



FOR SALE OR LEASE OFFICE PROPERTY

OFFERING SUMMARY

Sale Price: \$680,000

Lease Rate: \$13.00/SF NNN

Lot Size: 0.3 Acres

Building Size: 3,641 SF

LOCATION OVERVIEW

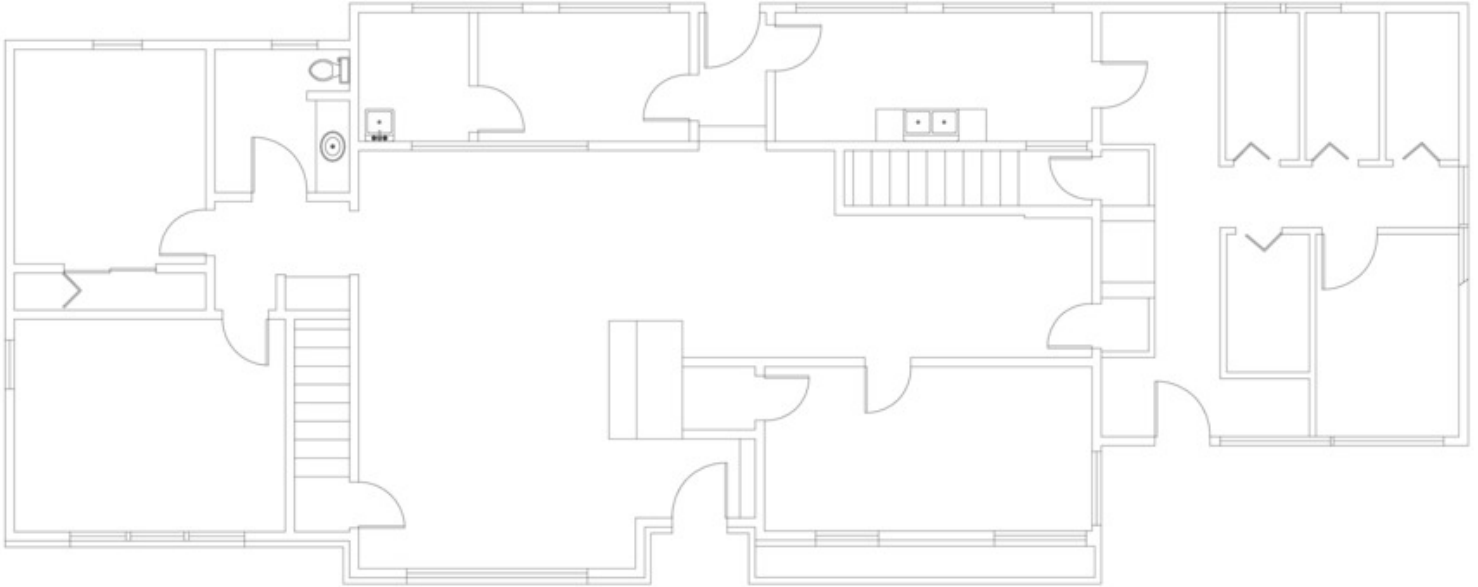
Located in a high traffic area with 22,790 Average Traffic per Day. This property has frontage on SE 182nd Avenue and is conveniently located near TriMet bus stops.

PROPERTY HIGHLIGHTS

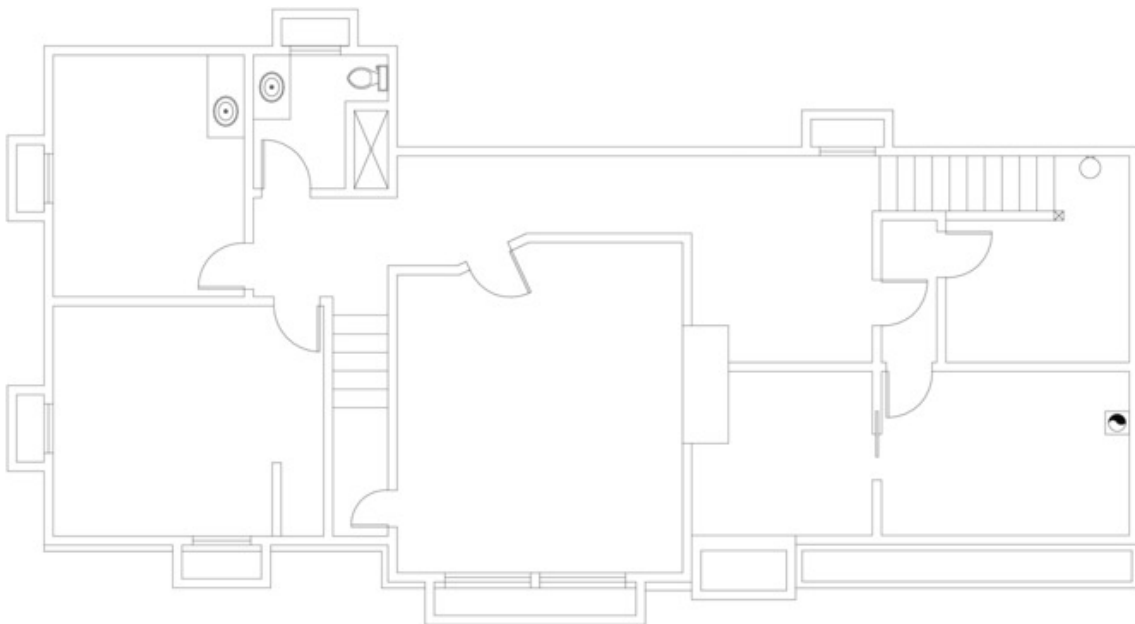
- Class B medical/office building
- Build-out includes 7+ treatment /office rooms, 2 restrooms, 1 shower stall, a kitchen, hard wired security alarm, audio system, and abundant storage
- Space includes 2311 SF ground level, 1330 SF finished daylight basement with additional storage, and opportunities for extra rooms
- Two illuminated exterior signage
- 9 on-site parking stalls with ADA and an additional 4-5 spaces on-street
- 2 bike racks, exterior security lighting
- Newly painted interior and exterior, some new flooring, new window blinds/fence/security bars



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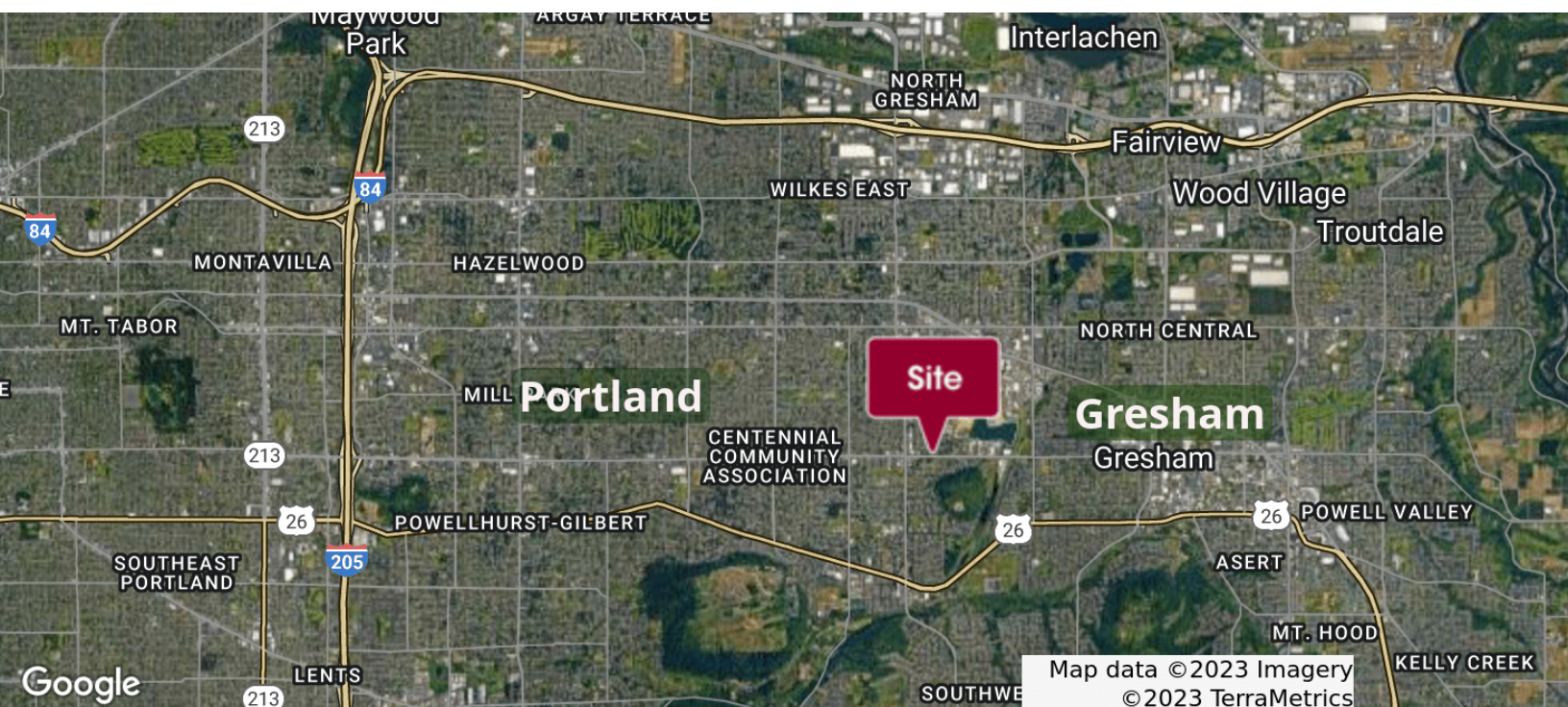
1 GROUND LEVEL FLOOR PLAN



2 BASEMENT FLOOR PLAN

1954 SE 182nd Avenue, Portland, OR 97233

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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.

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