

FOR SALE

# MARYLHURST MEDICAL BUILDING

*9,192 SF Medical Office Building with  
6,700 SF of Clinical Space Available*

18380 WILLAMETTE DRIVE, WEST LINN, OR



*Opportunity to own your practice's facility in West Linn, one of Oregon's most affluent cities. Priced significantly below replacement cost.*

SALE PRICE	\$2,850,000 (\$310.05/SF)
BUILDING SF	
North	4,936 SF
South	2,486 SF
Lower	1,770 SF
Total	9,192 SF
LAND AREA	0.96 acres (41,917 SF)
PARKING	40 spaces (4.35/1000)
ZONING	General Commercial/ Single Family Residential
CONSTRUCTION	Wood frame, tile roof
YEAR BUILT	1996
REAL MARKET VALUE (COMBINED)	\$3,366,294
ASSESSED VALUE (COMBINED)	\$2,120,207
TAXES 2025-2026	\$39,634
TAX LOTS	3 tax lots: the north portion of the building, the south portion, and the land/common areas



# FOCUSED ON YOUR FUTURE

## *ANALYZE THE POTENTIAL*



### INCOME SUMMARY

SUITE	Suite 201 plus a portion of the common area waiting area
USE	Dermatology and skin care
SIZE	Approximately 2,486 RSF
MONTHLY RENT	\$5,750, increasing by \$150 commencing January 2027
CURRENT RENT	\$27.75 modified gross
EXPIRATION DATE	August 1, 2033

### ESTIMATED OPERATING EXPENSES

MMB	
TAXES	\$39,634 (2025-2026)
UTILITIES	\$26,380 (2024)
MAINTENANCE	\$41,231 (2024)
INSURANCE	\$3,322 (2024)
MISC	\$3,850 (2024)
<b>TOTAL</b>	<b>\$12.45/SF</b>

## MARYLHURST MEDICAL BUILDING



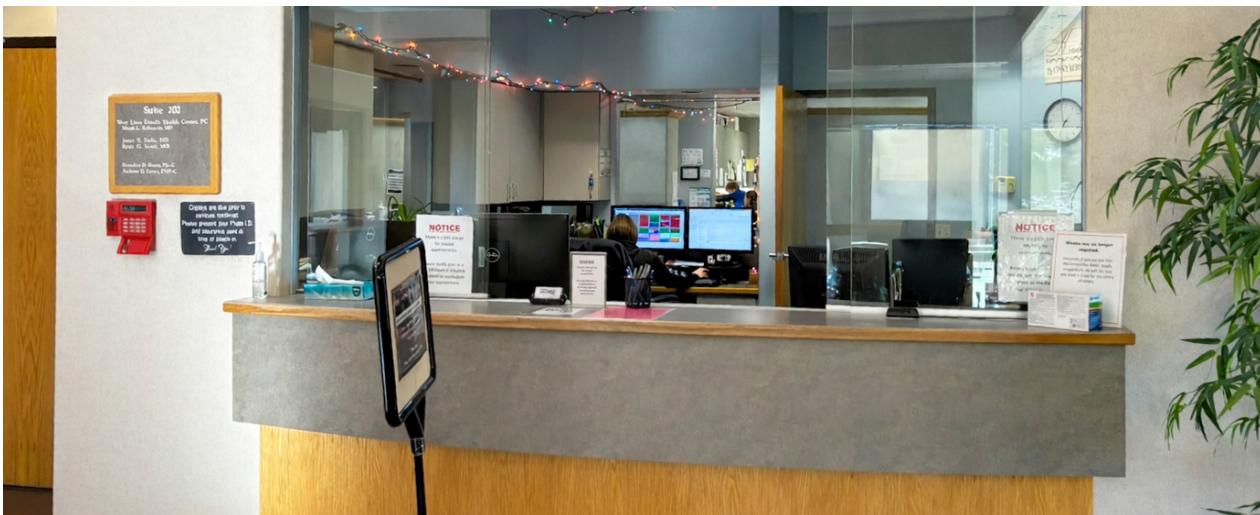
AVAILABLE FOR SALE

KIDDER MATHEWS

# MARYLHURST MEDICAL BUILDING

## NORTH WING - MAIN LEVEL

10 Exam Rooms	4 Provider Offices
1 Procedure Room	2 Staff Offices
X-Ray Room	Receptionist
Reception Area	Two Restrooms
3 Nurses' Stations	



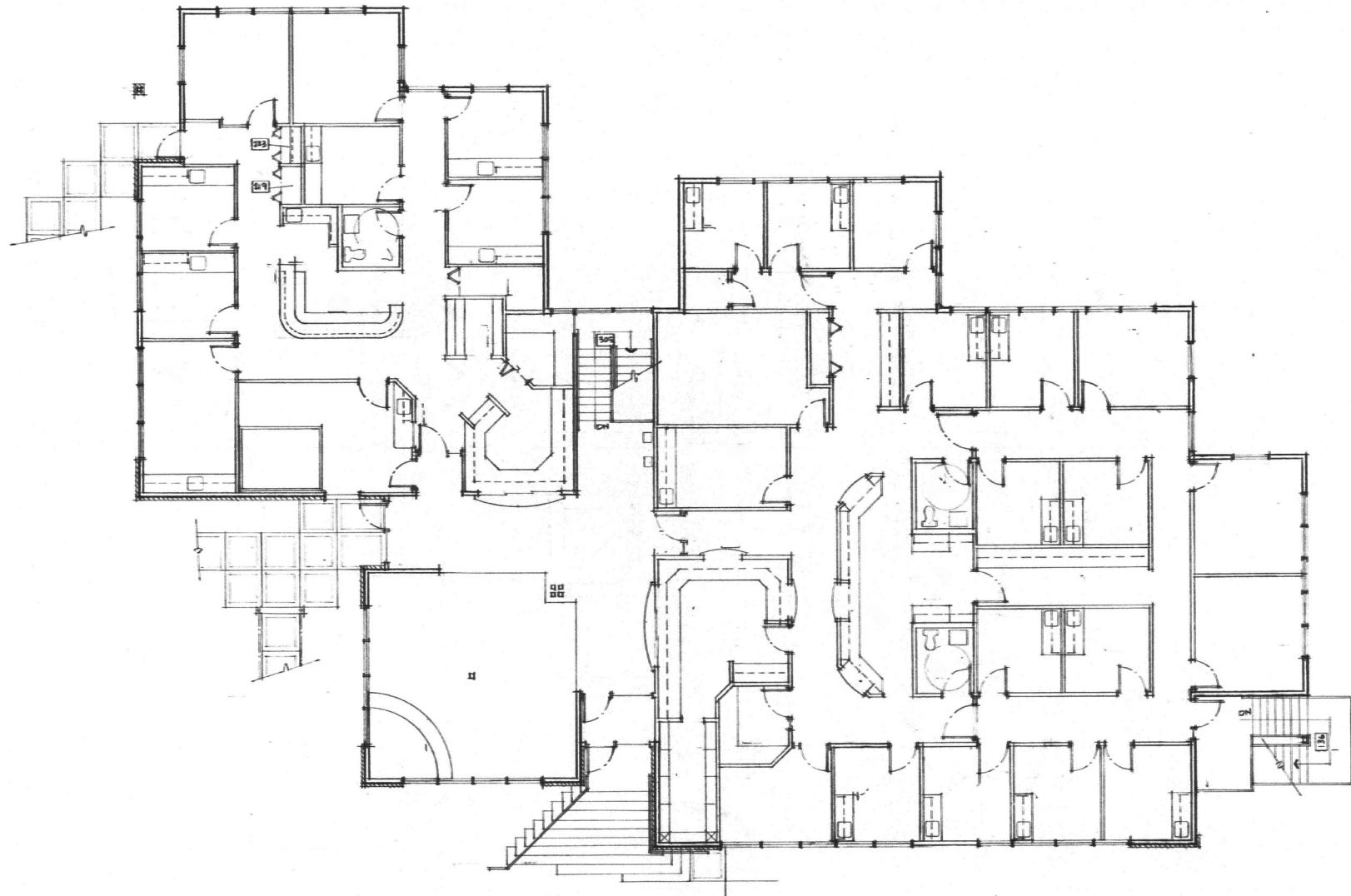
## NORTH WING - LOWER LEVEL

1 Treatment Room	2 Restrooms
Staff Lounge	Custodian Room
2 Offices	Unfinished Storage Room

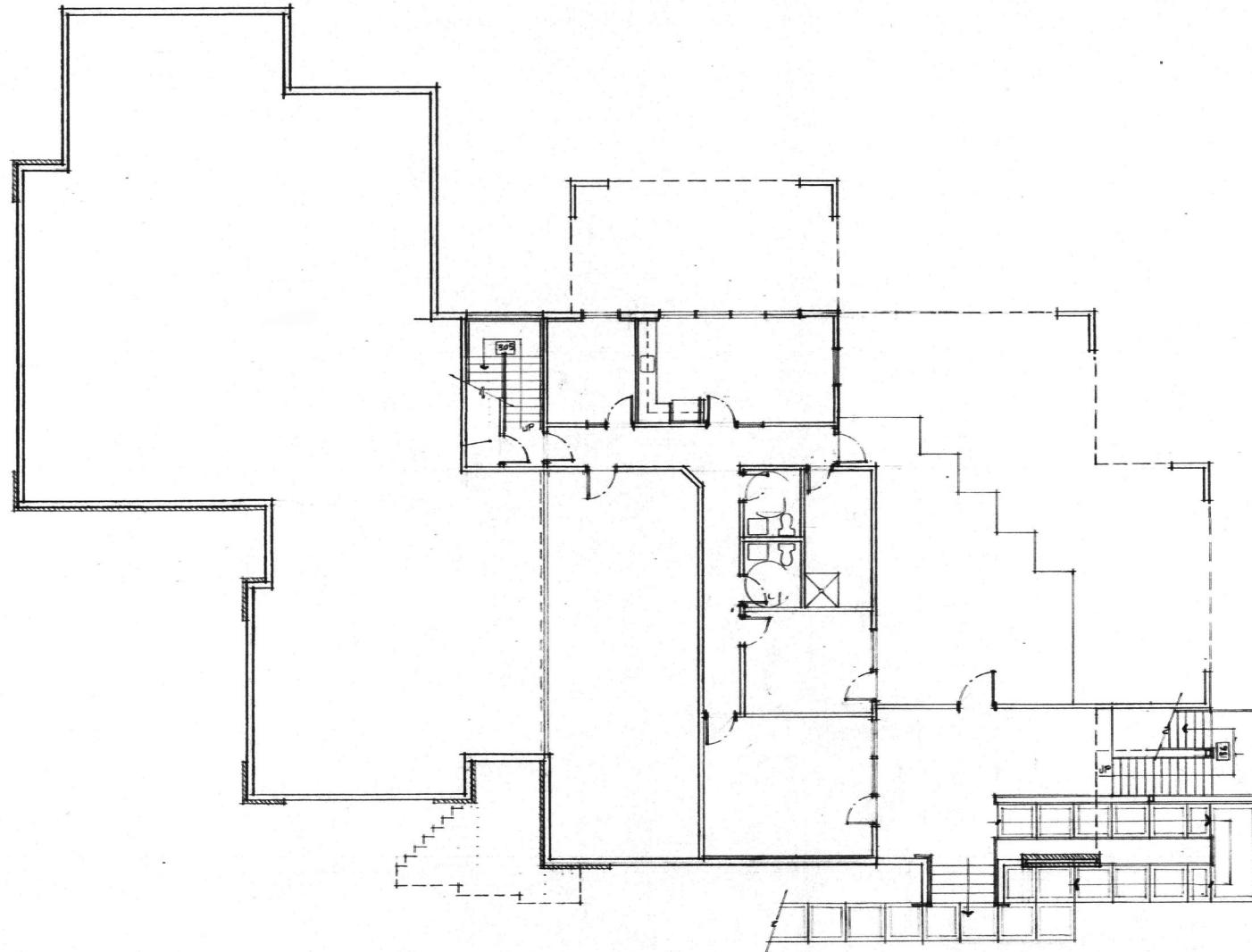
## SOUTH WING

5 Exam Rooms	Nurses' Station
1 Procedure Room	1 Restroom
2 Provider Offices	Receptionist

## MAIN LEVEL FLOOR PLAN

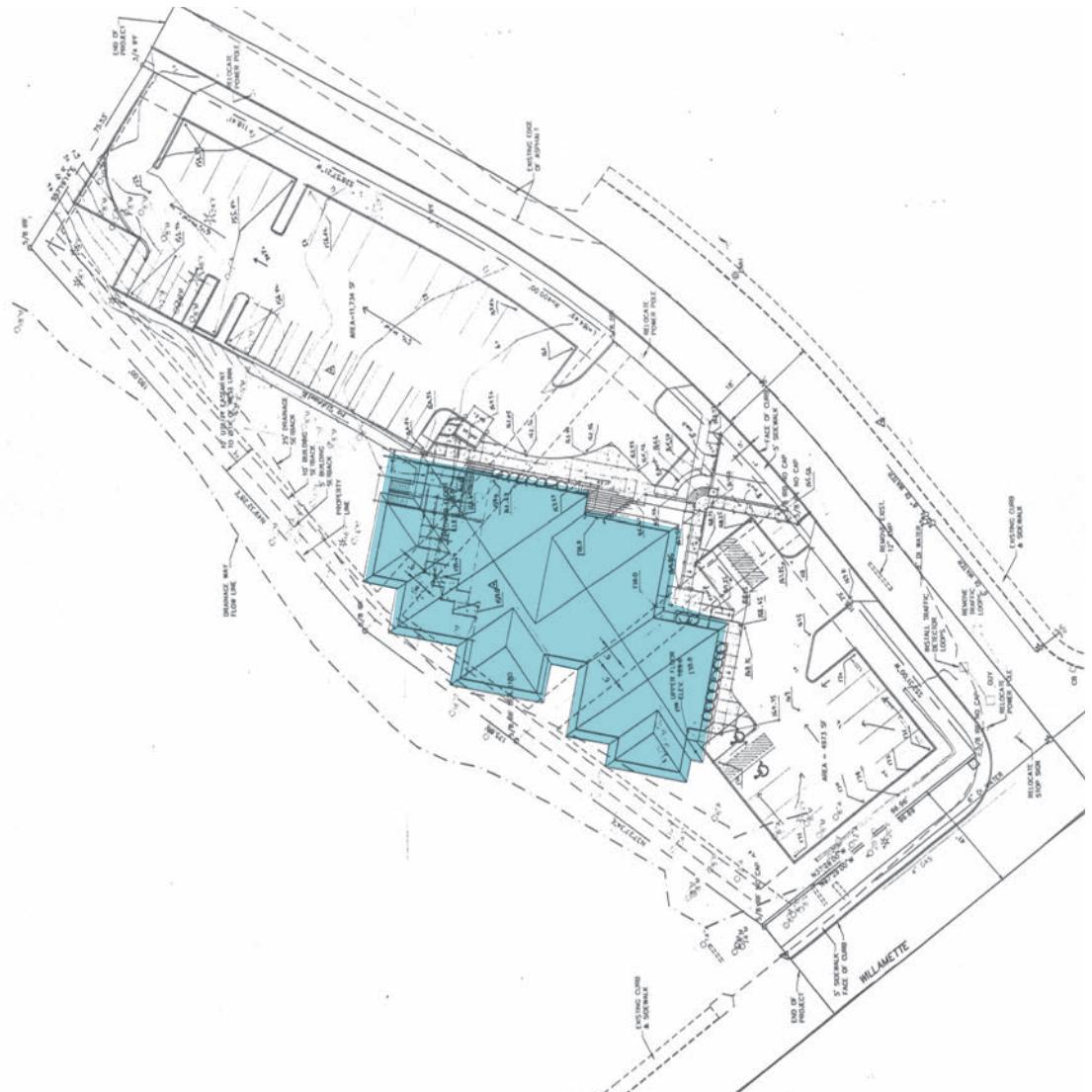


LOWER LEVEL FLOOR PLAN



## MARYLHURST MEDICAL BUILDING

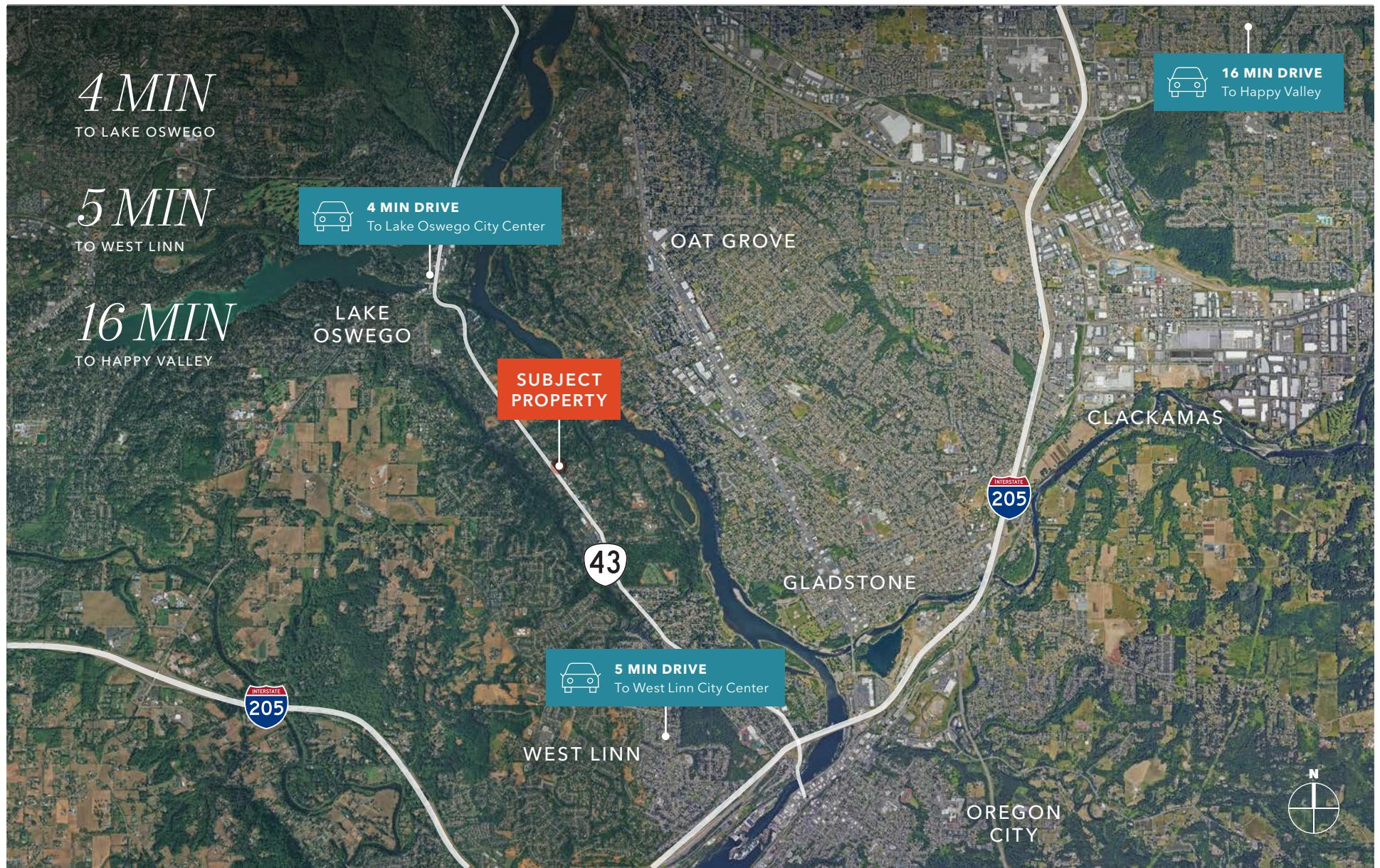
## SITE PLAN



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