13645 nw science park dr

A Comprehensive Guide to 13645 NW Science Park Dr: Best Practices and Common Pitfalls

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Publisher: The Portland Property Insights Group, a leading publisher of real estate guides and market analyses for the Portland, Oregon metropolitan area. They are known for their accurate, in-depth reports and focus on sustainable development practices.

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Summary: This guide provides a comprehensive overview of 13645 NW Science Park Dr, a key location in Portland's vibrant Science Park. We examine its strengths, weaknesses, best practices for utilizing the space, and common pitfalls to avoid. The guide includes detailed information on accessibility, infrastructure, regulatory considerations, and sustainable development opportunities related to 13645 NW Science Park Dr. We also offer insights into its economic impact and future potential.

Keywords: 13645 NW Science Park Dr, Portland Oregon, Science Park, commercial real estate, property management, sustainable development, infrastructure, best practices, pitfalls, economic impact, real estate investment.

13645 NW Science Park Dr, located in Portland, Oregon, represents a significant piece of commercial real estate within the thriving Science Park area. Understanding its unique characteristics, advantages, and potential challenges is crucial for anyone considering interaction with this property, whether as a tenant, investor, or neighboring business. This guide will delve into the specifics of 13645 NW Science Park Dr, providing insights and actionable information.

1. Location and Accessibility of 13645 NW Science Park Dr

The location of 13645 NW Science Park Dr offers excellent accessibility. Its proximity to major transportation arteries, including [mention specific highways and public transportation options], ensures easy commuting for employees and convenient access for clients and suppliers. The address also benefits from its placement within the broader Science Park community, fostering collaboration and networking opportunities. However, potential traffic congestion during peak hours should be considered.

1. Infrastructure and Amenities at 13645 NW Science Park Dr

The infrastructure surrounding 13645 NW Science Park Dr is generally robust, featuring reliable utilities, high-speed internet access, and ample parking. However, the specific amenities available at the property itself, such as on-site amenities and building services, need to be independently verified. Detailed information on these features should be obtained from the property owner or management.

1. Regulatory Considerations for 13645 NW Science Park Dr

Understanding the relevant zoning regulations, building codes, and environmental permits is crucial for any activity at 13645 NW Science Park Dr. Compliance with these regulations is essential for avoiding penalties and legal complications. It is highly recommended to consult with legal and planning professionals to ensure adherence to all applicable regulations.

1. Sustainable Development Opportunities at 13645 NW Science Park Dr

Given Portland's commitment to sustainability, 13645 NW Science Park Dr presents numerous opportunities for incorporating environmentally friendly practices. Implementing energy-efficient technologies, utilizing renewable energy sources, and adopting sustainable building materials can enhance the property's value and contribute to the city's environmental goals.

1. Economic Impact and Future Potential of 13645 NW Science Park Dr

The Science Park area experiences significant economic activity, and 13645 NW Science Park Dr is well-positioned to benefit from this growth. The property's potential for future development and its strategic location within a rapidly expanding technology hub suggest promising investment prospects.

1. Best Practices for Utilizing 13645 NW Science Park Dr

Optimizing the use of 13645 NW Science Park Dr requires a strategic approach. This includes thorough due diligence, effective space planning, and adherence to building regulations. Collaboration with experienced real estate professionals can ensure the property is utilized effectively and efficiently.

1. Common Pitfalls to Avoid at 13645 NW Science Park Dr

Failing to conduct proper due diligence, neglecting building maintenance, and overlooking regulatory requirements are common pitfalls to avoid. Inadequate planning and a lack of awareness of local market conditions can also negatively impact the utilization of this property.

1. Conclusion

13645 NW Science Park Dr presents a significant opportunity within Portland's dynamic commercial real estate market. By understanding its location, infrastructure, regulatory environment, and potential challenges, stakeholders can effectively leverage its advantages and contribute to its continued success. This guide serves as a starting point for informed decision-making related to this valuable property.

FAQs:

1. What type of businesses are typically located at or near 13645 NW Science Park Dr? The area is known for technology companies, research firms, and related businesses.

1. What is the average rental rate for similar properties in the Science Park area? Rental rates vary depending on size, amenities, and lease terms; research from local real estate professionals is necessary.

1. What are the parking options available at 13645 NW Science Park Dr? This needs to be verified with the property manager or owner.

1. Are there any public transportation options nearby? Yes, [Specify buses, light rail, etc.] are readily accessible.

1. What are the zoning regulations for 13645 NW Science Park Dr? Contact the city of Portland's planning department for detailed information.

1. What are the energy efficiency standards for buildings in this area? Consult the city's building codes and sustainability initiatives.

1. What is the process for obtaining building permits for renovations or improvements at 13645 NW Science Park Dr? The process involves applications and approvals from the city's permitting department.

1. What are the typical lease terms for properties like 13645 NW Science Park Dr? Lease terms vary depending on negotiation, but typically range from 1-5 years.

1. Where can I find additional information about commercial real estate in Portland’s Science Park? Consult local real estate brokers and the city of Portland's economic development website.

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