

Two-Story Office on Large Lot

21440 SE STARK STREET | GRESHAM, OR 97030

YOUR SIGN HERE

Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

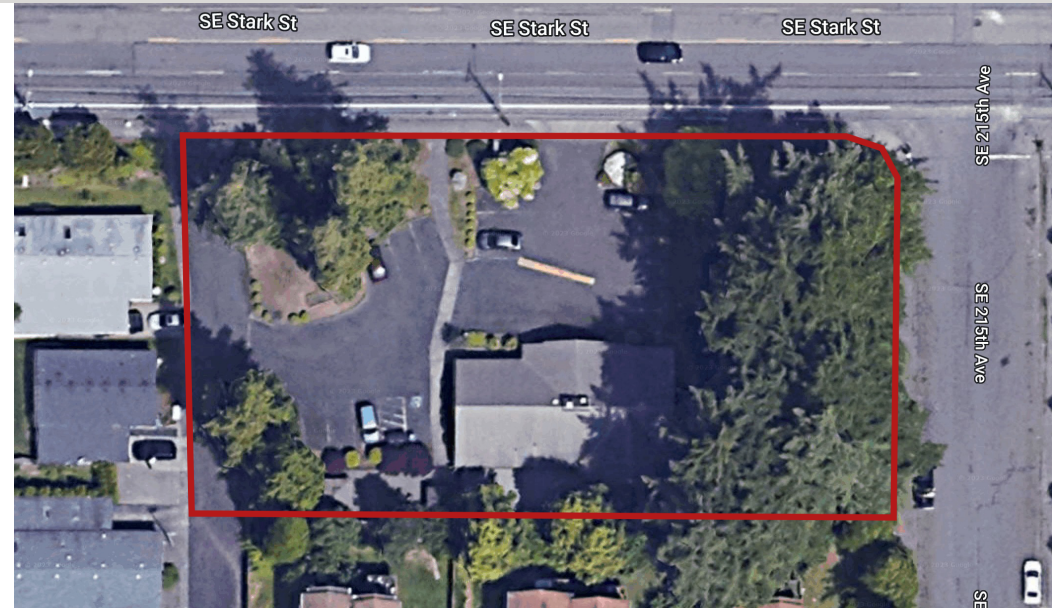
All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE &
LEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE & LEASE

21440 SE Stark Street, Gresham, OR 97030



PROPERTY DESCRIPTION

Two-story well maintained office building on a large 30,134 SF lot. Main floor is 2,303 SF comprised of a mix of open space and perimeter private offices. Lower level is 1,800 SF of open plan with lots of natural light.

PROPERTY HIGHLIGHTS

- Signage on SE Stark Street
- 12 off-street parking stalls
- Back patio area
- Full kitchen
- Abundant off-street parking
- Monument signage
- Large lot with the potential for additional building area
- Restrooms on both floors

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lease Rate:	\$5,800.00 per month (NNN)
Available SF:	4,130 SF
Lot Size:	30,134 SF
Building Size:	4,130 SF
Main Floor:	2,303 SF
Lower Level:	1,800 SF



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

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.

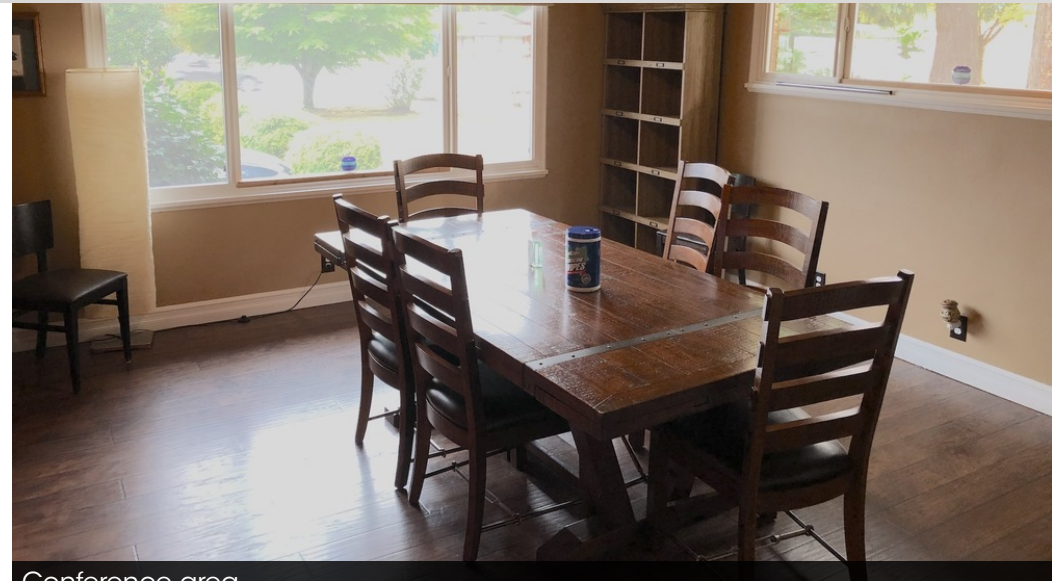
MACADAMFORBES.COM | 503.227.2500

FOR SALE & LEASE

21440 SE Stark Street, Gresham, OR 97030



Main floor, open area



Conference area



Kitchen



Lower level



Joe Kappler

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

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

FOR SALE & LEASE

21440 SE Stark Street, Gresham, OR 97030

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	13,873	107,774	233,149
Median age	34.2	33.2	34.1
Median age (Male)	29.6	31.0	33.0
Median age (Female)	37.5	35.0	35.2
Total households	5,634	40,558	85,425
Total persons per HH	2.5	2.7	2.7
Average HH income	\$55,580	\$54,581	\$58,886
Average house value	\$241,191	\$229,375	\$247,866

LOCATION OVERVIEW

Located on SE Stark Street, the property is within close proximity to downtown Gresham and I-84. It also resides next to the Line 20 bus stops.

Corridor Mixed Use zoning (CMU) permits moderate-density residential uses, small-scale commercial uses, and mixed-use developments. Commercial businesses operating in this district will serve primarily the day-to-day needs of residents in nearby housing developments and neighborhoods.

POINTS OF INTEREST

	DISTANCE	TIME
Downtown Gresham	1.1 mi	3 min
I-84	2 mi	7 min
Highway 26	1.9 mi	6 min
Portland Airport	10.3 mi	21 min



Joe Kappler

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

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