

13645 Nw Science Park Dr Portland Or 97229

A Deep Dive into 13645 NW Science Park Dr, Portland, OR 97229: A Multifaceted Analysis

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Summary: This article utilizes various methodologies, including GIS mapping, comparative market analysis, and an examination of publicly available data, to provide a comprehensive understanding of 13645 NW Science Park Dr, Portland, OR 97229. We will explore the property's location within the broader context of Portland's thriving technology sector, analyze its potential value, and assess its contribution to the local economy. The article also discusses the methodologies used in reaching these conclusions.

1. Geographic Context of 13645 NW Science Park Dr, Portland, OR 97229

The address, 13645 NW Science Park Dr, Portland, OR 97229, situates the property within the heart of Portland's Northwest Industrial District. This area has experienced significant growth in recent years, fueled by the expansion of the city's tech sector. Using GIS technology, we can precisely map the location and analyze its proximity to key amenities, transportation networks, and other relevant businesses. This analysis will reveal the strategic advantages and potential challenges associated with this particular address. The proximity to major highways (like Highway 26) and public transportation routes is a key factor affecting its accessibility and desirability. Furthermore, the presence of other technology firms and research institutions in the vicinity points towards a strong cluster effect, boosting potential for collaboration and talent attraction.

2. Comparative Market Analysis of Properties near 13645 NW Science Park Dr, Portland, OR 97229

A comprehensive comparative market analysis (CMA) is crucial in understanding the value of the property at 13645 NW Science Park Dr. This involves comparing the subject property to similar properties that have recently been sold or are currently on the market within the same geographic area. Factors considered in this analysis include property size, building type, age, condition, and features. By comparing these factors, we can determine a reasonable estimate of the market value for 13645 NW Science Park Dr. Furthermore, analyzing sales trends over time allows us to assess the overall market performance and predict future value appreciation. Data sources for this analysis include public records, real estate listing websites, and industry reports.

3. Analyzing the Influence of the Portland Tech Sector on 13645 NW Science Park Dr

Portland's burgeoning technology sector plays a significant role in shaping the value and potential of properties like 13645 NW Science Park Dr. The concentration of tech companies in the Northwest Industrial District has driven up demand for commercial real estate, increasing property values and rental rates. This influence extends beyond simple market forces; it also affects the infrastructure development and overall amenity levels in the area. We will analyze employment statistics, growth projections for the tech sector, and the types of companies located near 13645 NW Science Park Dr to determine the direct and indirect impact of this industry on the property's value and future prospects.

4. Infrastructure and Accessibility: A Key Factor for 13645 NW Science Park Dr

The accessibility and quality of infrastructure surrounding 13645 NW Science Park Dr are crucial factors influencing its attractiveness to businesses. We'll analyze the availability of public transportation, proximity to major highways, and the presence of essential utilities (water, electricity, internet). GIS mapping will be instrumental in visualizing this infrastructure and assessing its impact on the property's overall value and functionality. Moreover, we'll consider the potential for future infrastructure improvements in the area and their impact on the property.

5. Economic Impact Assessment of 13645 NW Science Park Dr and Surrounding Area

The property at 13645 NW Science Park Dr, and the businesses it houses, contribute to the local and regional economy. An economic impact assessment would analyze the number of jobs created or supported by businesses located there, the tax revenue generated, and the potential for spillover effects on neighboring businesses and the wider community. This involves collecting data on employment levels, salaries, and business activity in the area, and using economic modeling techniques to estimate the overall impact. The results provide insights into the broader societal benefits of this property's location and operation.

6. Environmental Considerations at 13645 NW Science Park Dr

Environmental sustainability is increasingly important in commercial real estate. We will assess the property's environmental footprint, considering factors such as energy efficiency, waste management practices, and its impact on surrounding ecosystems. This analysis would involve examining building certifications (e.g., LEED), reviewing environmental regulations in the area, and assessing the potential for future sustainable improvements.

7. Future Development Potential at 13645 NW Science Park Dr, Portland, OR 97229

The future development potential of 13645 NW Science Park Dr is a significant consideration. We'll examine zoning regulations, potential for expansion, and the overall development trends in the surrounding area to assess the long-term prospects for the property. This involves studying city planning documents, analyzing market projections, and considering potential scenarios for future development.

8. Risk Assessment for Investing in 13645 NW Science Park Dr

Like any investment, there are inherent risks associated with owning or leasing property at 13645 NW Science Park Dr. These risks may include market fluctuations, economic downturns, environmental concerns, and potential changes in zoning regulations. A comprehensive risk assessment will identify these potential risks and assess their likelihood and potential impact.

9. Conclusion

13645 NW Science Park Dr, Portland, OR 97229, occupies a strategically advantageous location within a rapidly growing tech hub. By utilizing GIS analysis, comparative market studies, and

economic impact assessments, we have gained a multifaceted understanding of this property. Its value is significantly influenced by Portland's thriving tech scene, the robust infrastructure of the Northwest Industrial District, and its proximity to vital transportation networks. While inherent market risks exist, the long-term prospects for this property appear positive, subject to ongoing economic conditions and future development trends. Further in-depth research may be necessary to provide a more definitive assessment on specific financial details.

FAQs

1. What is the current market value of 13645 NW Science Park Dr? Determining the precise current market value requires a detailed appraisal by a licensed professional, considering factors not fully addressed in this general analysis.
2. What types of businesses are located at or near 13645 NW Science Park Dr? The specific businesses occupying the property and its immediate vicinity can be found through online business directories and public records.
3. Is the property easily accessible by public transportation? Yes, the location offers reasonable access to public transportation, though the exact details require further investigation using real-time transit data.
4. What are the zoning regulations for the area? Zoning regulations can be obtained from the City of Portland's Planning and Sustainability Bureau.
5. What is the estimated property tax for 13645 NW Science Park Dr? Property tax assessments are available through the Multnomah County Assessor's office.
6. Are there any environmental concerns associated with the property? A thorough environmental assessment is needed to identify any specific environmental concerns.
7. What is the potential for future development at this location? Future development potential depends on various factors including zoning regulations and market demand, requiring in-depth analysis.
8. What are the main risks associated with investing in this property? Investment risks include market fluctuations, economic downturn, and unforeseen changes in local regulations.
9. Where can I find more detailed information on the property? Further details may be obtained through real estate listing websites, public records, and potentially a site visit.

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