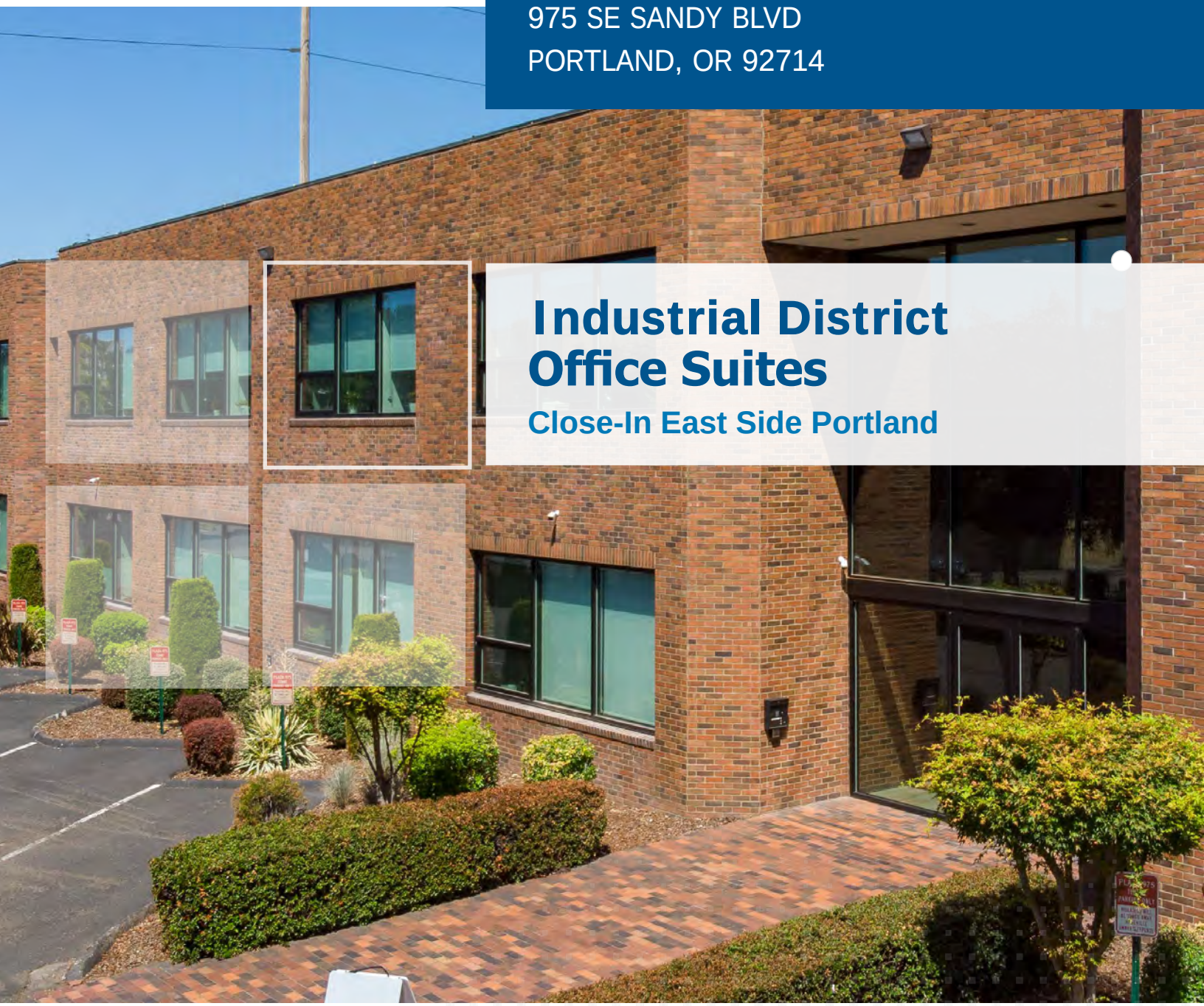
GRID PROPERTY MANAGEMENT, LLC

ATTENTION BROKERS

FOR LEASE

Plaza 975

975 SE SANDY BLVD
PORTLAND, OR 92714



Industrial District Office Suites

Close-In East Side Portland

Plaza975.com

Plaza 975

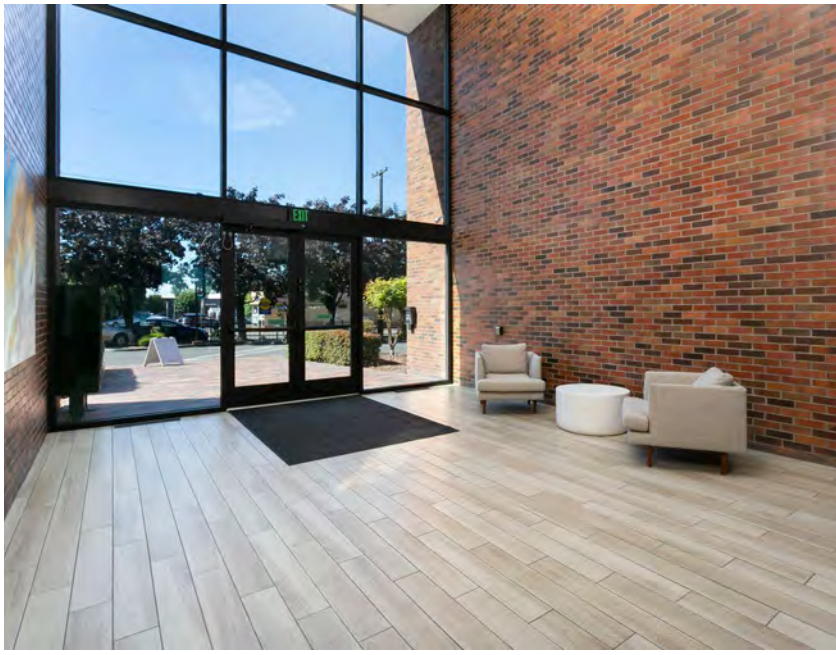
975 SE SANDY BLVD
PORTLAND, OR 92714

PROPERTY FEATURES

- Fully Renovated
- Conference Room
- Air Conditioning
- Elevator Served
- New Roof
- New Windows
- Central Heating
- LED Lighting
- Close to Shops
- Coded building entry
- On-site dedicated parking
- Customizable interior upgrades!

Convenient, Close-In East Side

Plaza 975 boasts a bike score of 98, a walk score of 97, and a transit score of 72!



Plaza975.com

1,385 RSF Office Suite with 5 Private Offices, Conference Room, and Abundant Parking

1,385	$32.50 /yr	$3,597.15
SQUARE FEET	RENT / SF	RENT

(503) 406-2706
www.Plaza975.com

GRID PROPERTY MANAGEMENT, LLC

PROPERTY ADDRESS

975 SE Sandy Boulevard - Suite 120
Portland, OR 97214

COMMERCIAL TYPE: Office LEASE TYPE: NNN
AVAILABLE: Now

DESCRIPTION

Click here to apply: https://tinyurl.com/GridCommercialApp

Suite 120 is in a code-access secured two-story office building in the center of the close-in Eastside Industrial District of Portland.

Plaza 975 has quick access to both SE Grand Ave, SE Martin Luther King Jr Blvd, SE Sandy, I-5, and I-84. This location is ideal for businesses looking for close-in office space.

Suite 120 is 1,385 rentable square feet of modern office space with an entry/reception area, conference room, and five private offices inside the suite. Suite 120 also has access to a shared conference room, shared cafe with bistro tables and kitchen, shared gym with showers, bike storage in a secure basement area, and beautiful entry lobby.

Lease Highlights

• Base Rent: $20.00/SF/year or $2,308.33/month
• NNN Charges: $14.50/SF/year or $1,673.54/month
• All-In Rent: $3,981.88/month
• Annual Increase: 3% Increase in Base Rent

Move-In Special Details:

• Sign a lease for at least 24 Months
• Get FREE base rent for months 4 and 8 (save $4,616.66)
• Effective All-In Rent for Year 1 is $3,597.15/month after we apply the FREE month of base rent
• This is a limited time offer for new tenants only and may end at any time.
• Tenants will still pay the standard all-in rent of $3,981.88/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of $3,597.15 in Year 1.

There are no additional costs to the Tenant under this lease other than Tenant-selected internet and phone service.

Five days per week janitorial. No pets are allowed in the building.

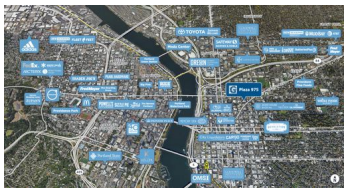
Serious inquiries only. Courtesy to brokers.

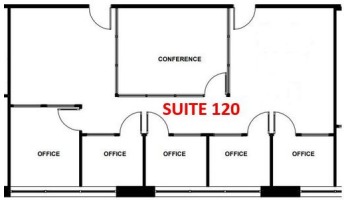
AMENITIES

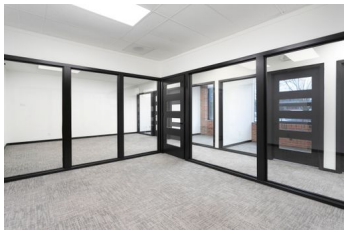
• Off Street Parking
• Shared Bathrooms
• Gym
• Conference Room
• Private Office
• Kitchen
• Reception Area
• Shower
• Janitorial

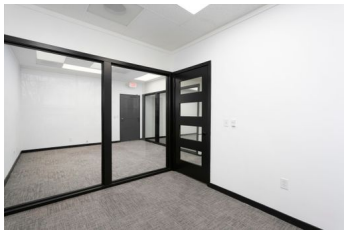
RENTAL TERMS

Rent	$3,597.15
Security Deposit	$4,500.00
Application Fee	$0.00









View this listing online:

1,270 RSF Office Suite with 4 Private Offices

1,270	$30.33 /yr	$3,298.47
SQUARE FEET	RENT / SF	RENT

(503) 406-2706
www.Plaza975.com

GRID PROPERTY MANAGEMENT, LLC

PROPERTY ADDRESS

975 SE Sandy Boulevard - Suite 201
Portland, OR 97214

COMMERCIAL TYPE: Office LEASE TYPE: NNN
AVAILABLE: 10/01/2025

DESCRIPTION

Click here to apply: https://tinyurl.com/GridCommercialApp

Suite 201 is in a code-access secured two-story office building in the center of the close-in Eastside Industrial District of Portland.

Plaza 975 has quick access to both SE Grand Ave, SE Martin Luther King Jr Blvd, SE Sandy, I-5, and I-84. This location is ideal for businesses looking for close-in office space.

Suite 201 is 1,270 rentable square feet of modern office space with an entry/reception area, and four private office inside the suite. Suite 201 also has access to a shared conference room, shared cafe with bistro tables and kitchen, shared gym with showers, bike storage in a secure basement area, and beautiful entry lobby.

Lease Highlights

• Base Rent: $20.00/SF/year or $2,116.67/month

• NNN Charges: $14.50/SF/year or $1,534.58/month

• All-In Rent: $3,651.25/month

• Annual Increase: 3% Increase in Base Rent Move-In Special Details:

• Sign a lease for at least 24 Months

• Get FREE base rent for months 4 and 8 (save $4,233.34)

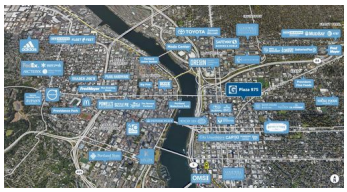
• Effective All-In Rent for Year 1 is $3,298.47/month after we apply the FREE month of base rent

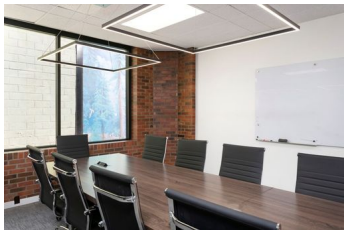
• This is a limited time offer for new tenants only and may end at any time.

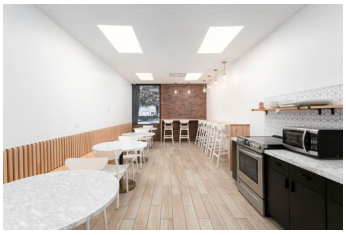
• Tenants will still pay the standard all-in rent of $3,651.25/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of $3,298.47 in Year 1.

Five days per week janitorial. No pets are allowed in the building.

Serious inquiries only. Courtesy to brokers.







AMENITIES

- Shared Bathrooms
- reception area
- Gym
- Conference Room
- Private Office
- Kitchen
- janitorial

RENTAL TERMS

Rent	$3,298.47
Security Deposit	$0.00
Application Fee	--

View this listing online:

1,210 RSF Office Suite with 4 Private Offices

1,210	$31.17 /yr	$3,142.64
SQUARE FEET	RENT / SF	RENT

(503) 406-2706
www.Plaza975.com

GRID PROPERTY MANAGEMENT, LLC

PROPERTY ADDRESS

975 SE Sandy Boulevard - Suite 203
Portland, OR 97214

COMMERCIAL TYPE: Office LEASE TYPE: NNN
AVAILABLE: 10/01/2025

DESCRIPTION

Click here to apply: https://tinyurl.com/GridCommercialApp

Suite 203 is in a code-access secured two-story office building in the center of the close-in Eastside Industrial District of Portland.

Plaza 975 has quick access to both SE Grand Ave, SE Martin Luther King Jr Blvd, SE Sandy, I-5, and I-84. This location is ideal for businesses looking for close-in office space.

Suite 203 is 1,210 rentable square feet of modern office space with an entry/reception area, and four private offices inside the suite. Suite 203 also has access to a shared conference room, shared cafe with bistro tables and kitchen, shared gym with showers, bike storage in a secure basement area, and beautiful entry lobby.

Lease Highlights

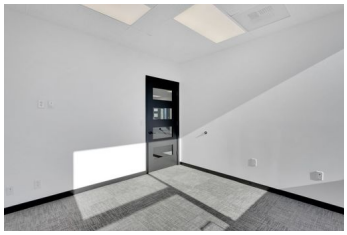
Lease Highlights
• Base Rent: $20.00/SF/year or $2,016.67/month
• NNN Charges: $14.50/SF/year or $1,462.08/month
• All-In Rent: $3,478.75/month
• Annual Increase: 3% Increase in Base Rent

Move-In Special Details:
• Sign a lease for at least 24 Months
• Get FREE base rent for months 4 and 8 (save $4,033.34)
• Effective All-In Rent for Year 1 is $3,142.64/month after we apply the FREE month of base rent
• This is a limited time offer for new tenants only and may end at any time.
• Tenants will still pay the standard all-in rent of $3,478.75/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of $3,142.64 in Year 1.

There are no additional costs to the Tenant under this lease other than Tenant-selected internet and phone service.

Five days per week janitorial. No pets are allowed in the building.

Serious inquiries only. Courtesy to brokers.



RENTAL TERMS

Rent	$3,142.64
Security Deposit	$0.00
Application Fee	$0.00

View this listing online:

2,346 RSF Office Suite with 9 Private Offices and Abundant Parking

2,346	$31.50 /yr	$5,930.17
SQUARE FEET	RENT / SF	RENT

(503) 406-2706
www.Plaza975.com

GRID PROPERTY MANAGEMENT, LLC

PROPERTY ADDRESS

975 SE Sandy Boulevard - Suite 220
Portland, OR 97214

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

Click here to apply: https://tinyurl.com/GridCommercialApp

Suite 220 is in a code-access secured two-story office building in the center of the close-in Eastside Industrial District of Portland.

Plaza 975 has quick access to both SE Grand Ave, SE Martin Luther King Jr Blvd, SE Sandy, I-5, and I-84. This location is ideal for businesses looking for close-in office space.

Suite 220 is 2,346 rentable square feet of modern office space with an entry/reception area and nine private offices inside the suite (there is also an additional IT closet and one of the private offices could serve as a conference room). Suite 220 also has access to a shared conference room, shared cafe with bistro tables and kitchen, shared gym with showers, bike storage in a secure basement area, and beautiful entry lobby.

Lease Highlights

- Base Rent: $19.00/SF/year or $3,714.50/month
- NNN Charges: $14.50/SF/year or $2,834.75/month
- All-In Rent: $6,549.25/month
- Annual Increase: 3% Increase in Base Rent

Move-In Special Details:

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save $7,429.00)
- Effective All-In Rent for Year 1 is $5,930.17/month after we apply the FREE month of base rent
- This is a limited time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of $6,549.25/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of $5,930.17 in Year 1.

Five days per week janitorial. No pets are allowed in the building.

There are no additional costs to the Tenant under this lease other than the Tenant-selected internet and phone service.

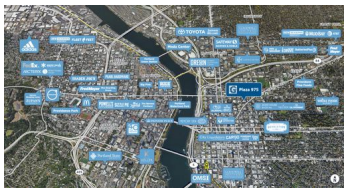
Serious inquiries only. Courtesy to brokers.

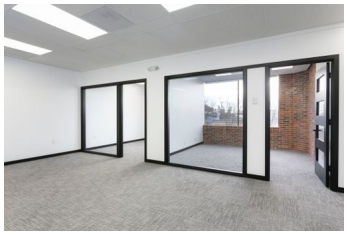
AMENITIES

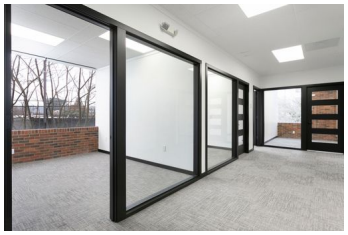
- Shared Bathrooms
- Ample Parking
- Gym
- Private Office
- Kitchen
- Reception Area
- Janitorial

RENTAL TERMS

Rent	$5,930.17
Security Deposit	$7,000.00
Application Fee	$0.00







View this listing online:

Plaza 975

975 SE SANDY BLVD
PORTLAND, OR 92714

INDUSTRIAL DISTRICT OFFICE & SUITES

Is your client the perfect fit?
Let's talk today.

LeasingTeam@GridPropertyManagement.com
503-406-2706

Individual suite information is available at Plaza975.com

GRID PROPERTY MANAGEMENT, LLC

Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.