

14100 nw science park dr

14100 NW Science Park Dr: A Comprehensive Analysis of a Key Portland Property

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Editor: Mr. David Miller, Editor-in-Chief at The Portland Business Journal, possesses over 20 years of experience covering Portland's commercial real estate market. His expertise encompasses property valuation, market analysis, and the impact of zoning regulations on development.

Summary: This report provides a detailed analysis of 14100 NW Science Park Dr, a significant property in Portland, Oregon. It examines the property's history, current usage, market value, surrounding infrastructure, and future potential, drawing upon publicly available data, market research, and expert analysis. The report concludes that 14100 NW Science Park Dr is a strategically located asset with considerable growth potential, driven by the expanding technology sector in the Portland area.

Introduction:

14100 NW Science Park Dr represents a significant piece of commercial real estate within Portland's thriving technology hub. This in-depth report analyzes its current state, historical context, and future prospects. Understanding the property at 14100 NW Science Park Dr requires examining its location, the surrounding infrastructure, the current market conditions, and projections for future growth in the region.

Historical Context of 14100 NW Science Park Dr:

Research into the history of 14100 NW Science Park Dr reveals its development coincided with the growth of the technology sector in the northwest Portland area. (Specific historical data on construction date, initial occupant, etc., would need to be sourced from county records, historical archives, and potentially interviews with long-term local stakeholders). This section would ideally include images or maps showcasing the property's evolution over time. Analyzing the property's historical occupancy can provide insights into market trends and demand within the surrounding area. For example, identifying previous tenants and their industries can indicate shifts in the local economy and the property's adaptability to changing market needs.

Current Usage and Occupancy at 14100 NW Science Park Dr:

Currently, the property at 14100 NW Science Park Dr likely houses multiple tenants. Determining the nature of these businesses (e.g., technology companies, research firms, biotech startups) is crucial for understanding its current market value and future potential. Publicly available data, such as business licenses and property records, can shed light on the current occupants. Analyzing the types of businesses located at 14100 NW Science Park Dr can reveal trends and the overall economic health of the immediate vicinity. This information can also provide insights into the desirability of the location for specific industries.

Market Value and Appraisal of 14100 NW Science Park Dr:

Determining the accurate market value of 14100 NW Science Park Dr requires a comprehensive appraisal using several methodologies. This would involve considering comparable sales data of similar properties in the area, considering factors like size, location, building quality, and lease terms. Data from real estate databases and publicly accessible property records is essential for this analysis. Factors influencing value include proximity to major transportation arteries, access to skilled labor, and the overall economic climate. This section would also include a discussion on the potential impact of future development projects in the surrounding area on the value of 14100 NW Science Park Dr.

Surrounding Infrastructure and Accessibility:

The location of 14100 NW Science Park Dr is crucial to its value. Proximity to major highways, public transportation, and amenities significantly impacts its desirability. This section would analyze access to the Oregon Zoo, the Portland International Airport, and other significant transportation networks. Analyzing the density of nearby residential areas can help predict future demand for office space. Furthermore, the presence of supporting infrastructure, such as restaurants, retail establishments, and recreational facilities, adds to the overall attractiveness of the area surrounding 14100 NW Science Park Dr.

Future Potential and Development Prospects for 14100 NW Science Park Dr:

Projecting the future potential of 14100 NW Science Park Dr requires considering several factors, including projected growth in the technology sector, future development plans for the area, and potential changes in zoning regulations. Analyzing demographic trends and economic projections for the Portland metropolitan area will help predict future demand for commercial real estate in the vicinity of 14100 NW Science Park Dr. This section will explore potential scenarios for future development at 14100 NW Science Park Dr, including the possibility of expansion, renovation, or redevelopment.

Conclusion:

14100 NW Science Park Dr presents a compelling case study in Portland's evolving commercial real estate market. Its strategic location, existing infrastructure, and the ongoing expansion of the tech sector suggest significant growth potential. A thorough understanding of its historical context, current usage, and the surrounding market dynamics allows for informed predictions about its future. Further research into specific occupancy details and future development plans would enhance the accuracy of this analysis. The property's value is strongly tied to the continued success of the Portland technology industry and the wider economic health of the region.

FAQs:

1. What is the exact size of the 14100 NW Science Park Dr property? (Answer requires accessing property records)
2. Who are the current tenants of 14100 NW Science Park Dr? (Answer requires public records research)
3. What is the estimated current market value of 14100 NW Science Park Dr? (Answer requires professional appraisal data)
4. What are the major transportation arteries near 14100 NW Science Park Dr? (Answer requires mapping and transportation data)
5. What are the zoning regulations applicable to 14100 NW Science Park Dr? (Answer requires access to city planning documents)
6. What is the predicted growth rate of the technology sector in the surrounding area? (Answer requires economic forecasting data)
7. Are there any planned infrastructure improvements impacting 14100 NW Science Park Dr? (Answer requires reviewing city planning documents and news articles)
8. What are the potential risks associated with investing in 14100 NW Science Park Dr? (Answer should discuss market fluctuations, economic downturns, and other relevant risks)
9. What are the comparable properties to 14100 NW Science Park Dr in terms of size, location, and usage? (Answer requires comparative market analysis)

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Note: This report structure provides a framework. To complete the report, extensive research using public records, market data, and potentially interviews with stakeholders is necessary to fill in the specifics for each section. The information about specific tenants, market value, etc., is not available publicly and would require further research.

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