

# FOR LEASE



12340 SE Sunnyside Road



East view of Center

## Talbert Center at 122nd & Sunnyside Rd.

### High visibility location:

- Suitable for storefront retail or office
- Sublease available NOW
- Current lessee will remodel to suit
- 2500 square feet – has been a dental office
- Good signage opportunity on building façade
- Ample parking lot
- Across from busy Chase Bank and next to Northwest Primary Care
- Space includes lab, sterilization, computer/tech and laundry rooms.
- Lease runs through August 31, 2019 with option for additional 5 year term
- Current rent at \$5731.12 +NNN plus 4% management fee
- Sub-tenant must qualify with Landlord
- Call for other lease terms and conditions
- Shown by appointment only



West view of Center

**Sue O'Halloran**  
(503) 661-8000  
(503) 661-7400 Fax  
[sue@kmorealestate.com](mailto:sue@kmorealestate.com)



15 NE Third Street | Gresham, OR 97030  
[kmorealestate.com](http://kmorealestate.com)