

FOR SALE >\$1,500,000



# Plaza 125 Bldg. J

12630 SE STARK ST. PORTLAND, OREGON 97233



Sale Price :  
\$1,500,000

- > PLAZA 125:
- > 13 Buildings (in plaza) covering 4.67 +/- Acres
- > Building J was totally renovated in 2015.
- > Tenant has been in the building since 2005, originally occupying 1/2 the building and then expanding to take the entire space in 2015
- > 100% Occupancy long term health care tenant (5 yrs remaining on lease)
- > NOI: \$103,226
- > Ability to demise into multi tenant property
- > Abundant parking, many tenants underutilize their 4/1000 park wide parking ratio
- > Professionally managed Condo Park



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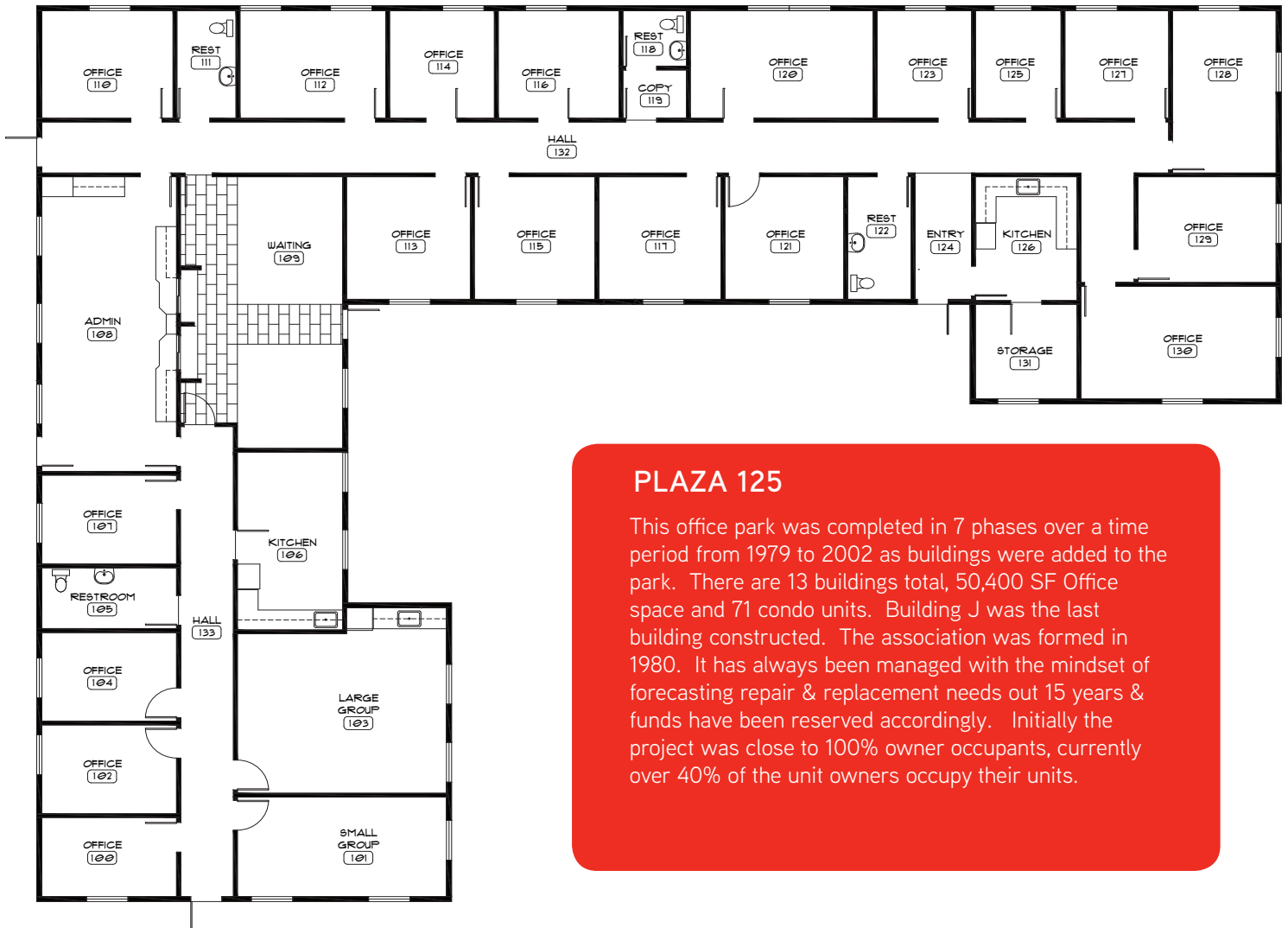


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## PLAZA 125

This office park was completed in 7 phases over a time period from 1979 to 2002 as buildings were added to the park. There are 13 buildings total, 50,400 SF Office space and 71 condo units. Building J was the last building constructed. The association was formed in 1980. It has always been managed with the mindset of forecasting repair & replacement needs out 15 years & funds have been reserved accordingly. Initially the project was close to 100% owner occupants, currently over 40% of the unit owners occupy their units.

