

THE HANCOCK 40 BUILDING

4011-4023 NE HANCOCK STREET
PORTLAND, OR 97212

**GROUND FLOOR OFFICE
CONDO AVAILABLE**

Image Source CoStar

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FOR LEASE / SALE OFFICE CONDOMINIUM

HIGHLIGHTS

- Total ground floor condo ± 4,459 SF built in 2004
- ± 2,436 SF available immediately
- Rare opportunity for an owner/user with potential rental income, or the option to acquire both units
- Move-in ready with a turnkey, plug-and-play setup
- Security system in place
- Abundant natural light with offices and conference rooms featuring relites for an open, collaborative feel
- Great visibility along NE Hancock Street
- Roll-up door for fresh Pacific Northwest air

RATES & PRICING

- Lease rate \$24.00/SF, Full Service
- Sale price \$1,050,000

LOCATION

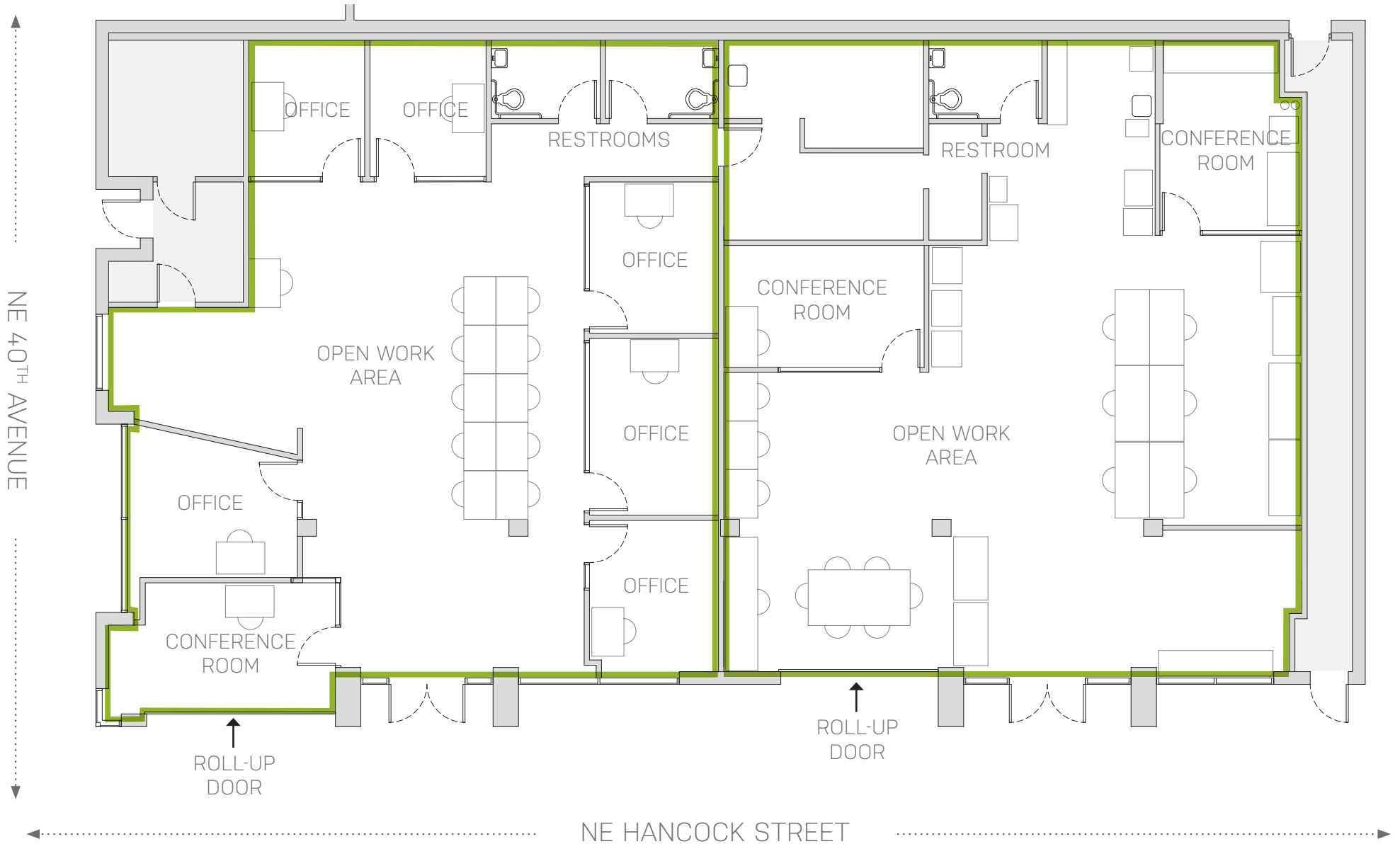
- Zoning CM2 - Commercial Mixed Use 2
- Prime location, less than two blocks from NE Broadway & NE Sandy Blvd
- Walkable access to TriMet MAX and bus lines



MOVE-IN READY BUILD-OUT

AVAILABLE NOW!
SUITE 4011: 2,436 SF

SUITE 4023: 2,023 SF



GREAT LOCATION



4011-4023 NE HANCOCK ST

7 MINUTE WALK TO MAX STATION

— TriMet Bus
— TriMet MAX

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