

NORTHWEST BRIEFS



CAP's new address is a full city-square-block between Fourth and Fifth Avenue on S.W. Oak and Pine Street.

on fundraising, it's a blessing when you're trying to look for a new lease," he said.

After fifteen years on Fifth Avenue between S.W. Alder and Morrison, CAP—the oldest and largest community-based provider of HIV services and advocacy in Oregon and Southwest Washington—had long outgrown its offices. Kaplan described the situation as “dysfunctional.” Five floors separate administration from services, and the Men's Wellness Center, located on S.W. Stark, isn't even connected to the offices.

So as CAP neared the end of its lease this summer, the organization thought about a year extension—and then thought again. The result was an offer Kaplan said was too good to refuse. “Basically, we got a deal where it was to our advantage to move,” he explained of plans to shift headquarters to downtown's Lincoln Building.

The new address, a full city-square-block between Fourth and Fifth Avenue on S.W. Oak and Pine Street, is an immediate cost-cutting measure. CAP pays about \$17 per square foot for office space, \$22/sf for the Men's Wellness Center at its current location. The new facility will run \$17.50/sf across the board, under the terms of a seven-year lease. On top of the flat rate, Kaplan noted a \$75,000 moving allowance, four months' free rent, and “a couple of other perks.”

Not the least of which is a complete

and customized build-out to CAP's specs. “We don't pay a penny, they do it all,” Kaplan said of property owner Unico's offer, estimated between \$500,000-700,000. With “fabulous” assistance from GBD Architects, Apex Real Estate Partners and interior designer Henry Brown, the eighth floor digs will boast 12,000 square feet to accommodate program offices and human resources, finance and development.

The new, 3,000 square-foot Men's Wellness Center will occupy the building's first floor, what Kaplan explained is a marked improvement. “One of the shortcomings of our current Men's Wellness Center is we only have one clinic testing room,” he said. “So we often have people queuing to get tested for HIV and STDs. The new site will give us three testing rooms.”

Kaplan says drawings for the all-inclusive facility are already signed-off for and to contractors and final finish selection almost complete. He's optimistic “it's all gonna happen” by the projected July 1 move-in date. And though operating costs will be “slightly more” in the long run due to the increased square footage, Kaplan believes CAP's soon-to-be-centralized home is worth it.

“For the first time in years, we will now no longer have a divide between our administration and our program,” he said of the bright, U-shaped plan with floor-to-

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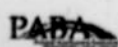
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