



**FOR LEASE  
MEDICAL OFFICE SPACE  
LUMEN BUILDING – BUILDING A  
18613 SE Stark Street - 3rd Floor**

**Heather Miller  
KW Commercial - Portland Central  
Oregon Licensed Broker  
(503) 310-1935  
millerh@kw.com**

# PROPERTY INFORMATION

## FEATURES

- 6,265 RSF - 5,256 USF
- Beautiful turn-key medical space
- Reception & lobby/waiting room & children's playroom
- 10 treatment/ exam rooms
- Secondary waiting room located near exam rooms
- 1 large " physical therapy" room (650 SF)
- 2 X-ray rooms
- 1 private office plus an additional open office space for providers
- Storage/server and laundry room
- Conference room
- Breakroom
- 2 hand wash stations
- Signage available
- Close proximity to I-84 and just steps to MAX train

## LEASE RATE

\$30/SF - Modified Gross

Do not disturb current tenants



18613 SE Stark Street  
Gresham, OR 97233

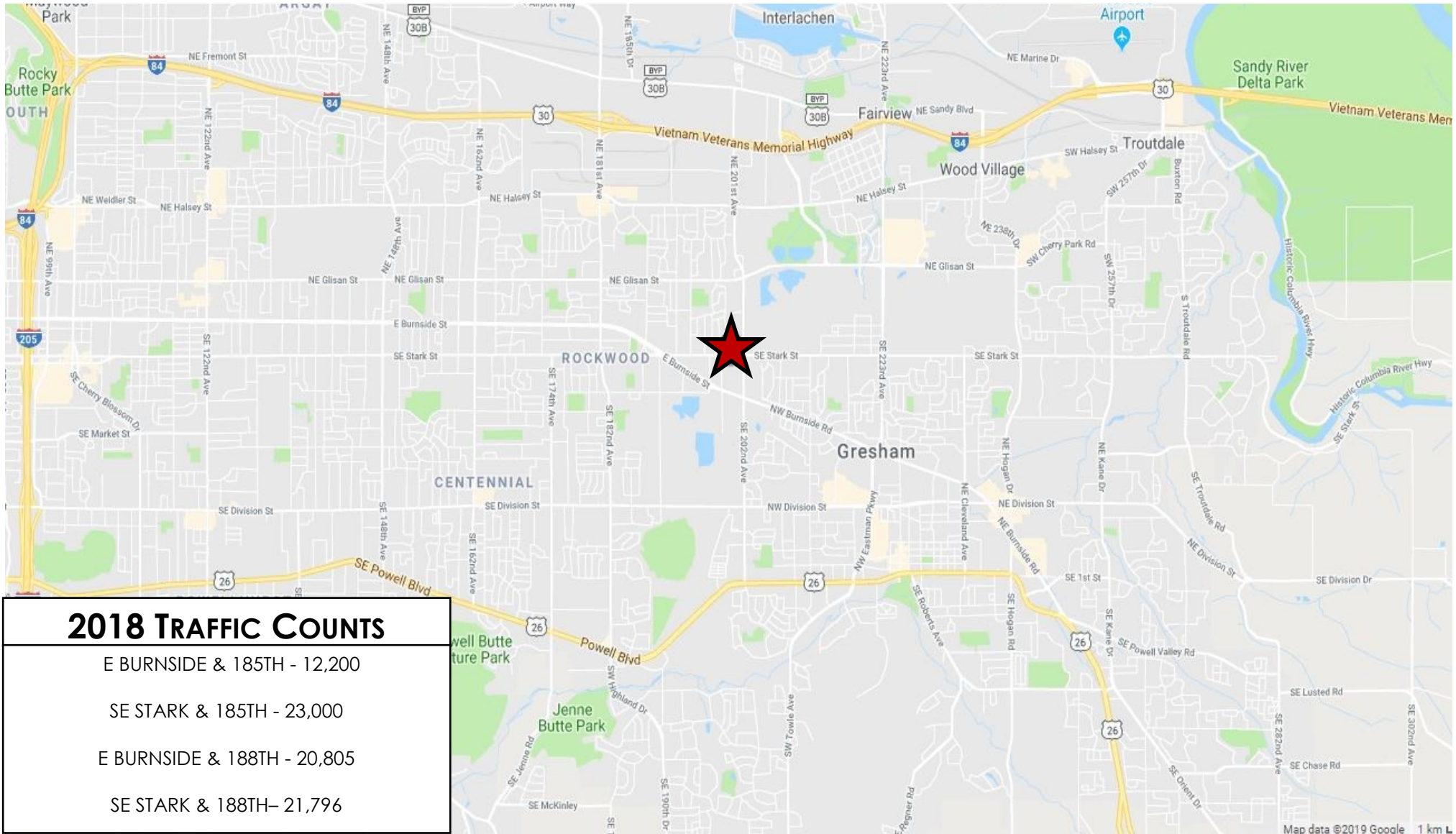


# FLOOR PLAN



18613 SE Stark Street  
Gresham, OR 97233

# LOCATION



18613 SE Stark Street  
Gresham, OR 97233

18613 SE Stark Street - Building A  
Gresham, OR 97233

**Exclusively Listed By:**

**Heather Miller**

KW Commercial - Portland Central

Oregon Licensed Broker

(503) 310-1935

millerh@kw.com

**Confidentiality & Disclaimer:**

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.