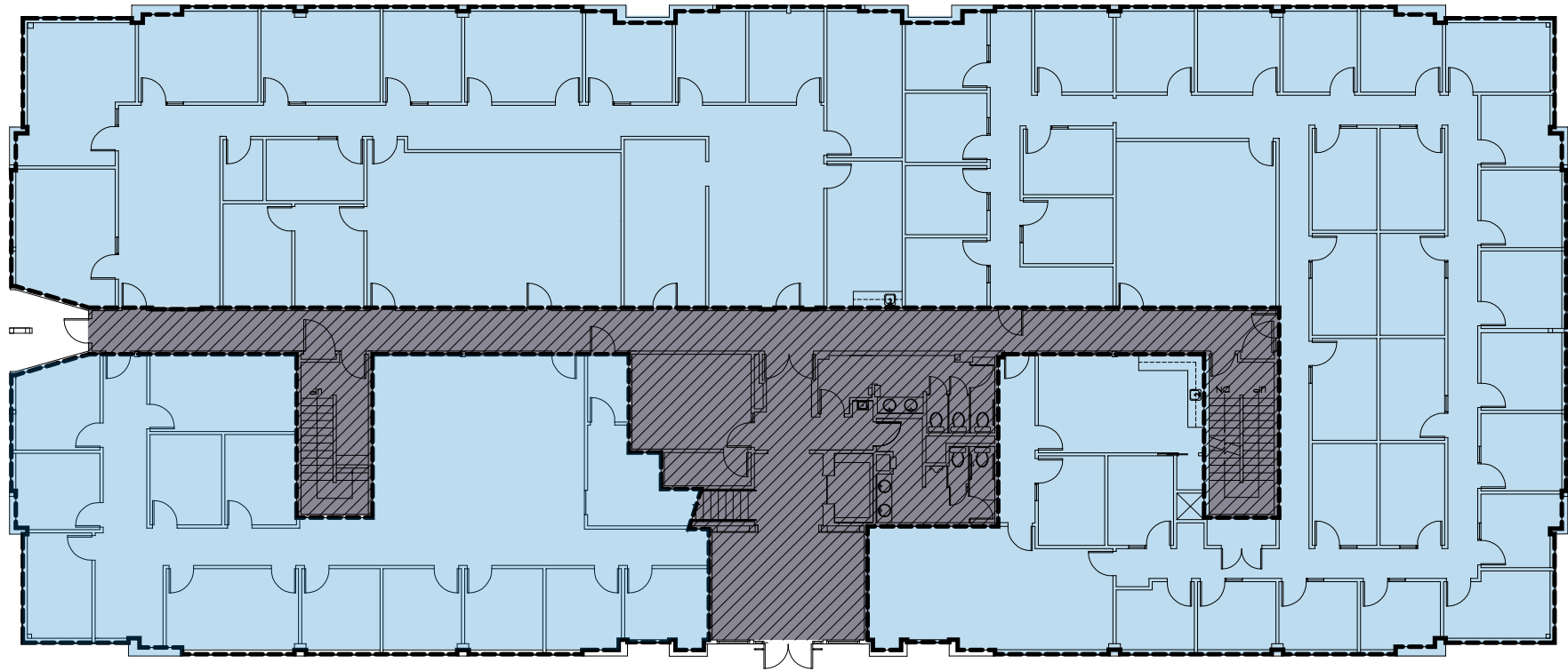
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GROUND FLOOR



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SECOND FLOOR – POTENTIAL TENANT LAYOUT



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PROPERTY PHOTOS



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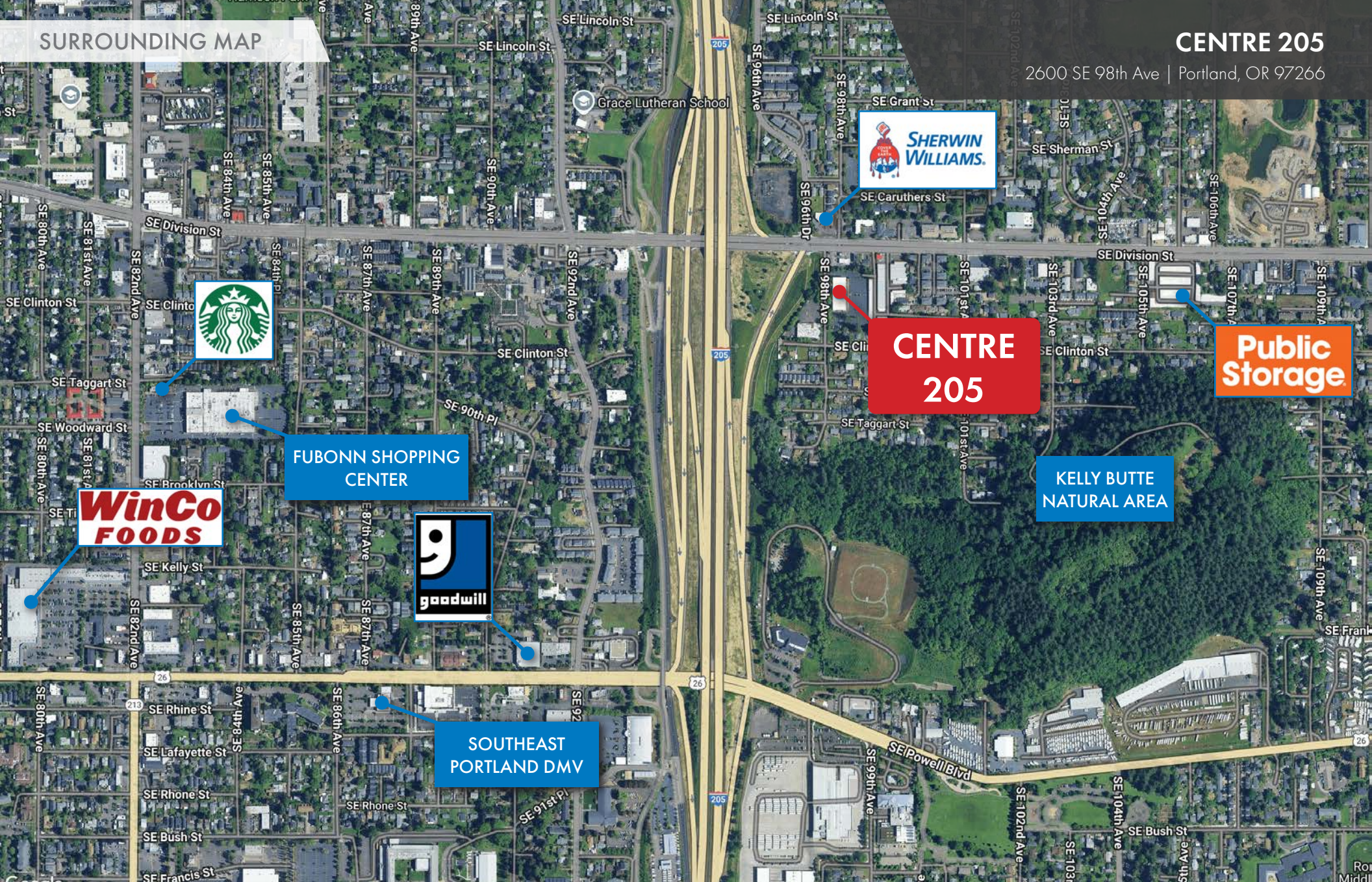


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SURROUNDING MAP

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