



2435 NW KLINE ST, ROSEBURG, OR

+/- 7000 sqft

Schedule a private showing!

OFFERED BY



Mary Gilbert

Licensed Real Estate Agent
541.204.4646
sold@marygilbert.com
www.marygilbert.com

ABOUT THE PROPERTY

Over 7,000 sq ft available for lease in a prime Roseburg location—perfect for professional or medical office space. Situated just off Garden Valley Blvd near Mercy Medical Center and the VA Healthcare facility, this well-established building offers exceptional visibility, easy access to I-5, and close proximity to Walmart, Walgreens, Garden Valley Shopping Center, and Roseburg Marketplace. Features include multiple offices, reception area, classroom, procedure room, retail/showroom, kitchen/break room, multiple ADA restrooms, and ample on-site parking. Walking distance to dining, coffee/wine bar, banking, theater, and more.

- * High traffic location
- * Abundant On-site Parking
- * Fully built-out medical space with high-end finishes
- * Large entry/reception area
- * Conference room with kitchenette
- * 17 private offices/exam rooms
- * Break room + 4 private restrooms



POWERED BY
PLACE

kw SOUTHERN OREGON
UMPOUA VALLEY
KELLER WILLIAMS REALTY

2435 NW Kline
Roseburg, OR

LINKS

Photography:

https://drive.google.com/drive/folders/1FqYNH9SQCwNC7G4U3wqS2_buXks7G2St?usp=sharing

3D Matterport:

<https://my.matterport.com/show/?m=cvjs2ZkV4Ry&brand=0>

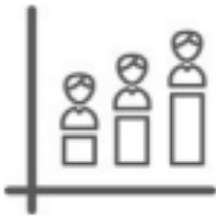
Opportunity Zone Information:

[IRS Video explaining Opportunity Zones](#)

<https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

https://www.oregon.gov/biz/programs/Opportunity_Zones/Pages/default.aspx

POPULATION INFO



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,053	27,149	37,042



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$103,162	\$75,378	\$78,146



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,928	11,312	15,364

Mary Gilbert

Keller Williams Southern Oregon- 541-371-5500
Umpqua Valley

sold@marygilbert.com



Agent Full

Commercial Lease

8/20/2025 10:34AM

\$30.32 7166 sqft

2435 NW KLINE ST Roseburg, OR 97471

Suite/Unit #:

Status: **Active**

DOM: 4

List Date: 8/7/2025

Acres: 1.02

Year

MLS#: 514693900

Built: 1988/ Updated/Remodeled

XST/Dir: W on Garden Valley, North on Kline

[VirtualTour #1](#)

Show: Appointment Only, Call Seller's Agent, Do Not Disturb Tenants, Key in Seller's Office, Restricted Hours, Security System

Offer/Nego:**AG:** Mary Gilbert**AG Ph:** [541-371-5500](tel:541-371-5500)**AG Cell:** [541-236-2615](tel:541-236-2615)**CoAgent:****CoPh:****Private:**

Last Updated:

Public: Over 7,000 sq ft available for lease in a prime Roseburg location—perfect for professional or medical office space. Situated just off Garden Valley Blvd near Mercy Medical Center and the VA Healthcare facility, this well-established building offers exceptional visibility, easy access to I-5, and close proximity to Walmart, Walgreens, Garden Valley Shopping Center, and Roseburg Marketplace. Features include multiple offices, reception area, classroom, procedure room, retail/showroom, kitchen/break room, multiple ADA restrooms, and ample on-site parking. Walking distance to dining, coffee/wine bar, banking, theater, and more.

Last Updated: 8/8/2025 1:19:11 PM

Property Details:**Property Type:** Office**County:** Douglas**Area:** 252**Zoning:** C3**Legal:** WAREWOOD PLAZA, LOT 1 & 2, ACRES 1.02**Tax ID:** R51985**Internet:** Yes**Address:** Yes**No Blog:** No**No AVM:** No**#Stories / #Buildings:** 1 / 1**Ceiling HT in FT:****Apx Tot Avl SqFt:** 7166**Apx Ofc SqFt:** 7166**Apx Whse SqFt:****Apx Mfg SqFt:****Apx Retail SqFt:****Divide Y/N:** No**Min. Div. SqFt:** 7166**Max. Contig. SqFt:** 7166**SqFt Type:** Rentable SQFT**Parking:****Parking Ratio:****Parking Features:** On Site, Paved**Truck Dr:****Dock Height:****Door Height:****Loading:****Unreinforced Masonry****Building:** NOT APPLICABLE**Telecom. Access:**

Features: Accessible Entrance, Conforms to ADA, Ground Level, Minimal Steps, Office, Accessible Doors

Current

Use: Medical/Dental, Professional Service
PDF Doc(s): 3

Lease Information:**Preferred Length of Lease:** 3

- 5 Years Remaining

Electric Includ: N /**Water/Sewer Includ:** N /**Insurance Includ:** N /**CAMS Included:** N /**Other Utilities Includ:****Pricing Comments:****For Sale:** NO / /**Base Lease****Rate:** \$30.32 / Annually**Gas Includ:** N /**Lease Type:** NNN**Janitorial Includ:** N /**RE Tax Includ:** N /**TI Allowance:****Lessee Operating Exp:**

Doc Avail: Aerial Photo, Brochure, Floor Plan

Land Information:**Lot Dimensions:****Land Desc:** Level**Lot Size:** 1 to 2.99 Acres**Approx. Lot SqFt:****Road Frontage:****Soil Cond:****Road Surface:** Paved**Utilities Information:****Heat:** Heat Pump**Cool:** Heat Pump**Volts:****Amps:****Utilities:** Phone Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

SE1/4 NW1/4 SEC.11 T.27S. R.6W. W.M.
DOUGLAS COUNTY
1" = 100'

REVISED ON
10-12-16

27 6 11BD
ROSEBURG

1/16
COR

SEE MAP 27 6 11B

SEE MAP 27 6 11A

1/16
COR

CANCELLED NOS
2000 2201 2501
2300M1 4801 4100
6100 6200 6300

SEE MAP 27 6 11A

4-01

NO. 1998-115

NO. 2004-12

SEE MAP 27 6 11B

1/16
COR

SEE MAP 27 6 11D

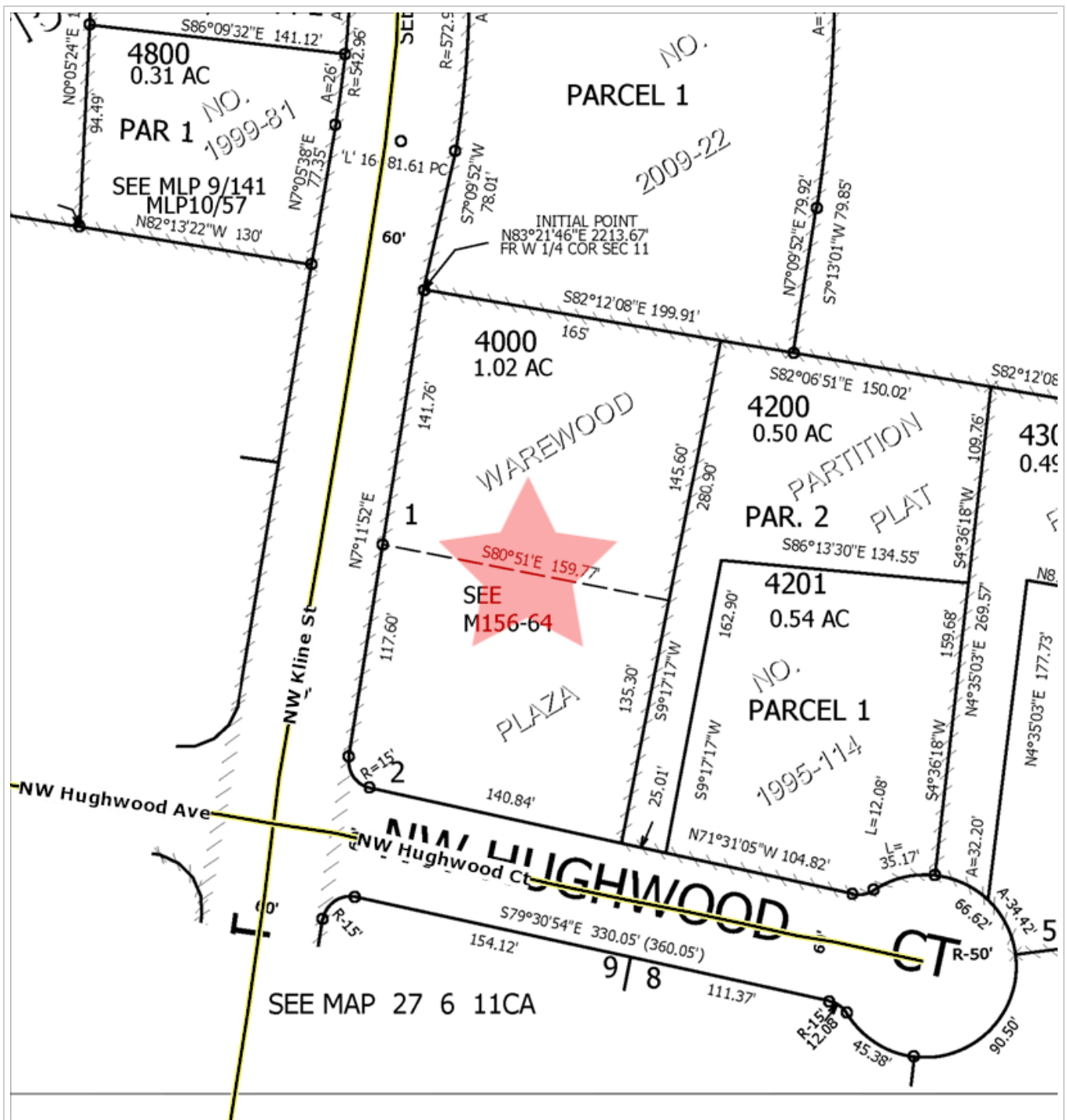
4,155,000

27 6 11BD
ROSEBURG

SEE MAP 27 6 11A

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Parcel ID: R51985

Site Address: 2435 NW Kline St

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Aerial Map



Parcel ID: R51985

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