

**Evans  
Elder  
Brown &  
Seubert**

COMMERCIAL REAL ESTATE

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## FOR LEASE

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Licensed in the State of Oregon



## Medical Offices Can Be Demised

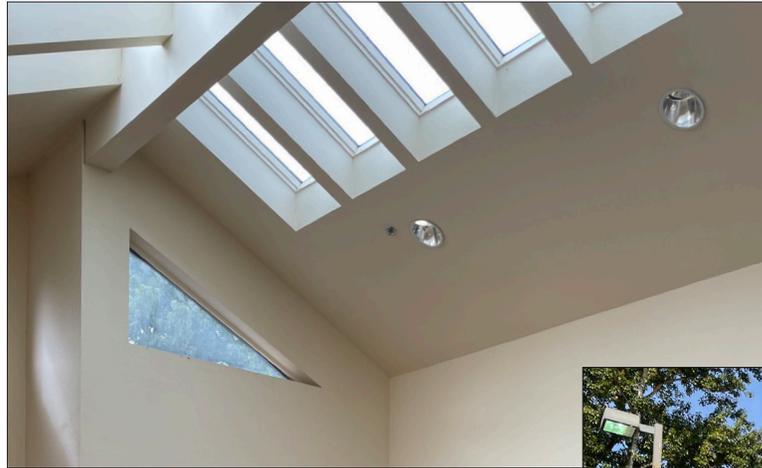
- 7,488 square feet on Ground Floor - can be demised
- 1,845 square feet on Second Floor with Elevator Access
- Available July 1st, 2024
- Multiple Exam Rooms
- On-site Parking
- Adjacent to Surgery Center with use by separate agreement
- \$26.00 per square foot, Triple Net

The information in this package was gathered from sources deemed reliable, however Evans Elder Brown & Seubert makes no representation or warranty of the accuracy of the information. Any buyer or tenant considering a purchase or lease of this property should confirm any and all information relied upon in making the decision to purchase or lease prior to finalizing the transaction and bears the risk of all inaccuracies.

# Building

## Description

High-profile medical building located north of Valley River Center and adjacent to high-end residential areas. Excellent access from North Delta Highway at Goodpasture Island Road. Adjacent surgery center available for use by separate agreement.



## Photos



**Surgery Center**  
Access to adjacent  
surgery center by  
separate agreement.

### Triple Nets

Currently \$12.96 per SF

- Common Area Maintenance
- Utilities
- Real Property Taxes
- Building Insurance

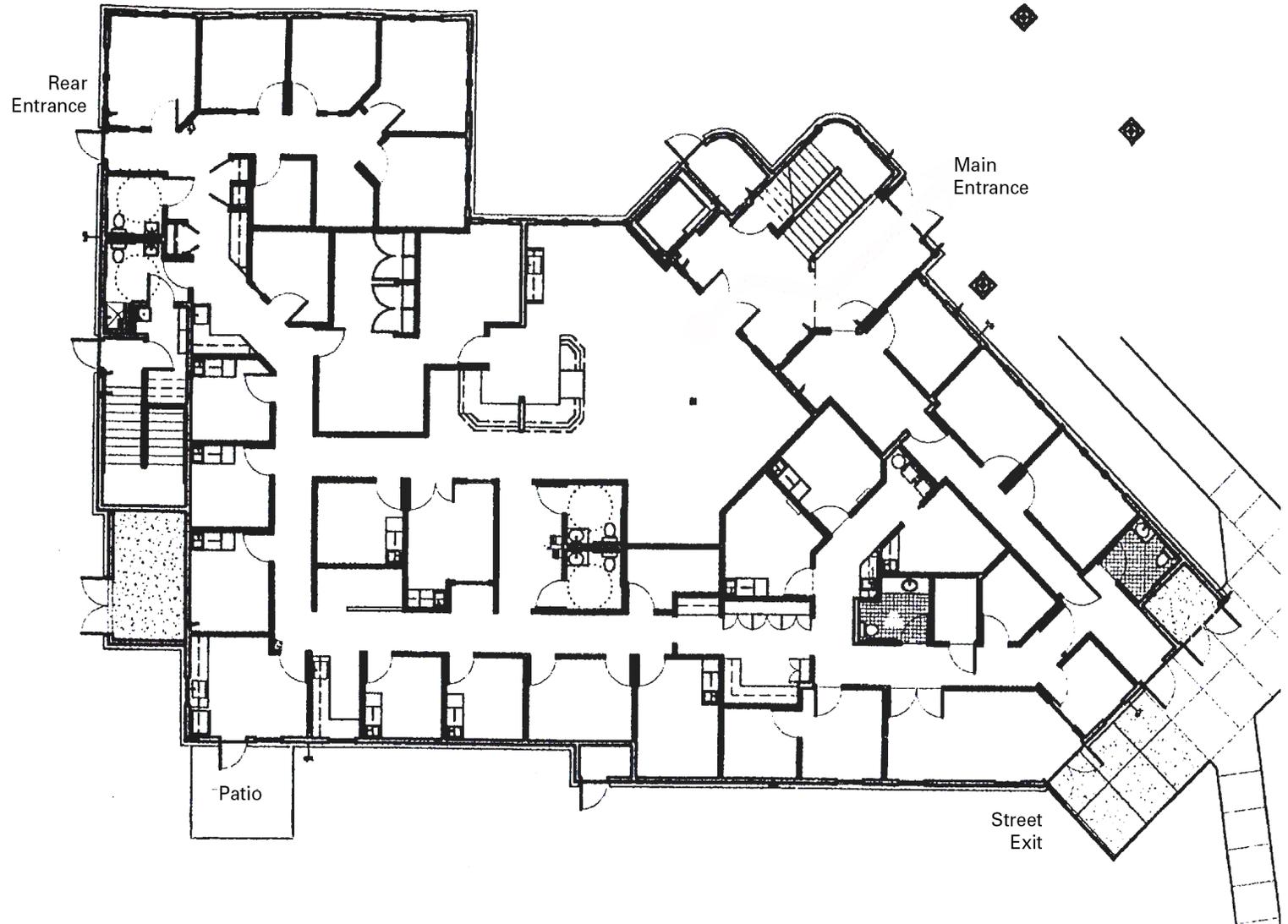


# Floor Plan - Ground Floor

## Ground Floor

7,488 SF that can be demised

- Large Reception Area
- Twelve (12) Exam Rooms
- Twelve (12) Offices
- Five (5) Restrooms
- Breakroom



# Floor Plan - 2nd Floor

## Second Floor

1845 SF

- Reception
- Three (3) Exam Rooms
- Two (2) Offices
- Restroom
- Breakroom

