

# TWO MEDICAL/DENTAL BUILDINGS IN SE PORTLAND

13908 SE Stark Street, Portland, OR 97233



For More Information, Contact:

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### PROPERTY DESCRIPTION

Two office/medical buildings on one tax lot available for purchase. The North Building is 8,823 SF and was built in 1979. The roof was replaced in 2017. The South Building is 6,218 SF and was built in 2006.

There are two vacancies in the North Building and both are former dental offices (Suite D: 1,900 SF and Suite E: 1,800 SF). One vacancy in the South Building (Suite F: 2,453 SF in shell condition).

### OFFERING SUMMARY

Sale Price:	\$3,100,000
Lease Rate:	\$21.00 - 23.00 SF/yr (MG)
Available SF:	1,800 - 2,453 SF
Lot Size:	1.37 Acres
Building Size:	15,041 SF

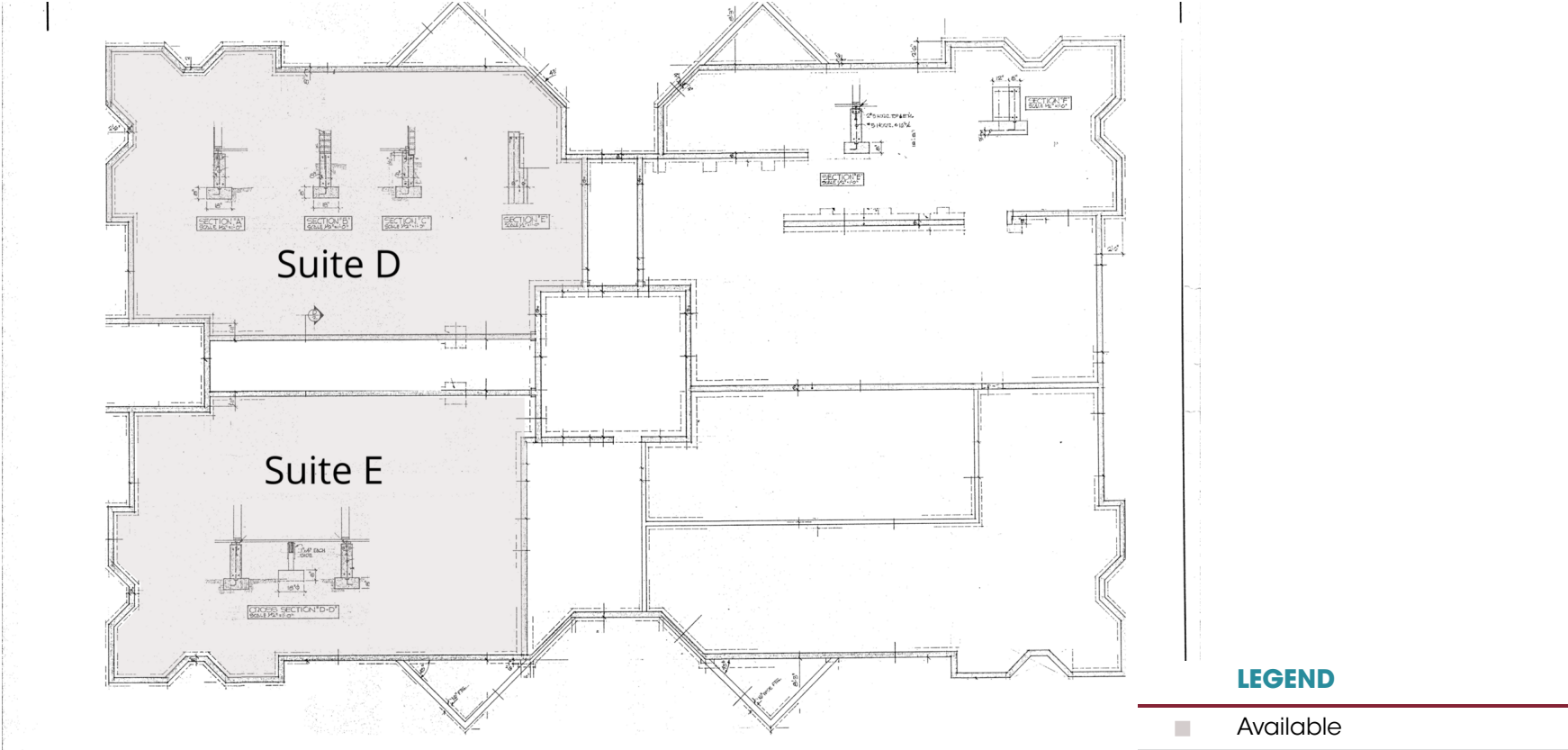


### PROPERTY HIGHLIGHTS

- Signage available on SE Stark Street
- Parking ratios: 4.00/1,000 SF
- Zoning: CM1, Commercial Mixed Use 1
- Lease rate for the dental suites include the vacuum system and office generator





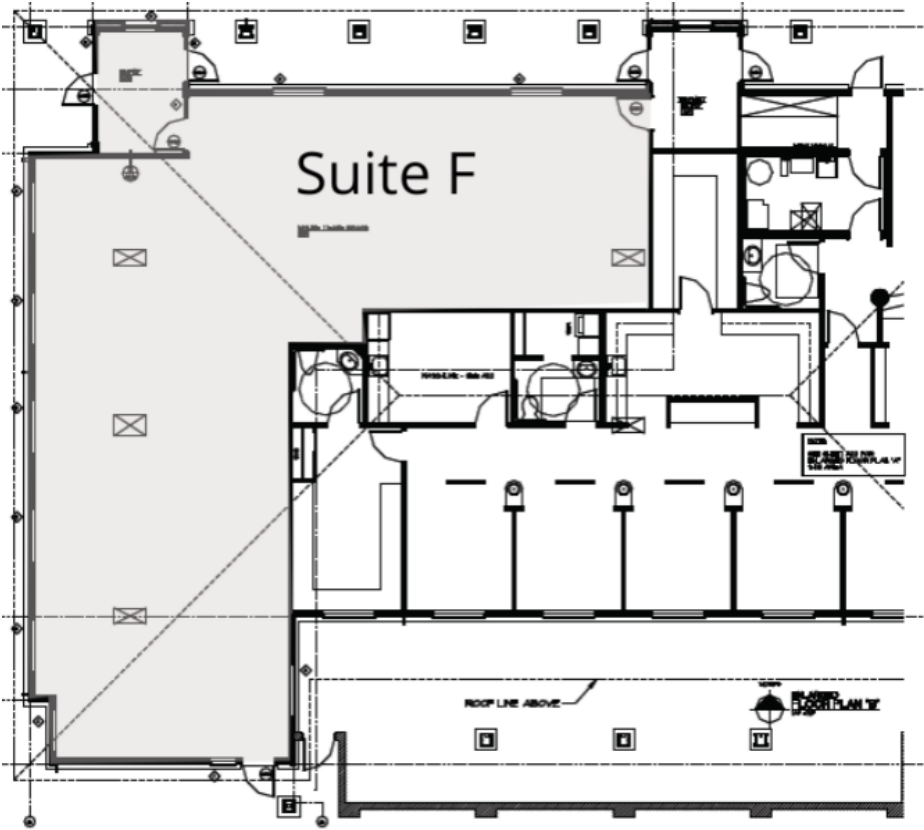


AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Suite D	1,900 SF	Modified Gross	\$21.00 - 23.00 SF/yr	Former dental office New roof installed in 2017
■ Suite E	1,800 SF	Modified Gross	\$21.00 - 23.00 SF/yr	-



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LEGEND

■ Available

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Suite F	2,453 SF	Modified Gross	\$21.00 - 23.00 SF/yr	Shell condition office space



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#### LOCATION OVERVIEW

Corner property at intersection of SE Stark Street & SE 139th Avenue.



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