



I-84 Facing Building, Signage Available

# For Lease

# 33 Nichols Parkway


Hood River, OR

Premier Medical Office Clinic

Suite 200 (full floor)

**±10,197 SF**

Beautifully constructed Class A+ medical office space with world-class Columbia River views

 **JLL** SEE A BRIGHTER WAY

## Contacts:

**John Lee**

**Managing Director**

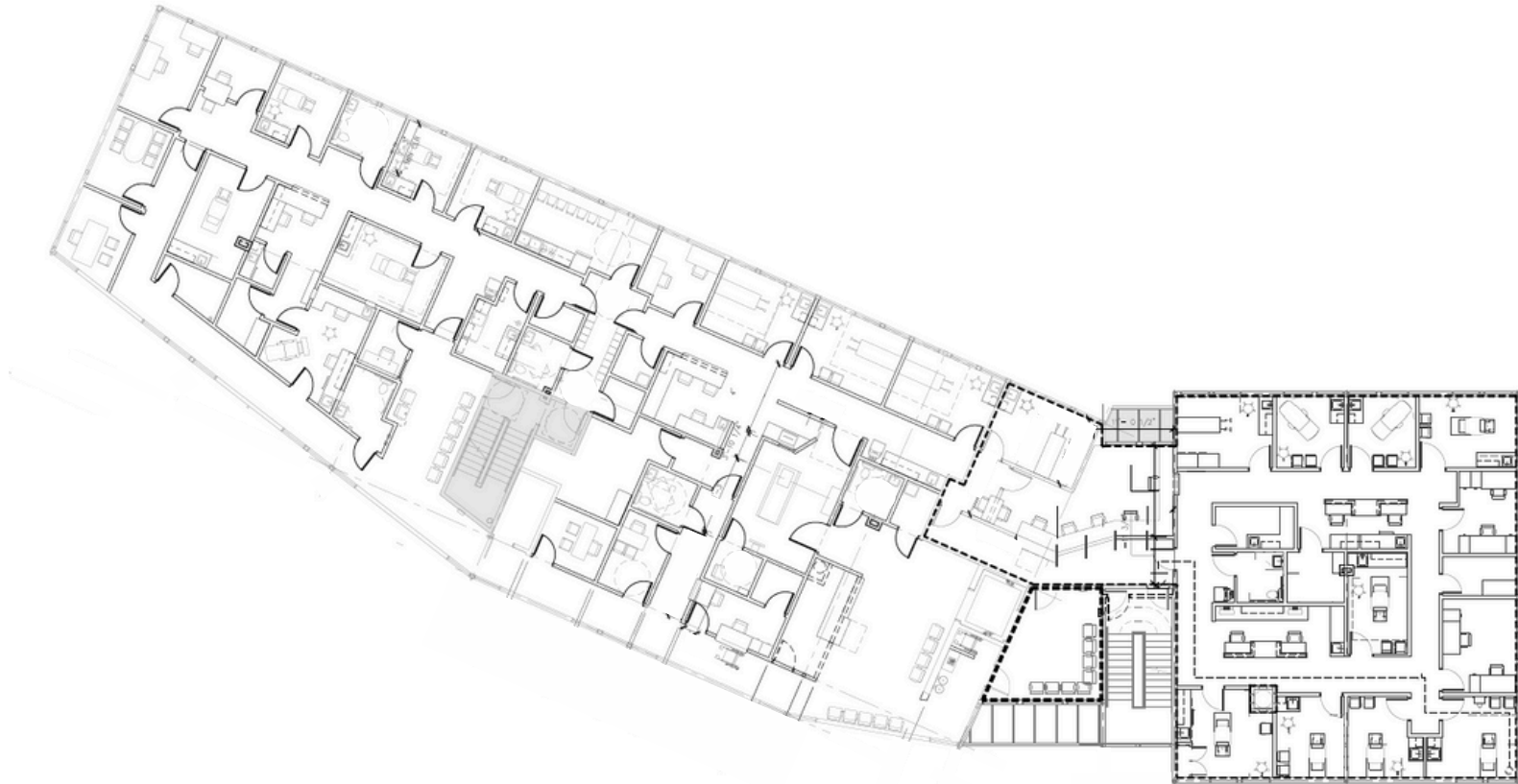
[John.lee@jll.com](mailto:John.lee@jll.com)

+1 503 548 3026

Jones Lang LaSalle Brokerage, Inc.

# Space Overview

- Current configuration accomodates four specialties:
  - Orthopedics, Cardiology, Urology, and Neurology
- X-Ray suite in place with immediate lobby access
- 2 Procedure Rooms
- 16 Exam Rooms
- Conference Facility
- 7 Private Offices
- 4 Separate MA Stations
- 2 partially Connected Waiting Areas
- Built in 2018



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# Interior Photos



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# Hood River Amenities

- |                            |                            |                           |
|----------------------------|----------------------------|---------------------------|
| 1. Ferment Brewing         | 6. pFriem Family Brewers   | 11. Pietros Pizza         |
| 2. Grasslands Barbecue     | 7. Evoke Winery            | 12. Bette's Place         |
| 3. Solstice Wood Fir Pizza | 8. McDonalds               | 13. Golden Goods Sandwich |
| 4. Romeo Gelato            | 9. Double Mountain Brewery | 14. 3 Rivers Grill        |
| 5. Stoked Roasters         | 10. River Daze Cafe        | 15. Kickstand Coffee      |
|                            |                            | 16. Crush Cider Cafe      |



*33,000 cars per day on I-84 right in front of the building*

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