



Mt. View Professional Offices

36645 Hwy 26, Sandy, OR 97055

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Mt. View Professional Offices

\$24.00 /SF/YR

Mountain View Professional Offices totals 6,800 square feet and is partially occupied with a well-established veterinary clinic, offering ample parking for staff and clients. It is situated on a 0.71-acre lot with direct frontage on Highway 26, Sandy's main thoroughfare. Monument signage is available adjacent to Highway 26, providing excellent branding visibility to over 38,000 vehicles passing daily. The property...

- Spacious 3,000-square-foot or 1,500-square-foot open floor plan available in the highly visible and accessible Mountain View Professional Building.
- Beautifully landscaped property is ideal for a variety of professional uses, including medical, dental, chiropractic, office-based services or retail.
- Rare opportunity to lease premium professional space in a growing community with a dense population and high traffic exposure.
- Prime Location on Highway 26, Sandy, Oregon, the most traveled through fare, surrounded by a plethora of major national retailers.



Rental Rate: \$24.00 /SF/YR

Min. Divisible: 1,500 SF

Property Type: Office

Building Class: B

Rentable Building Area: 6,800 SF

Year Built: 2006

Walk Score ®: 54 (Somewhat Walkable)

Taxes: \$0.29 USD/SF/MO

Operating Expenses: \$0.19 USD/SF/MO

Rental Rate Mo: \$2.00 /SF/MO

1st Floor Ste B

Space Available	1,500 - 3,000 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Located at 36645 Highway 26 in Sandy, Oregon, the Mountain View Professional Offices offer a prime leasing opportunity for businesses seeking highly visible office space. This 3,000-square-foot or 1,500-square-foot professional office or retail unit is situated in a free-standing building with direct frontage on Highway 26, Sandy's main thoroughfare. The space features an open floor plan filled with natural light and is ideal for a wide range of uses, including physical therapy, medical, dental, counseling, insurance, financing, executive offices, creative studios, or boutique retail. The unit can be easily divided into two separate 1,500-square-foot suites, each with its own private bathroom and dedicated HVAC system.

Major Tenant Information

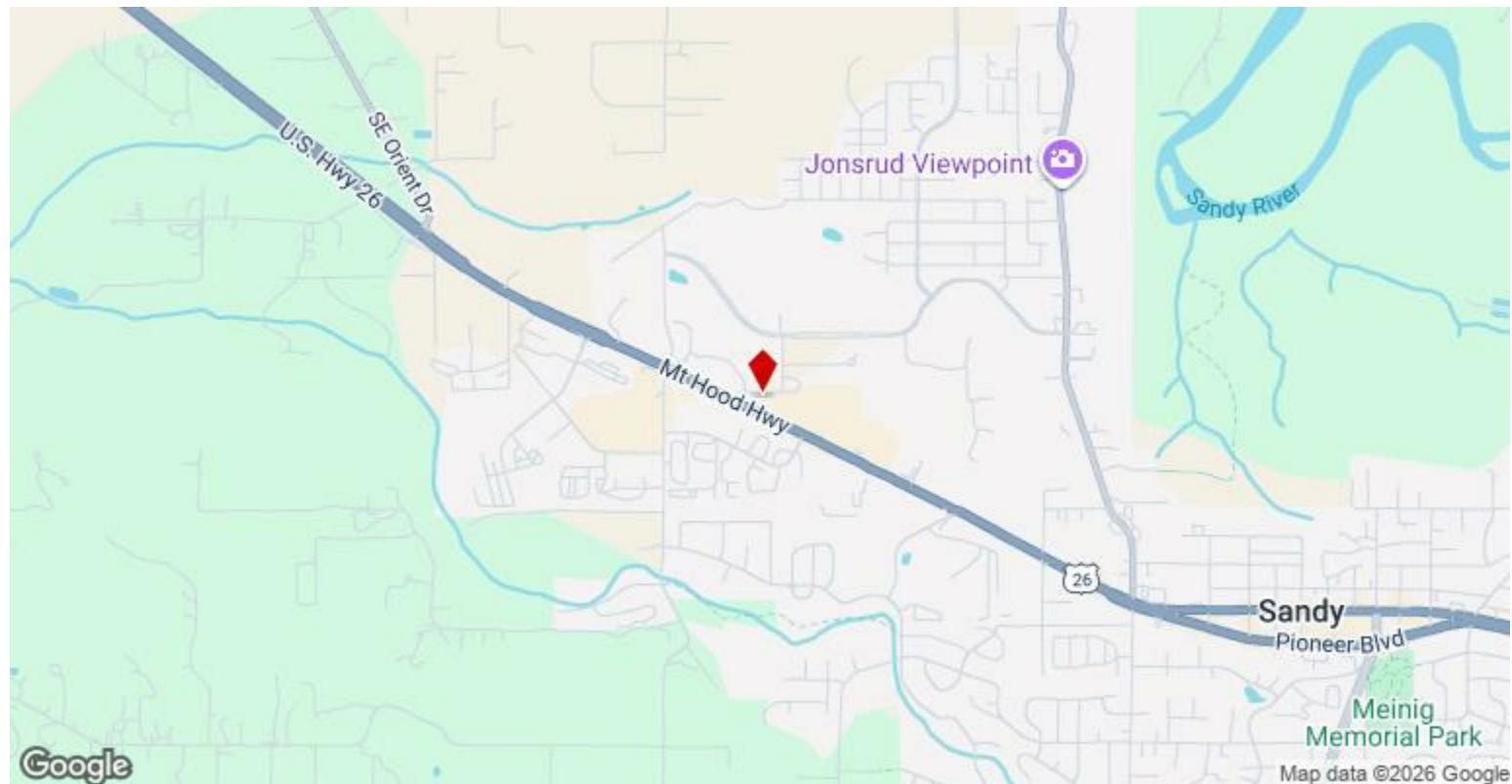
Tenant

Sandy Animal Clinic

SF Occupied

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Lease Expired



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Just 38 minutes from Portland International Airport, the site benefits from regional connectivity via nearby commuter rail and transit stops. The surrounding area has a population of over 121,000 residents with an average household income of \$112,000 and annual consumer spending exceeding \$1.6 billion. Sitting adjacent to Sandy Marketplace, the property is in proximity to national retailers such as Safeway, Starbucks, Dollar Tree, and the DMV, making it a highly trafficked and convenient location for both clients and employees.

This location serves a strong regional trade area of approximately 50,000 captive customers and is supported by a diversified economy anchored in healthcare, technology, apparel, and professional services. With its corner positioning, abundant natural light, and access to a robust client pool and potential workforce, this is a rare opportunity to lease premium commercial space in a growing and affluent community.