

FOR LEASE

URGENT CARE OFFICE BUILDING

MEDICAL/OFFICE

2850 SE Powell Valley Rd., Gresham, OR



FOR INFORMATION CONTACT:

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503-661-8000

KMO
KOHLMeyersO'HALLORAN, INC.

GRESHAM URGENT CARE

2850 SE Powell Valley Rd. Gresham, OR

Property Overview

CLASS A OFFICE SPACE	
BUILDING SQUARE FEET	19,288 SF
YEAR BUILT	1987
AVAILABLE SPACE	502 SF — 2038 SF
RATE	\$14.00 PSF
NNN	\$13.00 PSF
TENANT IMPROVEMENT ALLOWANCE	Negotiable
MINIMUM TERM	5 years
PARKING	On-Site 5:1000
BUILDING ACCESS	ADA Accessible/ Elevator served
CURRENT TENANTS	Urgent Care, Oregon Hearing and Speech, Valley View Injury & Physical Medicine, Laser Smooth and NOHA
LOCATION	High visibility corner of Burnside (start of HWY 26) and Powell Valley Rd.
TENANCY	Some exclusions, None medical use accepted



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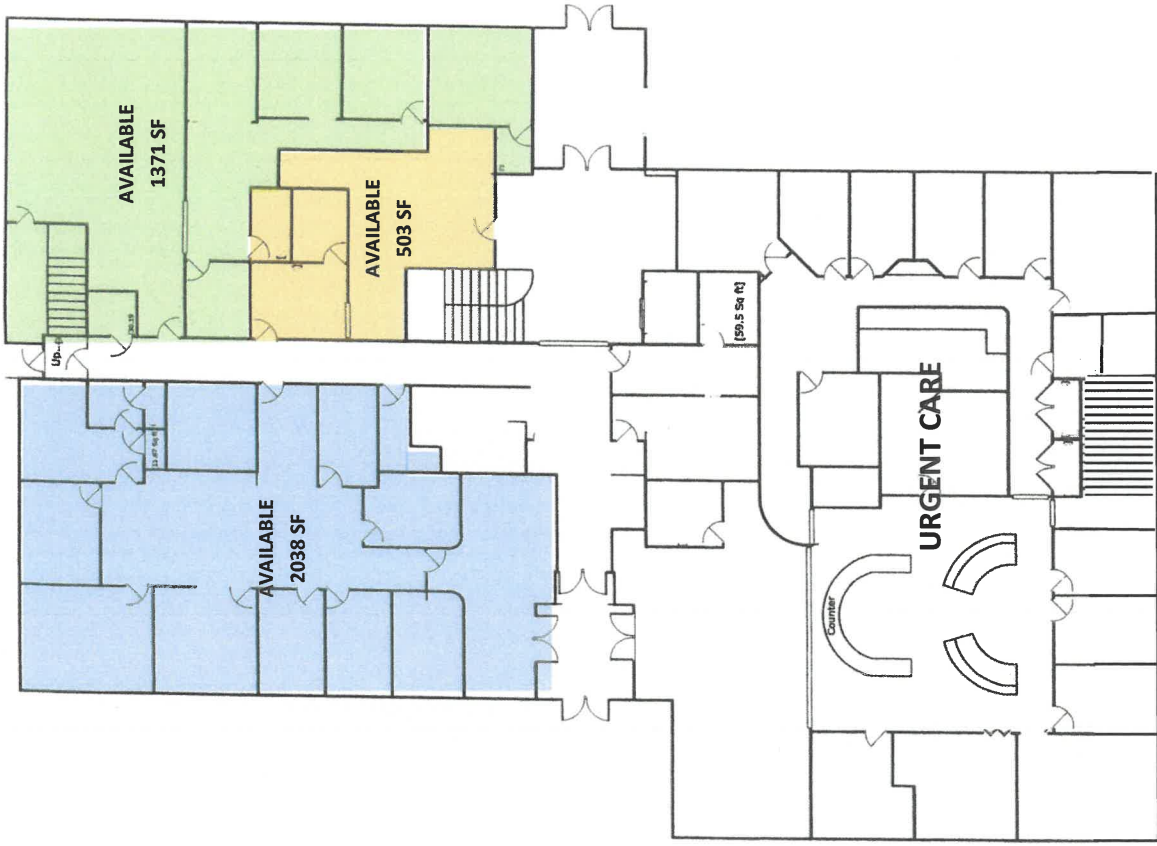


Google Earth

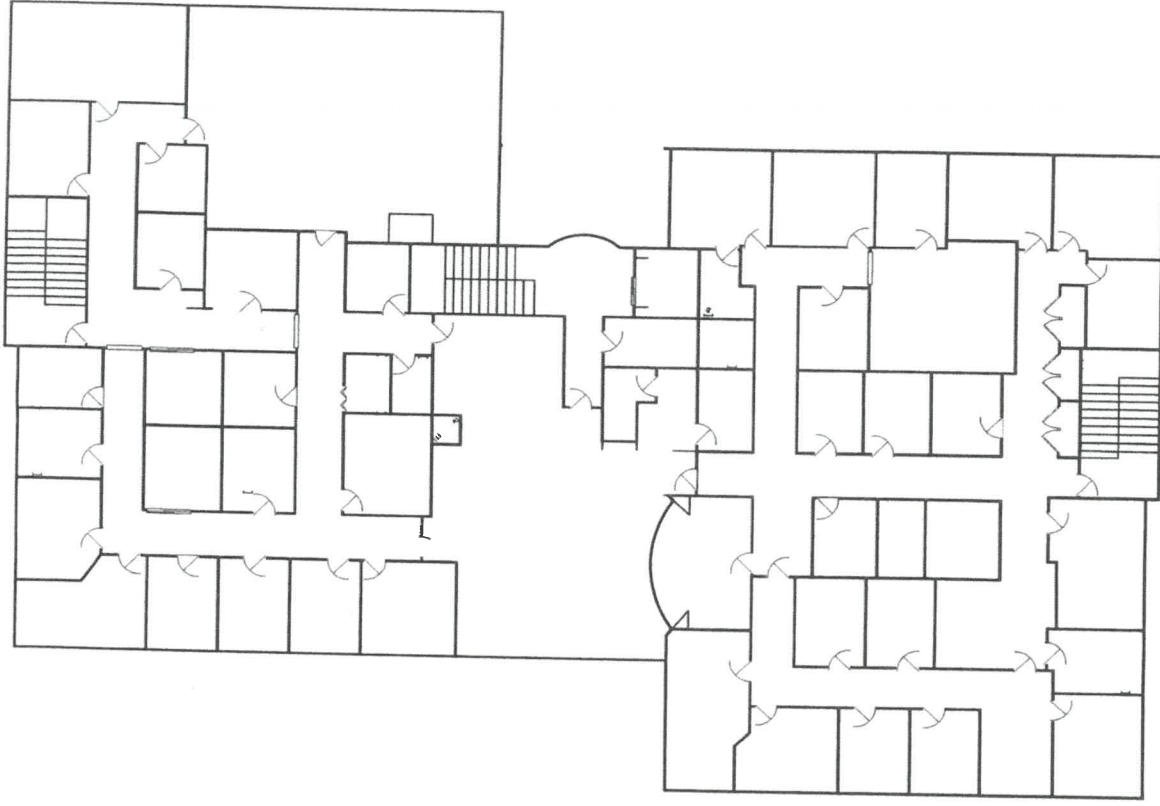
MT HOOD HIGHWAY US 26

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MAIN FLOOR



UPPER FLOOR

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