

# FREESTANDING LAURELHURST OFFICE BUILDING

## OFFERING SUMMARY

**Available SF:** 3,852 - 4,752 SF

**Lease Rate:** Building:  
\$22.00/SF NNN

Basement:  
\$11/SF NNN

**Sale Price:** \$1,700,000

## PROPERTY OVERVIEW

Excellent opportunity for a user seeking a multi-functional building in a visible and accessible location. Equipped with private offices, open areas, bathrooms, and kitchen space, the building provides an opportunity for a large range of office uses. The property comes with off-street parking for 6 vehicles, and access to street parking on either side of the building.

## LOCATION OVERVIEW

Prominent corner location with convenient access to Sandy Blvd and I-84. The area is highly walkable, and allows access to nearby restaurant and retail amenities in the Laurelhurst and Hollywood neighborhoods.

## PROPERTY HIGHLIGHTS

- Professionally Maintained Landscaping
- High Visibility
- Abundant Natural Light
- 900 SF Basement with Natural Light



**Clayton Madey**  
503.972.7277  
clayton@macadamforbes.com  
Licensed in OR

FOR SALE OR LEASE

3308 NE Peerless Place, Portland, OR 97232



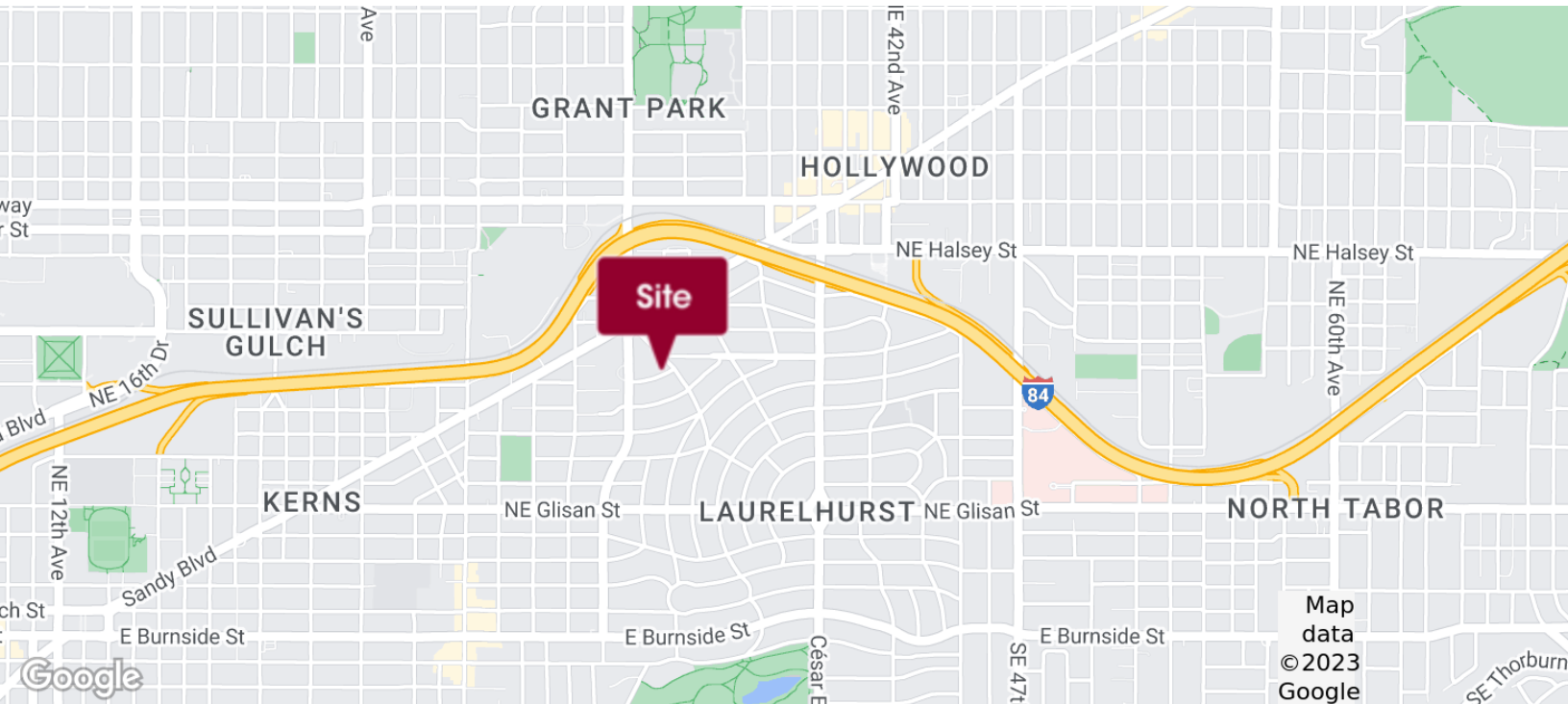
**Clayton Madey**  
503.972.7277  
clayton@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

3308 NE Peerless Place, Portland, OR 97232

FOR SALE OR LEASE



**Clayton Madey**  
503.972.7277  
clayton@macadamforbes.com  
Licensed in OR

FOR SALE OR LEASE

3308 NE Peerless Place, Portland, OR 97232



**Clayton Madey**  
503.972.7277  
clayton@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500