

WAREHOUSE & OFFICE PARK FOR LEASE

Imperial Plaza

15635-15875 SE 114TH AVE / CLACKAMAS, OR 97015



Incubator business park ideal for early stage and growing businesses

CONTACT

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NAIElliott

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	480 - 2,130 SF	Lease Rate:	\$10.25 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1-A	Available	816 SF	NNN	\$15.00 SF/yr	Warehouse space with grade roll-up door, 3 phase power, and small office area.
Suite 4-102	Available	744 SF	NNN	\$15.00 SF/yr	Ground floor office with central HVAC in Building 4.
Suite 5-208	Available	480 SF	NNN	\$12.00 SF/yr	2nd Floor Office
Suite 6-15810	Available	690 SF	NNN	\$10.80 SF/yr	2nd Floor Office
Suite 6-15824	Available	2,130 SF	NNN	\$13.20 SF/yr	690 SF of ground floor office and 1,440 SF of warehouse with grade roll-up door and 3-phase power.
Suite 6-15826	Available	690 SF	NNN	\$11.50 SF/yr	2nd Floor Office. Brand new carpet and paint.
Suite 6-15834	Available	930 SF	NNN	\$10.25 SF/yr	2nd Floor Office

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6-15850	Available	2,130 SF	NNN	\$13.20 SF/yr	690 SF of second floor office and 1,440 SF of warehouse with grade roll-up door and 3-phase power.

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Property Details & Highlights

Building Name	Imperial Plaza
Property Type	Industrial
Property Subtype	Flex Space
Parking Ratio	2/1,000

Imperial Plaza is an incubator business park with warehouse and office spaces that are perfect for manufacturing, warehousing, distribution, and office use. A variety of suite sizes combined with competitive rates make it ideal for early stage and growing businesses.

This business hub is located along Highway 212 directly across from the Fred Meyer and Safeway Distribution Centers. The property's proximity to I-205 allows for quick access to Downtown Portland, Vancouver, Interstate 5 and Interstate 84.

Imperial Plaza's physical attributes are optimal for COVID safety: independent, outward-facing offices, open-air hallways. All suites have their own individual entrances, restrooms and HVAC systems.



- Flexible lease terms from 1-3 years
- Start-up business friendly
- Competitive rates
- Off-street parking
- Convenient location
- Professionally managed property
- Nightly courtesy patrols
- Separate entrance for each suite

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Location Map



Imperial Plaza Business Park

LOCATION

DRIVE TIME

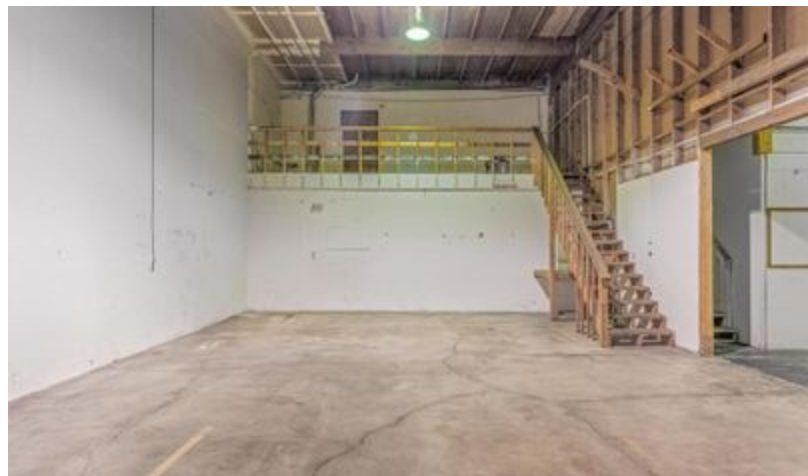
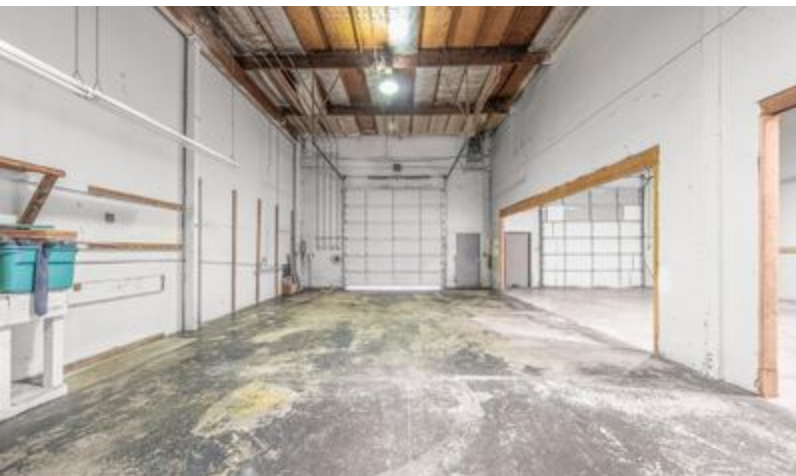
PDX Airport	20 Minutes
Downtown Vancouver, WA	30 Minutes
Downtown PDX	25 Minutes
Troutdale	25 Minutes
Oregon City	10 Minutes

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Additional Photos



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