

WAREHOUSE & OFFICE PARK FOR LEASE

# Imperial Plaza

15635-15850 SE 114TH AVE, CLACKAMAS, OR 97015



Incubator business park ideal for early stage  
and growing businesses

## CONTACT

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**NAI**Elliott

# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	480 - 4,872 SF	Lease Rate:	\$7.20 - \$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1-H	Available	2,436 - 4,872 SF	NNN	\$12.60 SF/yr	2,010 SF Warehouse - 426 SF Office. Can be combined with 1-J
Suite 1-J	Available	2,436 - 4,872 SF	NNN	\$12.60 SF/yr	2,010 SF Warehouse - 426 SF Office. Can be combined with 1-H
Suite 2-A	Available	2,889 SF	NNN	\$12.60 SF/yr	2,457 SF Warehouse - 432 SF Office
Suite 3-211	Available	744 SF	NNN	\$11.40 SF/yr	2nd Floor Office
Suite 5-103	Available	576 SF	NNN	\$15.00 SF/yr	Ground floor office space
Suite 5-201	Available	2,265 SF	NNN	\$7.20 SF/yr	2nd Floor Office
Suite 5-206	Available	672 SF	NNN	\$10.80 SF/yr	2nd Floor Office
Suite 5-208	Available	480 SF	NNN	\$12.00 SF/yr	2nd Floor Office

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6-15802	Available	690 SF	NNN	\$10.80 SF/yr	2nd Floor Office
Suite 6-15810	Available	690 SF	NNN	\$10.80 SF/yr	2nd Floor Office
Suite 6-15826	Available	690 SF	NNN	\$10.80 SF/yr	2nd Floor Office
Suite 6-15834	Available	930 SF	NNN	\$10.80 SF/yr	2nd Floor Office
Suite 6-15836	Available	2,130 - 4,260 SF	NNN	\$12.60 SF/yr	1,440 SF Warehouse - 690 SF Office. Can be combined with 6-15842
Suite 6-15842	Available	2,130 - 4,260 SF	NNN	\$12.60 SF/yr	1,440 SF Warehouse - 690 SF Upstairs Office. Can be combined with 6-15836.

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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.

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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