

14375 nw science park drive portland or 97229

14375 NW Science Park Drive, Portland, OR 97229: A Comprehensive Analysis

Author: Dr. Evelyn Reed, PhD, Urban Planning and Real Estate Development, specializing in Northwest Pacific regional growth and economic impact analysis. Dr. Reed has over 15 years of experience analyzing commercial real estate trends and their socio-economic implications.

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Abstract: This comprehensive analysis delves into the significance of 14375 NW Science Park Drive, Portland, OR 97229, examining its location within the broader context of Portland's economic landscape. We explore various methodologies used to assess its value, potential, and impact on the surrounding community. The analysis incorporates data-driven approaches, qualitative observations, and comparative studies of similar properties to provide a multifaceted perspective on this key address.

1. Geographic Location and Context of 14375 NW Science Park Drive, Portland, OR 97229

14375 NW Science Park Drive resides within the vibrant and rapidly developing Northwest Portland submarket. Its location within the Science Park provides immediate access to a concentration of technology, biotechnology, and research-focused companies. This strategic positioning offers significant advantages in terms of networking opportunities, talent acquisition, and collaborative research initiatives. Analyzing the address within a GIS framework allows us to map its proximity to key transportation arteries (freeways, public transit), amenities (restaurants, retail), and other

critical infrastructure. This geographical context is crucial in determining its market value and potential for future growth.

2. Property Analysis and Valuation Methodologies

Several methodologies can be employed to assess the value of the property at 14375 NW Science Park Drive, Portland, OR 97229. These include:

Income Approach: This method focuses on the potential rental income generated by the property. We analyze comparable properties in the immediate vicinity to determine appropriate rental rates per square foot. Factors such as building class, amenities, and lease terms are considered. This approach is particularly relevant for commercial properties like the one at 14375 NW Science Park Drive.

Sales Comparison Approach: This involves comparing the subject property to recently sold comparable properties within the same market area. Adjustments are made for differences in size, age, condition, and amenities. The selection of comparable properties is critical to the accuracy of this method. The availability of recent sales data within the Science Park area is crucial for a reliable assessment.

Cost Approach: This method estimates the value based on the cost of replacing or reproducing the building, less depreciation. This approach is most applicable when analyzing new constructions or properties with unique features. For 14375 NW Science Park Drive, this would involve factoring in construction costs, land value, and any potential depreciation.

3. Market Analysis and Competitive Landscape

A comprehensive market analysis is crucial for understanding the competitive landscape surrounding 14375 NW Science Park Drive, Portland, OR 97229. This involves identifying key competitors in the immediate vicinity, analyzing their occupancy rates, rental rates, and tenant profiles. Understanding market trends, including the demand for office space in the Northwest Portland submarket, is crucial in forecasting the future performance of the property. Analyzing absorption rates, vacancy rates, and overall market growth provides a broader perspective on the address's long-term potential.

4. Qualitative Assessment and Site Visit

A site visit to 14375 NW Science Park Drive is vital for a complete assessment. This allows for a qualitative evaluation of the property's physical condition, amenities, and overall appeal. Observations about the building's aesthetics, functionality, and surrounding environment can provide valuable insights not captured in quantitative data. Interviews with tenants or property management can provide valuable qualitative data on tenant satisfaction and market dynamics.

5. Economic Impact and Regional Development

The property at 14375 NW Science Park Drive contributes to the broader economic vitality of Portland. Its role within the Science Park ecosystem contributes to the city's burgeoning technology and biotechnology sectors. Analyzing its contribution to job creation, tax revenue generation, and overall economic growth offers a broader understanding of its regional significance. By studying the cluster of businesses situated around 14375 NW Science Park Drive, we can ascertain the synergistic effects of this location.

6. Future Projections and Investment Potential

By combining the methodologies described above, we can develop a robust projection of the future value and investment potential of 14375 NW Science Park Drive, Portland, OR 97229. Forecasting future rental rates, occupancy levels, and market conditions allows investors to make informed decisions. Sensitivity analysis can be used to assess the impact of various market scenarios on the property's value. This provides a clearer understanding of the risks and rewards associated with investing in this specific location.

7. Sustainability and Environmental Considerations

Increasingly, environmental considerations play a significant role in real estate valuation. Assessing the property's energy efficiency, water conservation measures, and adherence to sustainability standards is crucial. For 14375 NW Science Park Drive, an analysis of its environmental footprint and alignment with green building certifications would offer investors and stakeholders a more complete picture. This can also influence tenant preferences and rental rates.

Conclusion:

14375 NW Science Park Drive, Portland, OR 97229, represents a prime location within a thriving economic cluster. By utilizing a combination of quantitative and qualitative methodologies, we can gain a thorough understanding of its value, potential, and contribution to the Portland metropolitan area's economic growth. This detailed analysis provides a robust foundation for informed decision-making for investors, developers, and businesses considering this location. The property's future prospects are closely tied to the continued success of the Science Park and the broader Portland tech sector.

FAQs:

1. What type of businesses are located near 14375 NW Science Park Drive?
Primarily biotechnology, technology, and research-focused companies.
1. What is the average rental rate in the Science Park area? This varies based on size, amenities, and building class; a market analysis would provide precise figures.
1. What are the transportation options near 14375 NW Science Park Drive?
Access to major freeways and public transportation.
1. Is the property LEED-certified? This needs to be verified through a property inspection and official documentation.
1. What is the vacancy rate in the Science Park area? This information can be obtained from market reports and real estate databases.
1. What is the property's zoning classification? This information is readily available through the city's planning department.
1. What is the history of the building at 14375 NW Science Park Drive? This can be researched through property records and historical archives.
1. What is the estimated property tax? This can be determined using the assessed value and applicable tax rates.
1. What are the potential risks associated with investing in this property?
Risks include market fluctuations, economic downturns, and potential changes in zoning regulations.

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