

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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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	690 - 2,130 SF	Lease Rate:	\$10.25 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3-210	Available	744 SF	NNN	\$12.00 SF/yr	Second floor office space.
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
Suite 6-15850	Available	2,130 SF	NNN	\$12.00 SF/yr	1,440 SF warehouse with 690 SF of office on the second floor.

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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.



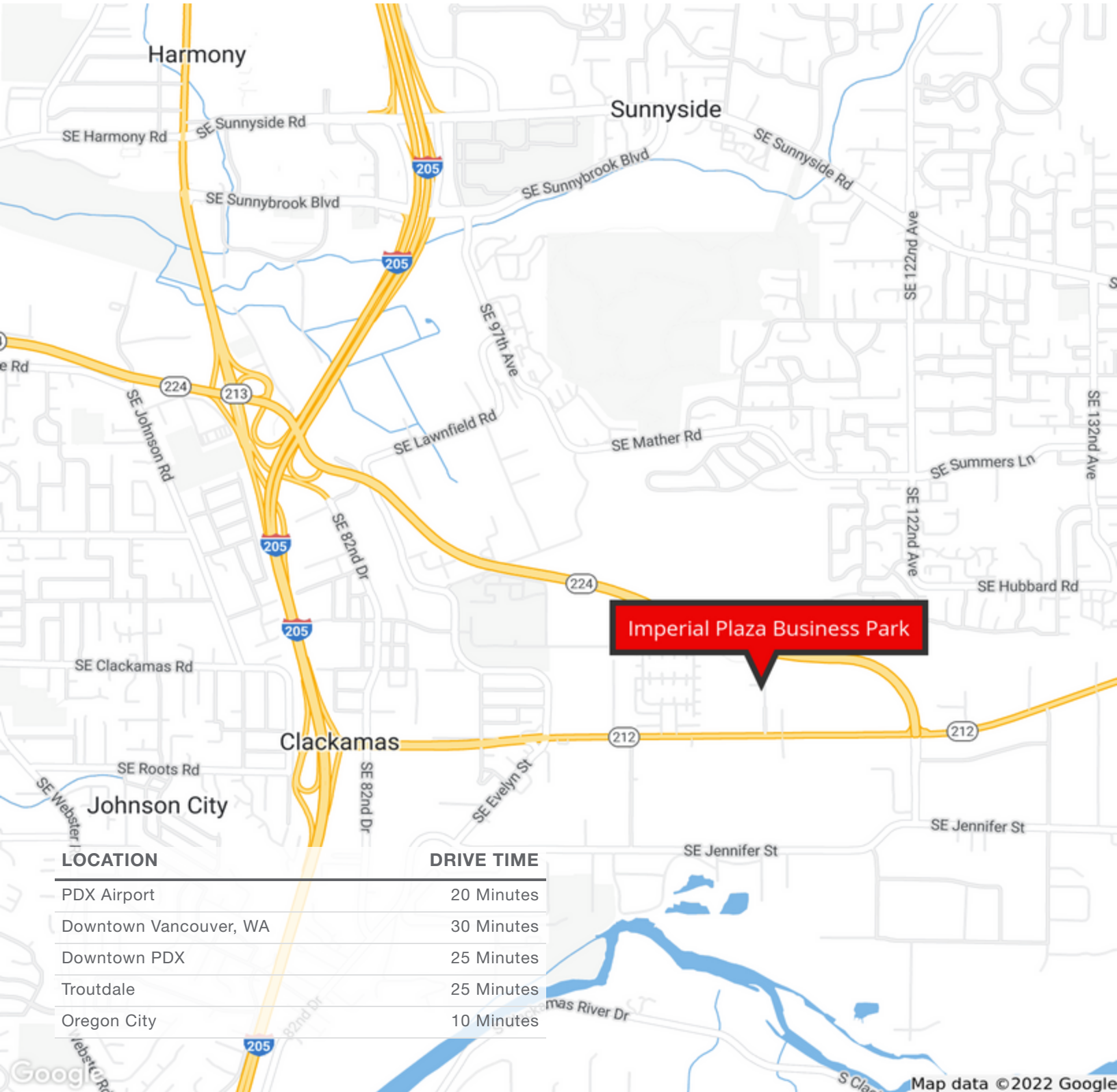
- Flexible lease terms from 1-3 years
- Start-up business friendly
- Competitive rates
- Off-street parking
- Convenient location
- Professionally managed property
- Nightly courtesy patrols
- Separate entrance for each suite

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Location Map

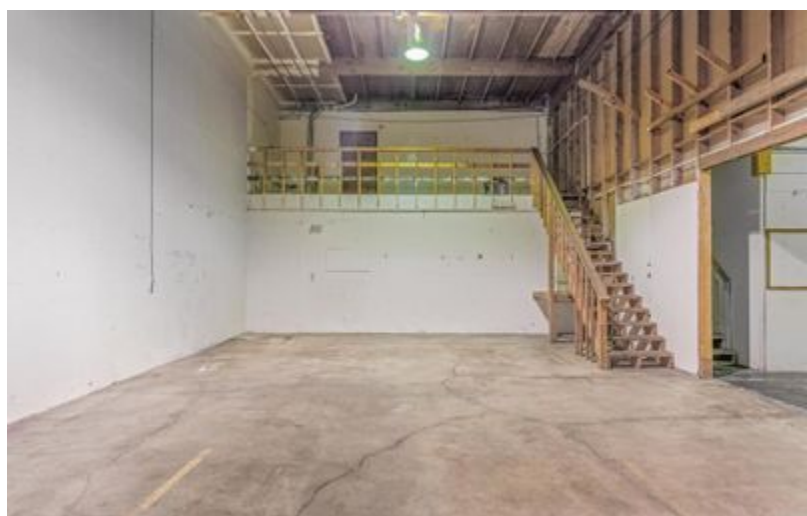


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Additional Photos



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