FOR LEASE -OF- 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)
- \pm 24k ADT on Sandy / \pm 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 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



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FLOOR PLAN **Upper Floor** Suite 1 | Ground & Upper Floor ± 4,760 Total SF ± 2,860 SF (Ground) / ± 1,900 SF (Upper) OFFICE OFFICE Available Suite 2 | Ground Floor OFFICE OFFICE ± 1.500 SF EASE Combine D for 5,250 SF OFFICE OFFICE Suite 3 | Ground Floor OFFICE + 490 SE Floor: Ground Available LOBBY / OPEN WORKSPACE LEASED! LOBBY / MAIN D CONF / OFFICE OFFICE OFFICE OFFICE OFFICE WORK / STORAGE LOBBY / FICE OFFICE OFFICE f **Ground Floor**



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PHOTOS







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LEASING

SALES

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MAJOR RETAIL & EMPLOYERS



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