

An aerial photograph of the Capitol Park office building, a modern structure with a white roof and large windows, situated in a lush green area with many trees. A large parking lot with several cars is visible in the foreground. To the right, a multi-lane highway (SW Capitol Highway) runs parallel to the property. The background shows a mix of residential houses and more commercial buildings.

OFFICE | FOR LEASE

CAPITOL PARK

9700 SW CAPITOL HIGHWAY | PORTLAND, OR 97219

For more information or a property tour, please contact:

RAYMOND DUCHEK

503.225.8492

RaymondD@norris-stevens.com

DOUG CARTER

503.225.8499

DougC@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 their own satisfaction.

09/02/2026

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
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CAPITOL PARK

9700 SW Capitol Highway | Portland, OR 97219

OFFICE SPACE FOR LEASE

DETAILS

- **Suite 160: ±1,371 SF** — Full Service — \$25 PSF/Yr
Ideal for: solo or small professional practice (financial advisor, attorney, insurance, allied health)
- **Suite 260: ±5,300 SF** — Full Service — \$22-25 PSF/Yr
Divisible to suit — TBD
Available: January 2027

BUILDING DETAILS

- Total building size: 28,520 SF
- Year built: 1984 | Year renovated: 2018-2021
- Parking ratio: 3.5 spaces per 1,000 SF — ample off-street lot visible on-site
- Zoning: CM2 Commercial Mixed Use
- Elevator service: Yes
- Property management: Off site professional property management

FEATURES

- Recently remodeled common areas and select suites with high-end finishes
- Elevator-served, two-story building with ample off-street parking
- Suite 260 divisible to accommodate smaller footprints
- Mount Hood views from upper floor
- Move-in ready collaborative workspace layout in select suites
- Nearby amenities include Walgreens, Starbucks, Black Rock Coffee, Wendy's, Subway, and Safeway — all within a short walk



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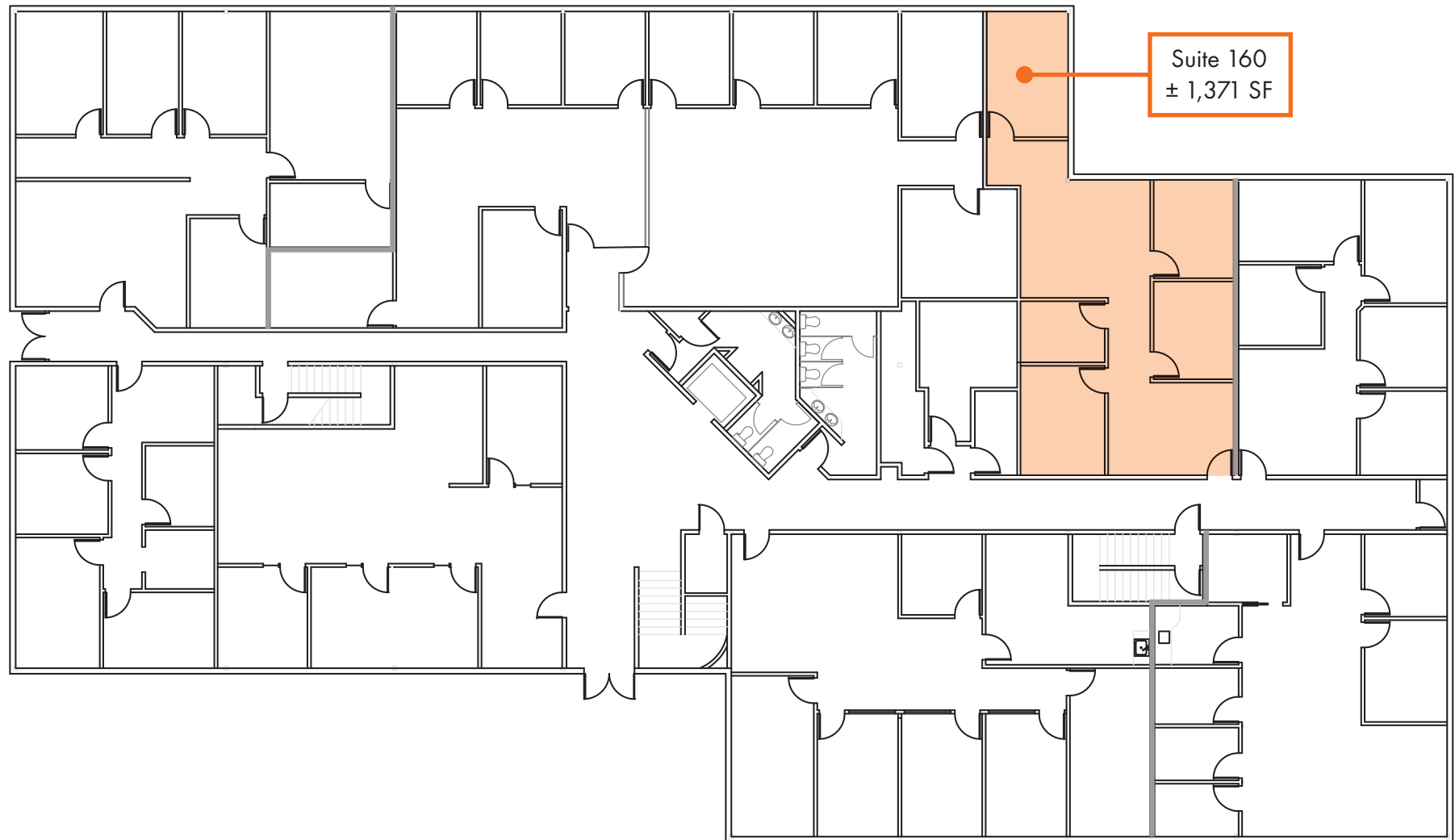
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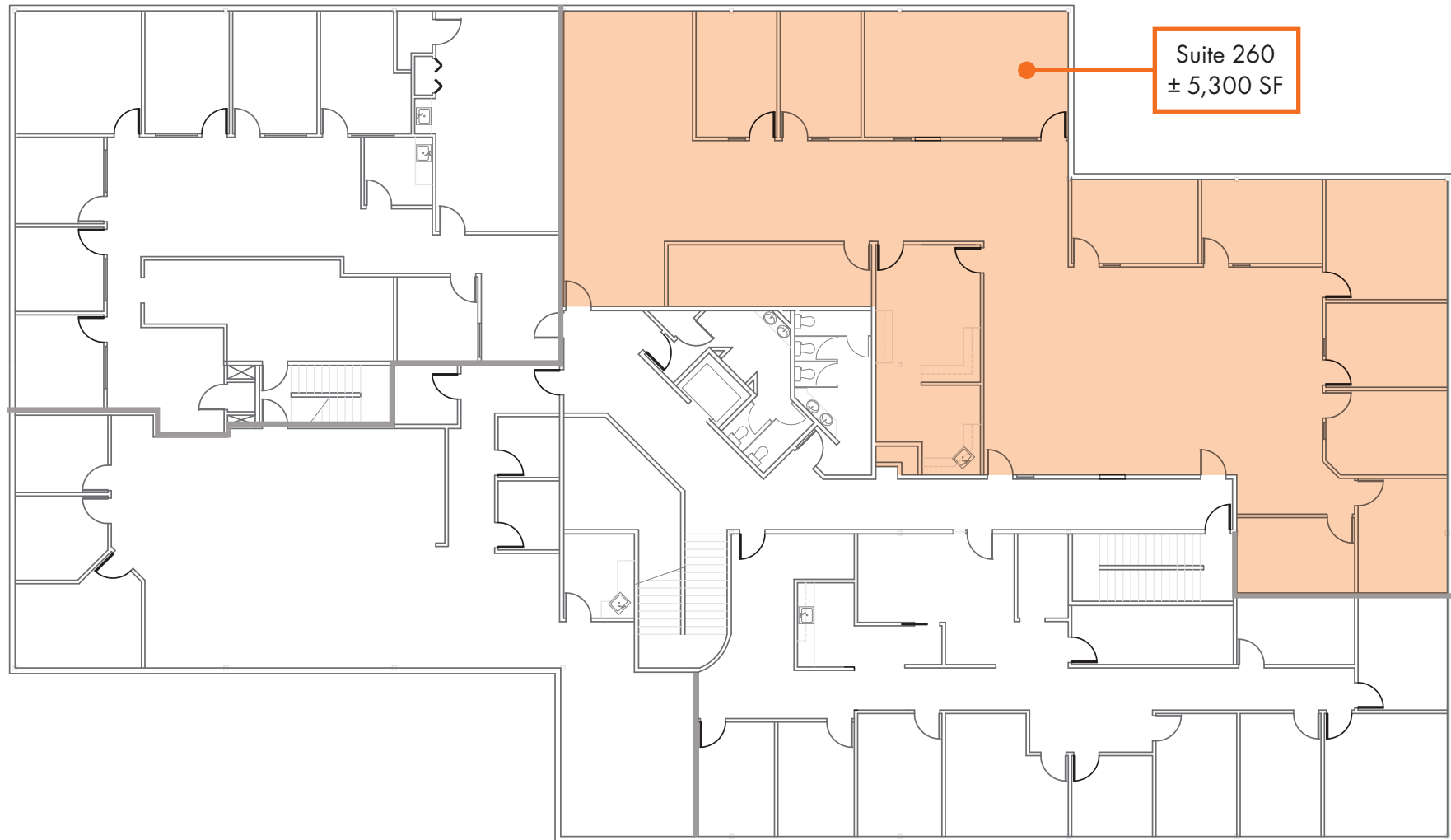
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PHOTOS



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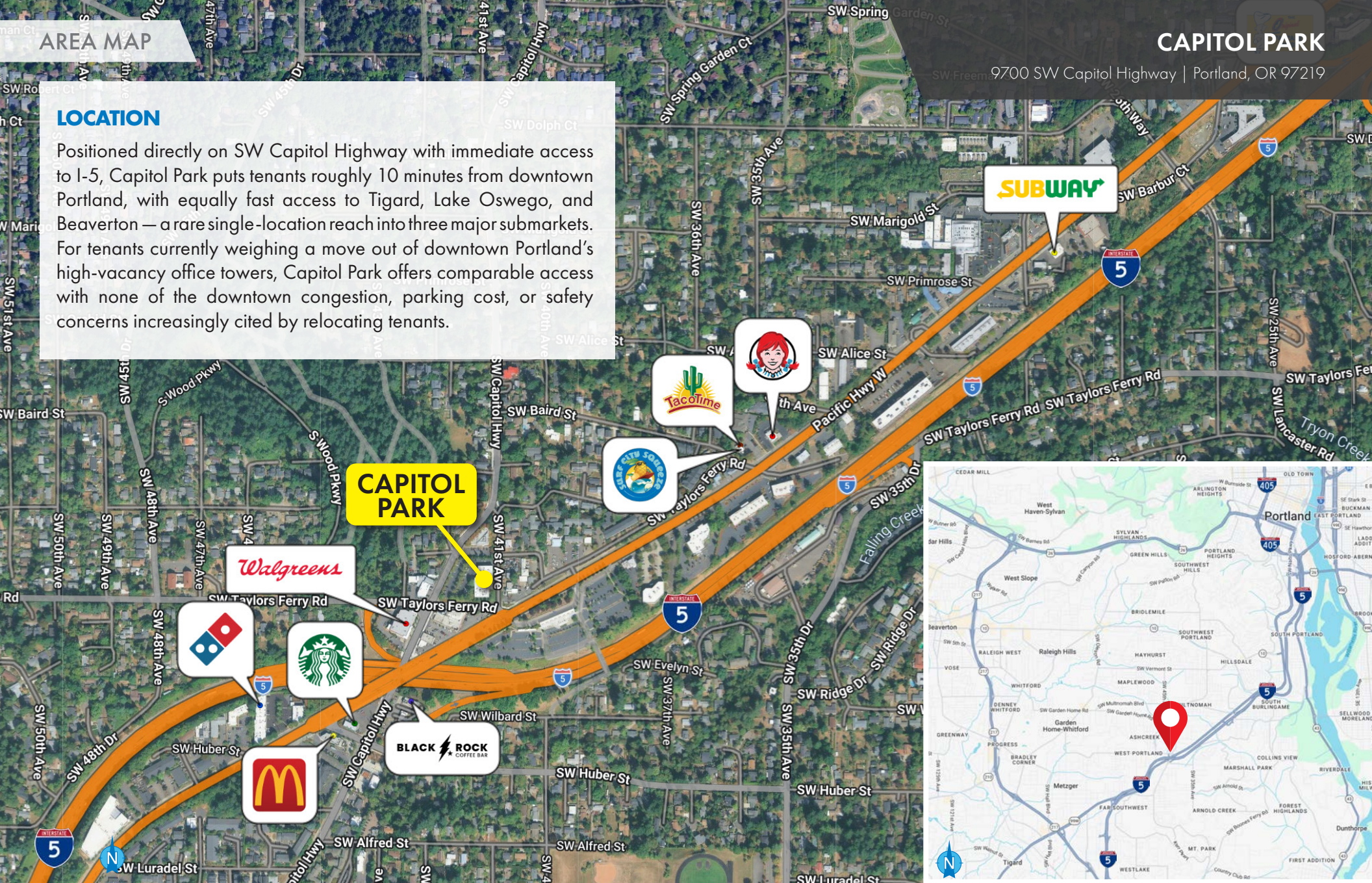
AREA MAP

LOCATION

Positioned directly on SW Capitol Highway with immediate access to I-5, Capitol Park puts tenants roughly 10 minutes from downtown Portland, with equally fast access to Tigard, Lake Oswego, and Beaverton — a rare single-location reach into three major submarkets. For tenants currently weighing a move out of downtown Portland's high-vacancy office towers, Capitol Park offers comparable access with none of the downtown congestion, parking cost, or safety concerns increasingly cited by relocating tenants.

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