

*High-Visibility Medical / Retail with Parking*

# FOR LEASE



5035 NE SANDY BLVD  
PORTLAND, OR 97213

+/-1,233-7,400 RSF

*PLEASE CALL FOR RATES*

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

*5035 NE Sandy Boulevard* offers excellent visibility and walkability. Built in 2018, the building features exposed brick construction and is located near established healthcare and retail services, offering strong synergy for users.

#### LOCATION

Located at the intersection of NE Sandy Boulevard and NE 51st Avenue, 5035 NE Sandy enjoys exceptional visibility along one of Portland's most prominent commercial corridors. The property sits within the Hollywood District, surrounded by a vibrant mix of retail, dining, and neighborhood amenities, including Whole Foods, Trader Joe's, and the historic Hollywood Theatre. With immediate access to NE Halsey Street, NE Broadway, and major arterials connecting to I-84 and I-5, as well as multiple TriMet bus lines and the Hollywood / NE 42nd Avenue MAX Station nearby, this location offers outstanding connectivity and convenience for employees, customers, and residents alike.



Walk Score

92



Transit Score

59



Bike Score

96

Located on State  
Highway with  
24,405 ADT volume

Abundant free  
on-site parking

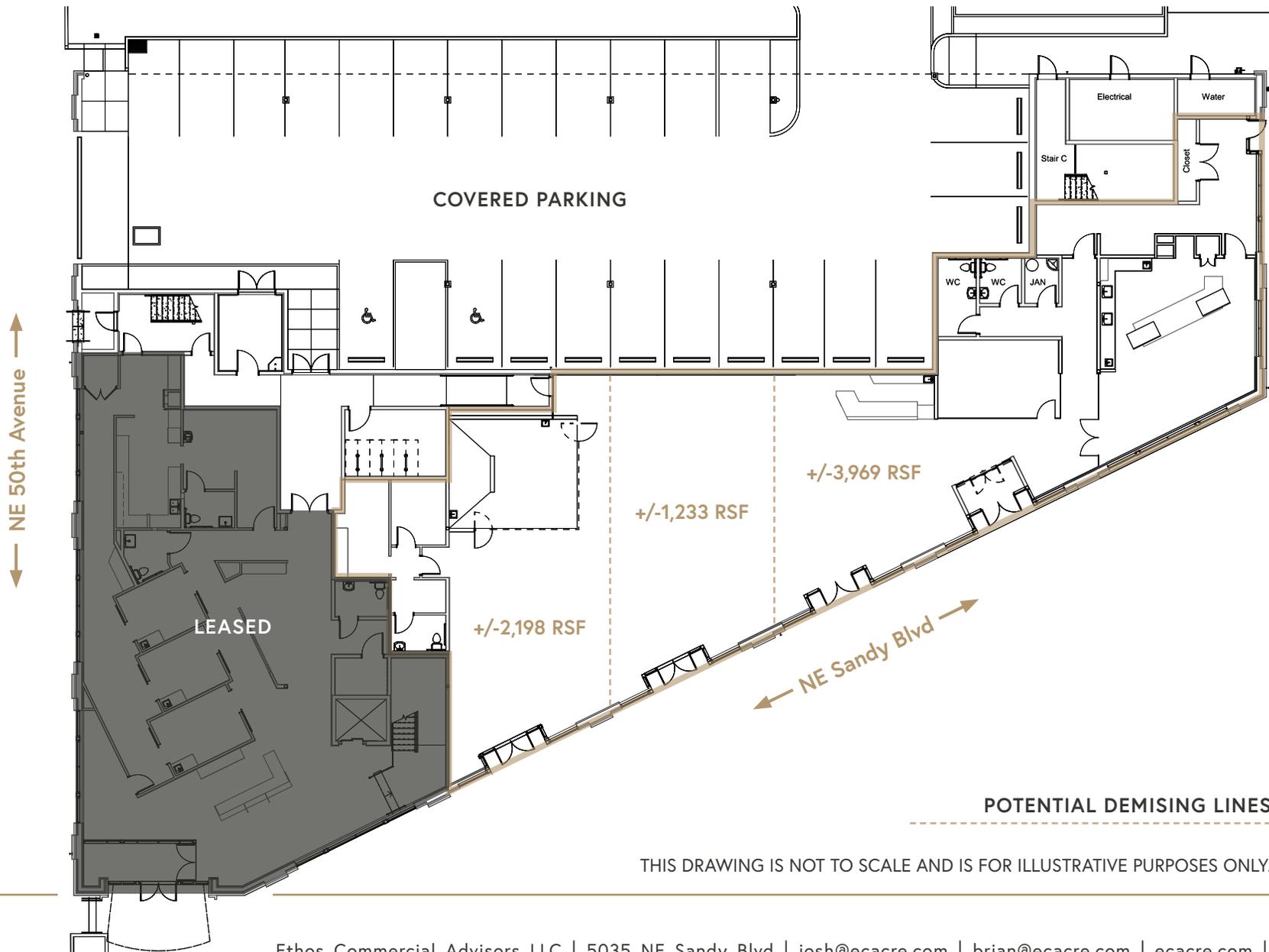
Proximate to  
Providence Portland  
Hospital and  
multiple clinics

16' ceilings and  
expansive glass line

Second-generation  
commercial space



# Floor Plan +/-7,400 RSF DEMISABLE TO +/-1,233 RSF



THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.



