

Month 6 Base Rent Free!



FOR LEASE

PLAZA 975

975 SE SANDY BLVD, PORTLAND, OR, 97214

Close-In Eastside Industrial District office space with on-site dedicated parking and customizable interior upgrades.

PLAZA NINE SEVENTY FIVE

LeasingTeam@GridPropertyManagement.com

503-406-2706

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OFFICE SPACE

Suite 120 - 1,320 RSF @\$27.00 Base rent rst/year

Suite 130 - 289 RSF @\$26.00 Base rent rsf/year

Suite 220/230- 5,870 RSF @24.76 Base rent rsf/year

Suite 220- 2,766 RSF @39.76 Base rent rsf/year

Suite 230- 3,103 RSF @39.76 Base rent rsf/year

AMENITIES

Fully Renovated
Conference Room
Air Conditioning
Elevator Served

New Roof
New Windows
Central Heating
LED Lighting
Close to Shops

Coded Building Entry
3.0 Parking Spots per
1,000 RSF



WALK SCORE : 95

TRANSIT SCORE: 80

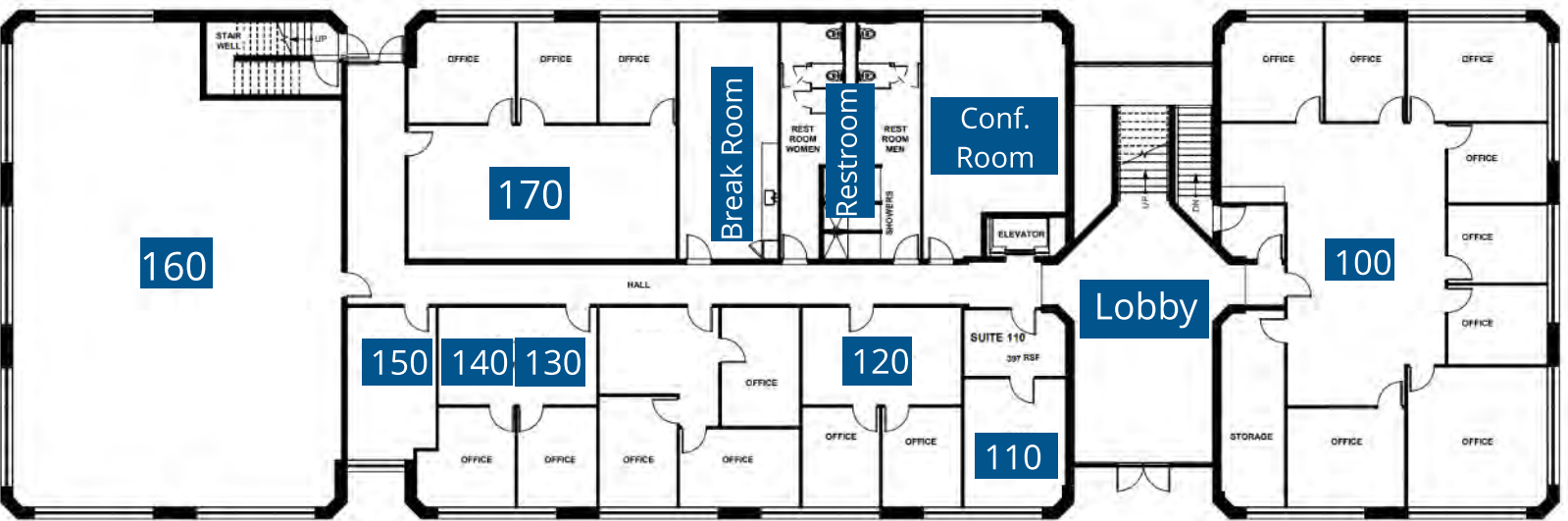
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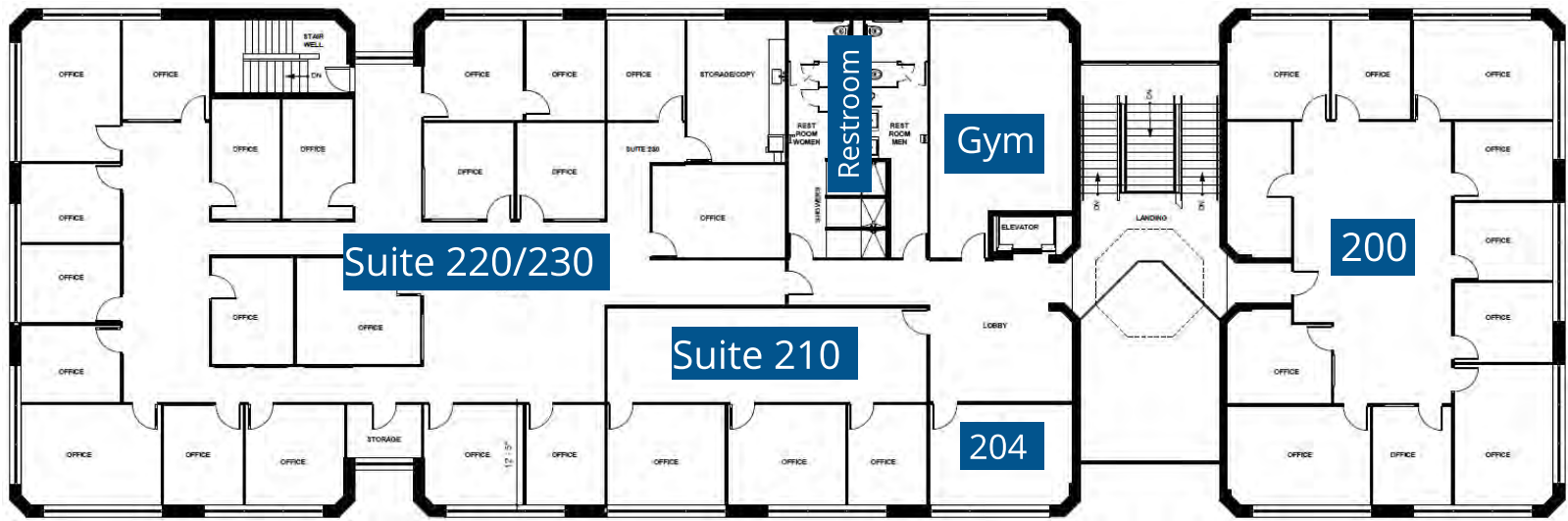
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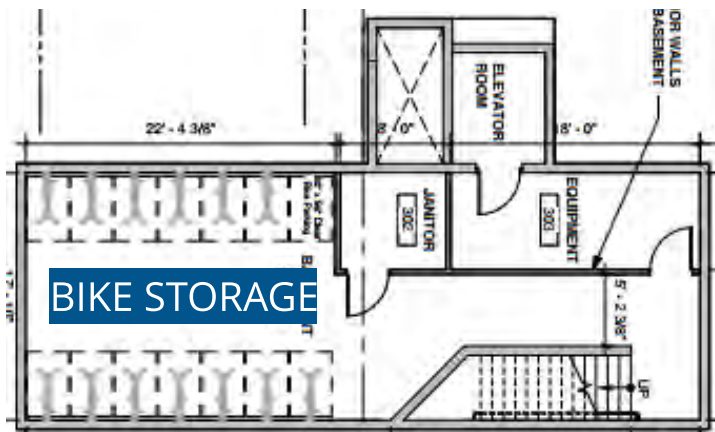
FIRST FLOOR



SECOND FLOOR



BASEMENT



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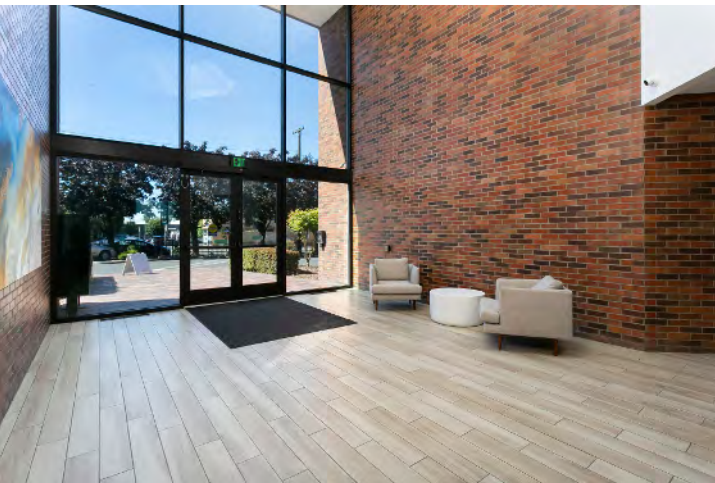
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SUITE 120

The first-year base rent rate is \$27.00 per year per rentable square foot (\$2,970.00 per month) plus \$15.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,650.00 per month), resulting in all-in lease costs of \$4,620.00 per month for year 1 with 3% annual increases to base rent for each year thereafter. There are no additional costs to the Tenant under this lease other than Tenant-selected internet and phone service.

Base rent for month 6 of the lease (\$2,970.00) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$1,650.00).* Limited time, must sign 12-month minimum lease.

Serious inquiries only. Courtesy to brokers.

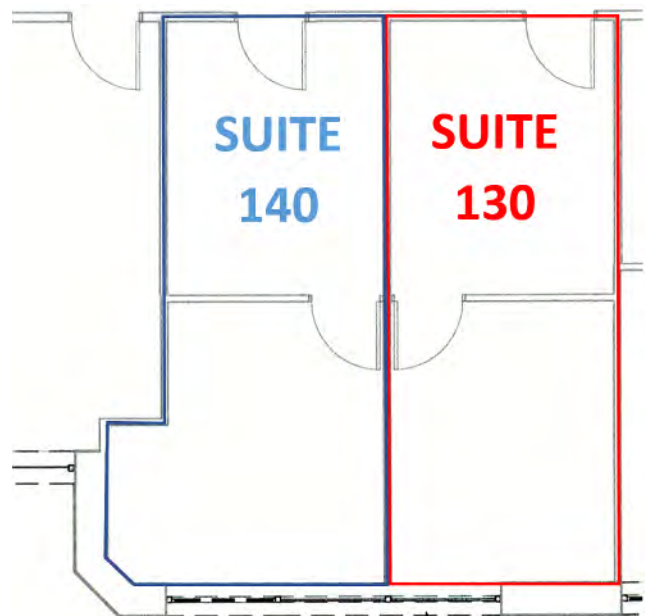


SUITE 130

The first-year base rent rate is \$26.00 per year per rentable square foot (\$626.17 per month) plus \$15.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$361.25 per month), resulting in all-in lease costs of \$987.42 per month for year 1 with 3% annual increases to base rent for each year thereafter. There are no additional costs to the Tenant under this lease other than Tenant-selected internet and phone service.

Base rent for month 6 of the lease (\$626.17) will be abated. Tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$361.25). * Limited time, must sign 12-month minimum lease.

Parking is available up to two cars for an additional \$125.00 per month.



SUITE 220 /230

The first-year base rent rate is \$24.00 per year per rentable square foot (\$11,740.00 per month) plus \$15.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$7,337.50 per month), resulting in all-in lease costs of \$19,077.50 per month for year 1 with 3% annual increases to base rent for each year thereafter. There are no additional costs to the Tenant under this lease other than the Tenant-selected internet and phone service.

****Base rent for month 6 of the lease (\$11,740.00) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$7,337.50).*** Limited time, must sign a 12-month minimum lease.******



SUITE 220

The first-year base rent rate is \$24.76 per year per rentable square foot (\$5,707.18 per month) plus \$15.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$3,457.50 per month), resulting in all-in lease costs of \$9,164.68 per month for year 1 with 3% annual increases to base rent for each year thereafter. There are no additional costs to the Tenant under this lease other than the Tenant-selected internet and phone service.

****Currently, this suite is 5,870 RSF total and can be split into two separate suites (as described above). Please inquire if you are interested in learning more about this option.***

****Base rent for month 6 of the lease (\$5,707.18) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$3,457.50).* Limited time, must sign a 12-month minimum lease.****

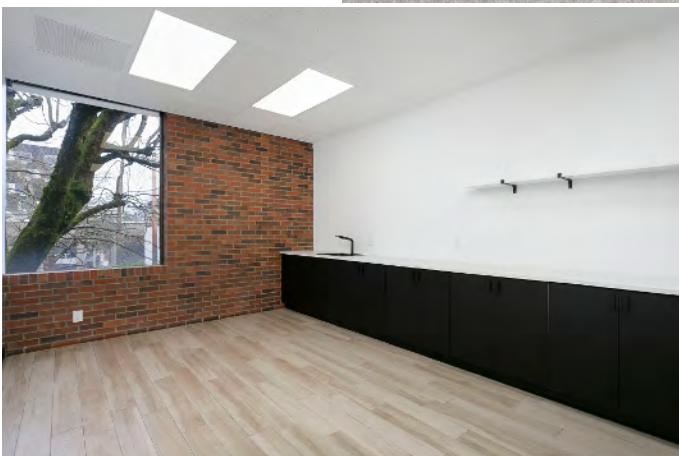


SUITE 230

The first-year base rent rate is \$24.76 per year per rentable square foot (\$6,402.52 per month) plus \$15.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$3,878.75 per month), resulting in all-in lease costs of \$10,281.27 per month for year 1 with 3% annual increases to base rent for each year thereafter. There are no additional costs to the Tenant under this lease other than the Tenant-selected internet and phone service.

****Currently, this suite is 5,870 RSF total and can be split into two separate suites (as described above). Please inquire if you are interested in learning more about this option.***

****Base rent for month 6 of the lease (\$6,402.52) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$3,878.75).* Limited time, must sign a 12-month minimum lease.****



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WORKOUT ROOM



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CONFERENCE ROOM



RESTROOM AND SHOWER



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Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property.