

LEASE

HERITAGE SQUARE
39085-39065 Pioneer Blvd. Sandy OR

Office



FOR INFORMATION CONTACT:

Colleen Hildebrand, Broker

Cell: 971-288-9963

Colleen@KMORealEstate.com

Martin Stone, CCIM

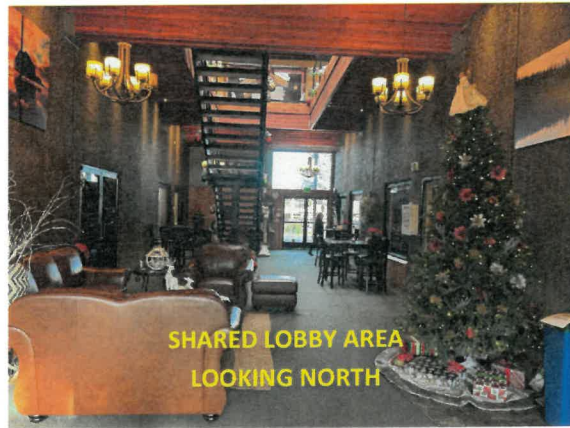
503-661-8000

Martin@KMORealEstate.com

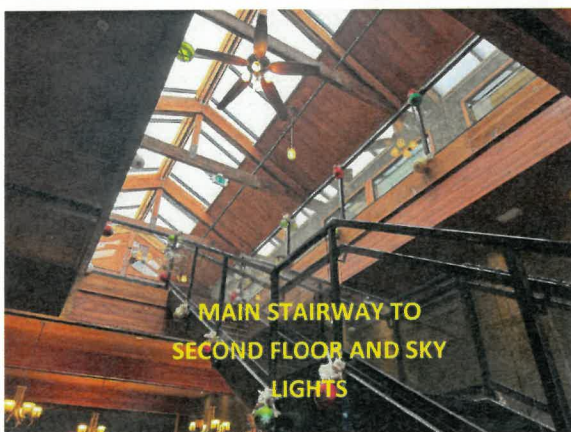




SHARED LOBBY AREA
LOOKING SOUTH



SHARED LOBBY AREA
LOOKING NORTH



MAIN STAIRWAY TO
SECOND FLOOR AND SKY
LIGHTS



SHARED CONFERENCE
ROOM



SECOND FLOOR
SHARED AREA



SECOND FLOOR
SHARED AREA

HERITAGE SQUARE

39085 –39065 PIONEER BLVD. SANDY

CLASS A OFFICE/RETAIL

LEASE

Property Overview

BUILDING SQUARE FEET	22,339 SF
YEAR BUILT	1976
AVAILABLE SPACE	750 SF & 750 SF
RATE FOR SUITE 204	\$1200 Per Mo. Full Service
RATE FOR SUITE 100M	\$815.00 Per Mo. Full Service
TENANT IMPROVEMENT ALLOWANCE	NEGOTIABLE
MINIMUM TERM	2 Years
PARKING	Public lot / Street /Private lot
BUILDING ACCESS	ADA Restrooms
AMENITIES	Large atrium common area with skylight and coffee bar, sitting areas, fully airconditioned building, back-up generator. Shared conference room. Internet to premises.

CURRENT TENANTS

AEC
David Symes Business Attorney
Focused Financial
Kardia Construction
Kingdom Builders
Mt Hood Environmental
Mt Hood Hospice
River Ridge Counseling
Sandy Chamber of Commerce
Faize Healing
Ant Farm

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters deemed to be material, including, but not limited to, statements of income and expenses.

LEASE

39085-39065 Pioneer Blvd, Sandy OR

Office/Retail



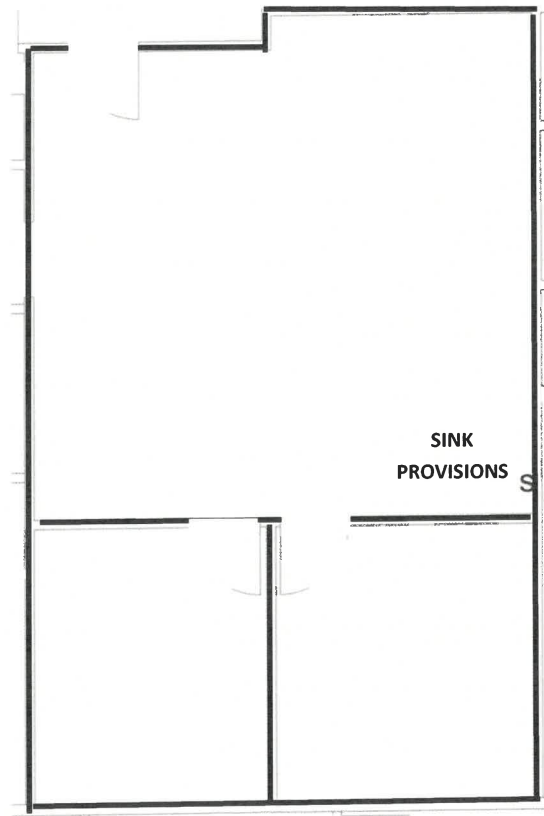
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters deemed to be material, including, but not limited to, statements of income and expenses.

LEASE

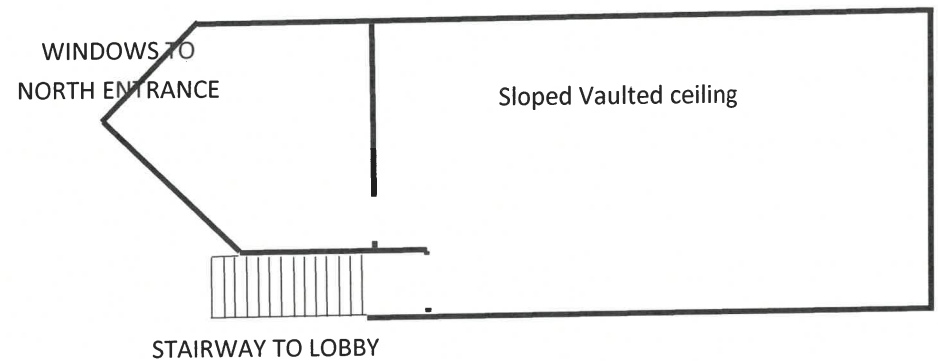
39085-39065 PIONEER BLVD. SANDY, OR

OFFICE/RETAIL

Faces onto Atrium



SUITE 204
750 SF



SUITE 100M
750 SF

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters deemed to be material, including, but not limited to, statements of income and expenses.