

FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232



FOR LEASE: \$15 /SF/Yr NNN
FOR SALE: \$1,999,000

Building Area: ± 6,750 RSF

Land Area: ± 12,197 SF (0.28 Acres)

Zoning: CM3 Commercial Mixed Use

Land Use: Retail, Office, Residential

• Turn Key Owner / User Potential

- Opportunity for Single Tenant or Demised Suites
- High Exposure Location in the Hollywood
- Large Fenced 19 Stall Parking Lot (16 available)
- ± 24k ADT on Sandy / ± 11k ADT on 39th
- I-84 Access: Exit 2 On/Off Ramps within 0.2 Miles
- Nearby Retail: Whole Foods, Trader Joe's, New Seasons, Grocery Outlet, Fred Meyer & more

GRANT GUERNSEY

Vice President
+1 503 407 4982
grant.guernsey@kidder.com

LEASING

SALES

JIM LEWIS

Senior Director
+1 503 279 1743
jim.lewis@cushwake.com

BRAD CARNESE

Managing Director
+1 503 504 0102
brad.carnese@cushwake.com



200 SW Market Ste 200 Portland, OR 97201
cushmanwakefield.com



FOR LEASE -or- SALE

Up to **±5,250 SF Available** (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232

FLOOR PLAN

- Suite 1 | Ground & Upper Floor**
± 4,760 Total SF
± 2,860 SF (Ground) / ± 1,900 SF (Upper)
Available
- Suite 2 | Ground Floor**
± 1,500 SF
LEASED!
- Suite 3 | Ground Floor**
± 490 SF
Floor: Ground
Available
- Combine for 5,250 SF

Upper Floor



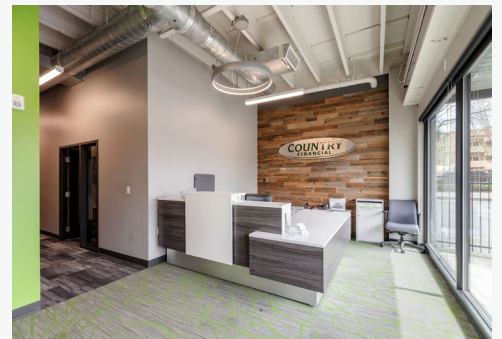
Ground Floor

FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232

PHOTOS



GRANT GUERNSEY
Vice President
+1 503 407 4982
grant.guernsey@kidder.com

LEASING

SALES

JIM LEWIS
Senior Director
+1 503 279 1743
jim.lewis@cushwake.com

BRAD CARNESE
Managing Director
+1 503 504 0102
brad.carnese@cushwake.com



200 SW Market Ste 200 Portland, OR 97201
cushmanwakefield.com



FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232

MAJOR RETAIL & EMPLOYERS

