

# Modern Two-Story Office Building

735 E CLARENDON ST, GLADSTONE, OR 97027



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FOR SALE





# FOR SALE

735 E Clarendon St, Gladstone, OR 97027

## PROPERTY DESCRIPTION

Modern two-story office building located in the City of Gladstone, totaling 9,940 SF. The property offers excellent visibility with frontage on 82nd Drive and convenient access to I-205, along with off-street parking. Two tenants currently occupy the first floor, while the entire second floor, currently configured as two separate suites totaling 4,970 SF, is available for an owner/user. The building is elevator-served.

## PROPERTY HIGHLIGHTS

- Newer construction (built in 2019)
- Elevator served
- 22 off-street parking stalls plus on-street parking
- Building signage available
- Clackamas County address
- Taxes: \$41,612.05

## OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	19,324 SF
Building Size:	9,940 SF
Zoning:	C3 (General Commercial City of Gladstone)



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## LOCATION OVERVIEW

Immediate access to I-205 with many restaurants nearby.

LOCATION	DISTANCE	TIME
Interstate 205	0.5 mi	2 min
99E	1.0 mi	4 min
Downtown Portland	12.0 mi	29 min
Portland International Airport	15.6 mi	30 min



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