

FOR LEASE : 124 NE 181St Ave., Gresham, OR 97230



Ashley Butler

(503) 726-8038

ashley@brownandcarter.com

kw PORTLAND
CENTRAL
KELLERWILLIAMS. REALTY

FOR LEASE : 124 NE 181St Ave., Gresham, OR 97230



This mixed-use building combines residential apartments with vibrant commercial spaces occupied by community-focused tenants, including Head Start, Our Just Future, and East County Rising. Located in a high-visibility area with excellent public transportation access, the property is ideal for businesses seeking convenience and connectivity. With its community-oriented environment and prime location, this property offers a unique opportunity for leasing.

ROCKWOOD

This mixed-use building is a dynamic hub combining residential and commercial spaces, serving as a cornerstone in the vibrant Rockwood community of Gresham, Oregon. The property features convenience and accessibility that cater to a diverse population, with its residential units providing affordable housing options and its commercial spaces hosting community-focused organizations like Head Start, Our Just Future, and East County Rising. Situated on NE 181st Ave, the building enjoys a prime location near the MAX Blue Line and several bus routes, offering seamless public transportation access that connects residents and businesses to the broader Portland metro area. Rockwood's rich cultural diversity, ongoing revitalization efforts, and proximity to key amenities like the Rockwood Rising development and Nadaka Nature Park make this location an ideal place for businesses, residents, and community organizations to thrive.

Whether you're looking to lease, or explore collaborative opportunities, this property is a fantastic opportunity, blending residential comfort with vibrant commercial activity. Its location in the heart of Rockwood places it in a community known for its resilience, cultural vibrancy, and growth, with ongoing initiatives focused on economic development, housing, and equity. The building's dynamic combination of residential and commercial spaces offers a unique opportunity to contribute to and benefit from the positive momentum in one of Gresham's most promising neighborhoods.



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ACCESS & AMMENITIES

Mixed-Use Configuration:

Residential: Apartment units providing comfortable living spaces.

Commercial: Versatile spaces currently occupied by prominent community-focused tenants.

Current Tenants:

Head Start: Early childhood education provider.

Our Just Future: Nonprofit organization focusing on housing and social equity.

East County Rising: Advocacy and civic engagement organization.

Prime Location:

Close proximity to public transportation hubs.

Situated in a high-visibility area with convenient access to Gresham and surrounding neighborhoods.

Accessibility:

Easily reachable by bus lines and major roadways, ensuring convenience for tenants and visitors.

Ample parking available for residents, staff, and guests.

Community-Oriented Environment:

The building fosters a sense of connection and purpose, housing tenants who actively contribute to the East County community.



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BIKE



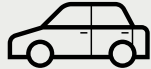
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WALK



83

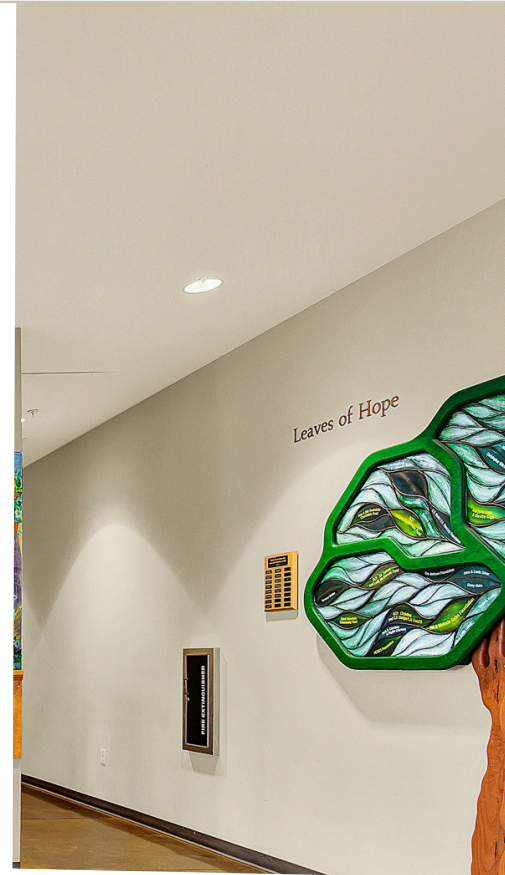
DRIVE



54

LOCATION HIGHLIGHTS

- **Nearby Amenities:** Easy access to local parks such as Nadaka Nature Park and nearby schools, enhancing community appeal.
- **High Foot Traffic:** Positioned in a high-visibility area with consistent pedestrian and vehicle activity, supporting business growth.
- **Growing Economic Development:** Part of an area undergoing significant investment and economic revitalization initiatives.
- **Convenient for Residents:** Close to grocery stores, healthcare facilities, and essential services, benefiting tenants and visitors.



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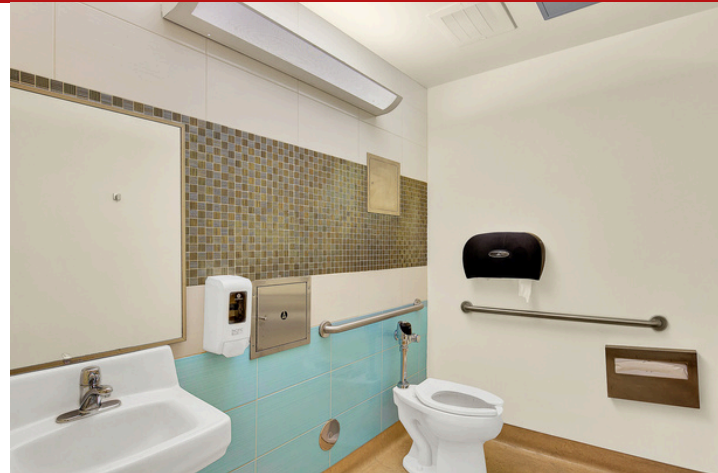
- NN Lease
- 2,607 SF
- Price: **\$24 PER SF**
- Base Rent: **\$5,214 Per Month**

Suite Information

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- (10) Exam Rooms
- (4) Offices
- (1) Lab/Testing Room
- (2) Bathrooms

Suite Information

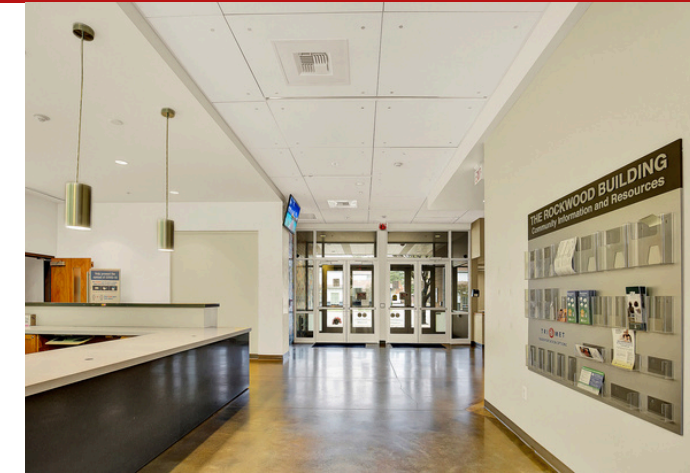
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- Reception Area
- (2) Controlled Entries
- Direct Access to Parking
- (2) 250 W Electrical Panels

Suite Information

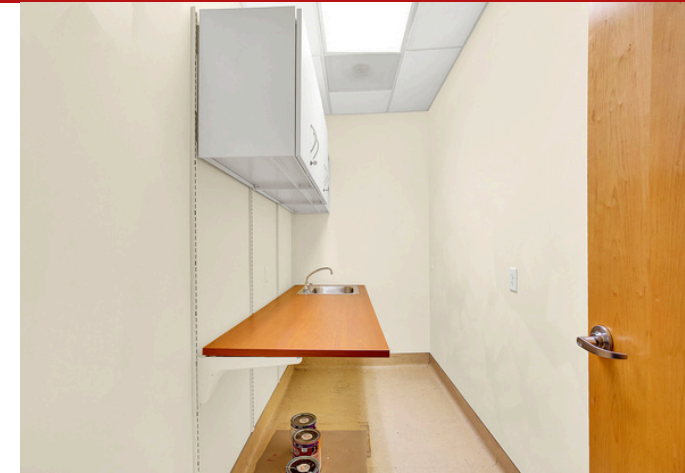
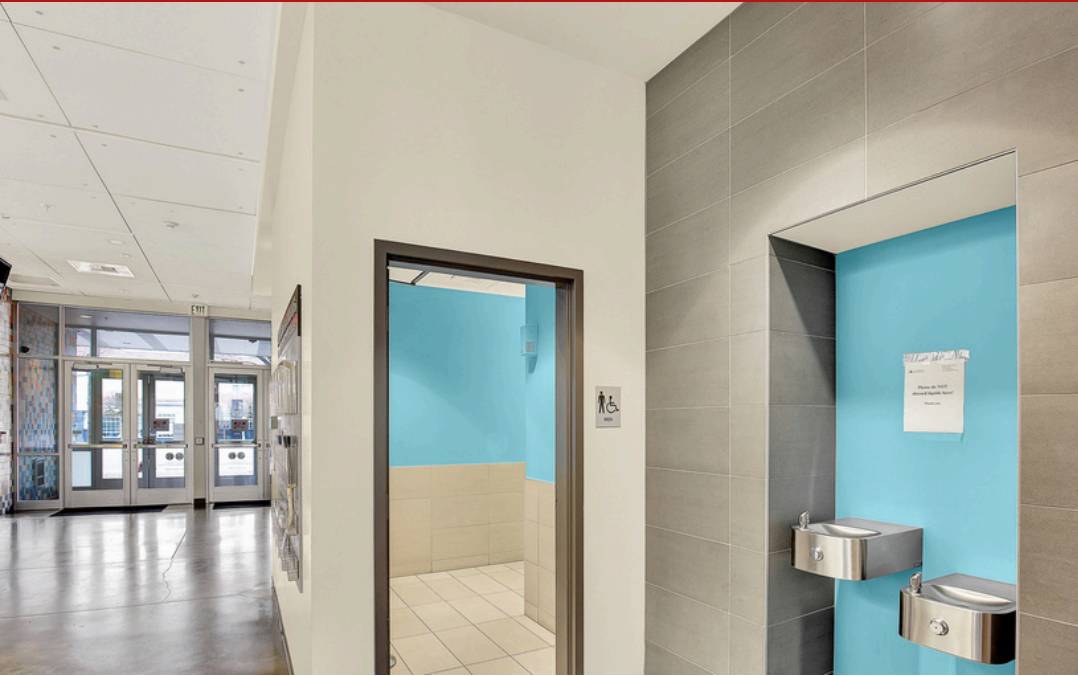
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- (1) Storage Room
- (1) Temperature Controlled IT Server Room

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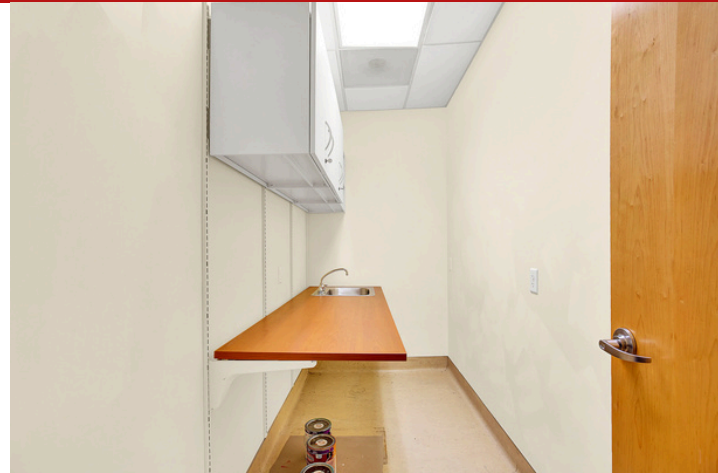
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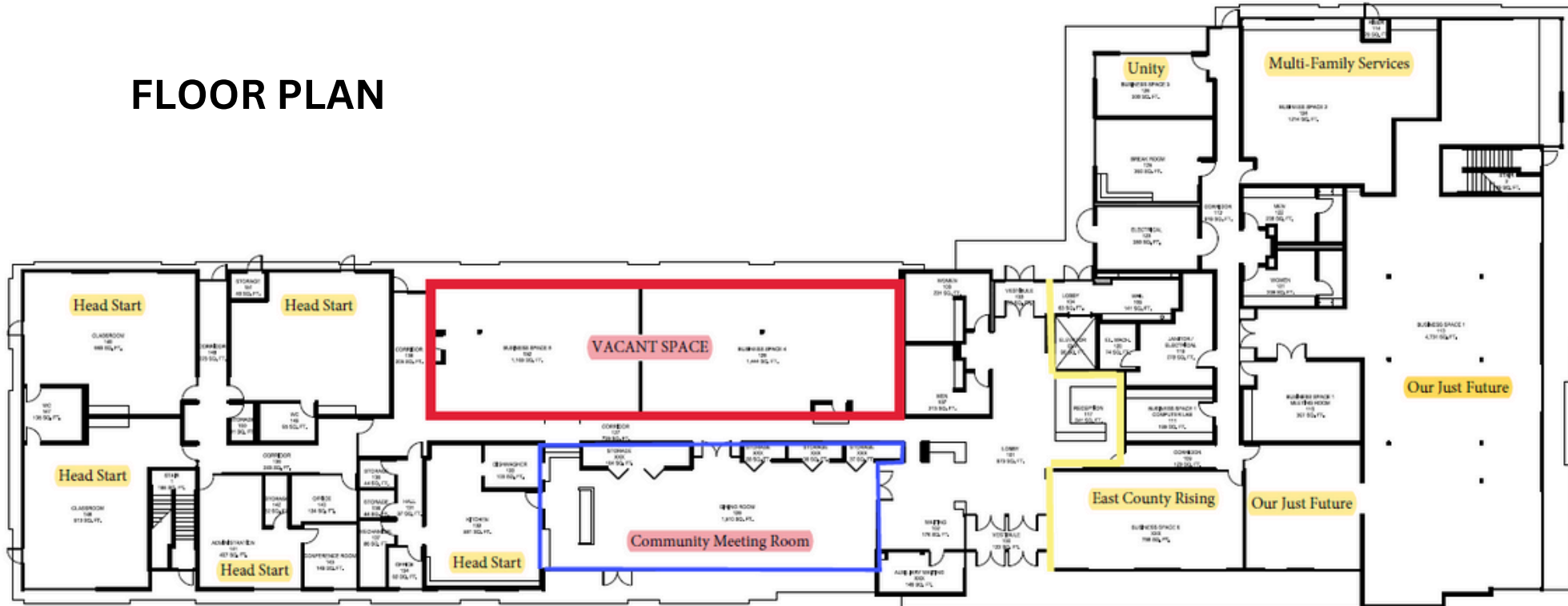
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FLOOR PLAN

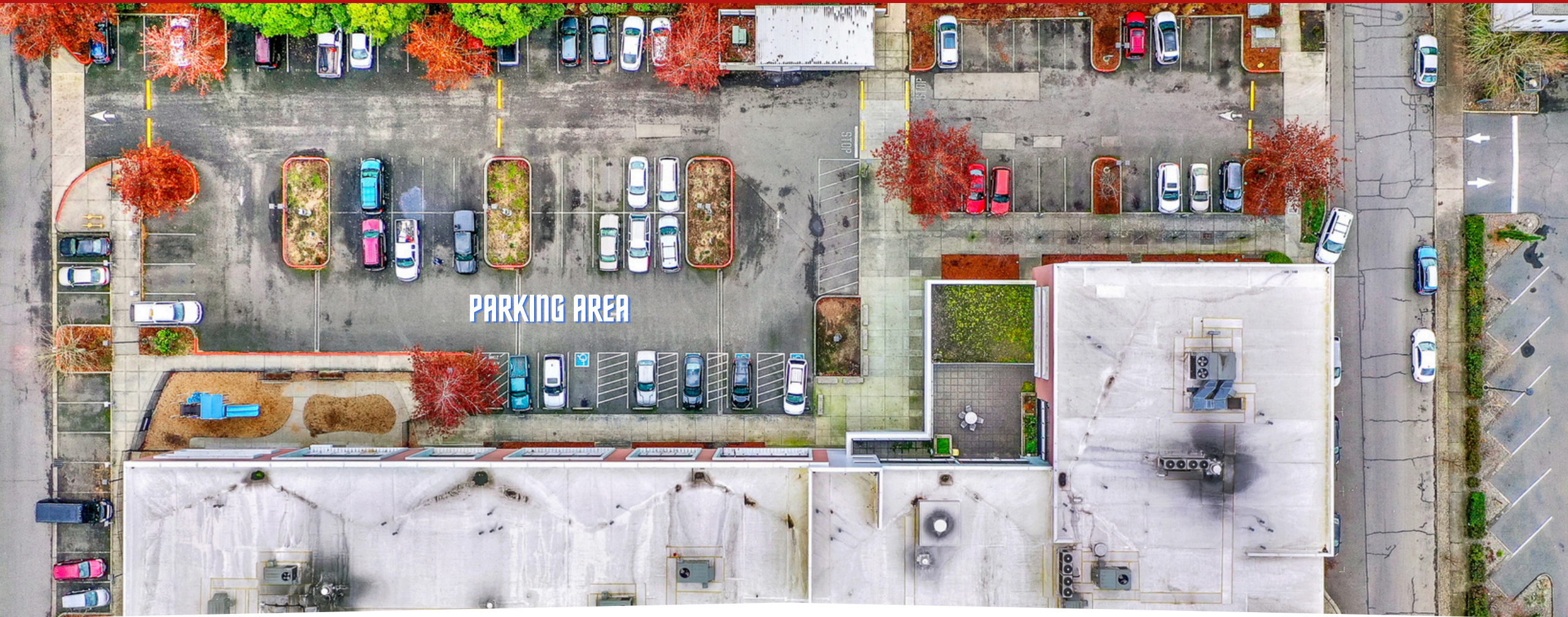


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ROCKWOOD BUILDING

Address 124 NE 181st Ave.

Total Square Footage 77,036 SF

Number of Floors 3

Year Built 2011

Site Area 1.76850039 acres

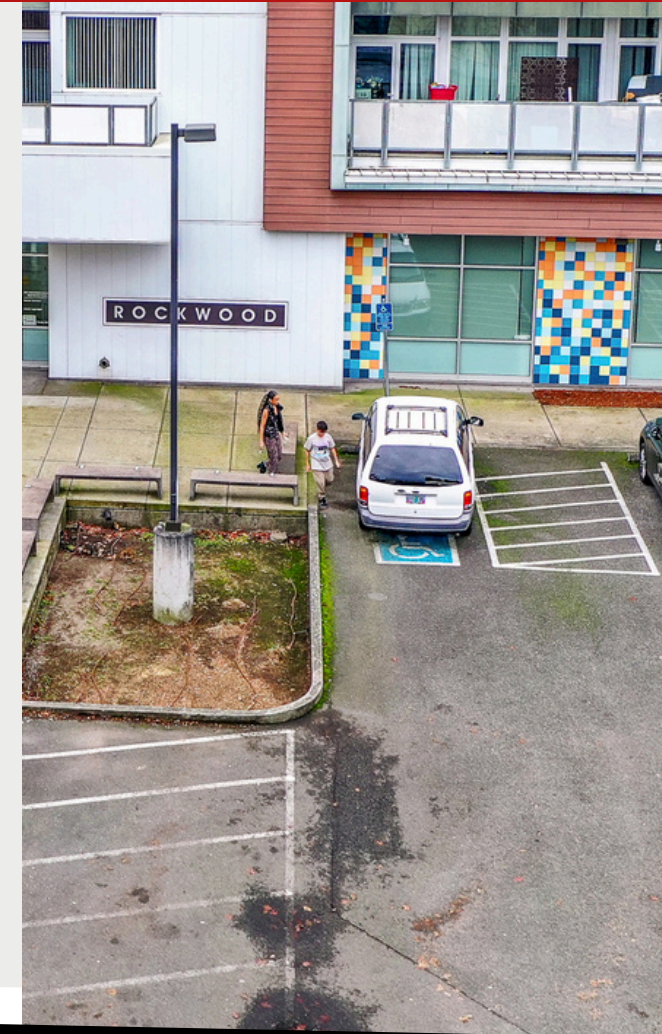
Parcel Number R645067

District - Rockwood

Zoning RTC

Parking: On-Site

Access: (3) Controlled Access Points



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ADDITIONAL INFORMATION

The suite is currently configured as a medical exam office, making it an excellent fit for healthcare providers, including dental practices. It features its own reception area with an adjacent space for staff and records management, ensuring smooth operations and patient flow. A secure, locked internal storage area and a dedicated space for servers provide added protection for sensitive patient records, ensuring compliance with privacy standards.

Additionally, a lab and testing area is conveniently located near the bathrooms at the southern portion of the suite, offering a practical setup for diagnostic and treatment purposes. This thoughtfully designed layout is ready to support a wide range of medical or dental services.

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ADDITIONAL INFORMATION

The property boasts an array of amenities designed to enhance functionality and convenience for its tenants. These include a welcoming main reception area, a versatile community room available for tenant use, and external bathrooms for added accessibility.

Staff will appreciate the shared break room and a dedicated computer lab to support productivity and collaboration. Additionally, the suite features three controlled access points, providing flexibility and security, with one specifically designated as a staff entrance. These thoughtful amenities make the property well-suited to a variety of uses while fostering a professional and community-focused environment.

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