

Clear Creek Business Park

NEW SPACE AVAILABLE

21910-21968 NE Glisan Street
BUILDING A

410-486 NE 219th Avenue
BUILDING B

**FOR
SUBLEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY DESCRIPTION

Sublease available through 12/31/26.

PRIDE OF OWNERSHIP

Schnitzer Properties is a regional, professionally-run, family-owned company that has been doing business since 1950. Today, Schnitzer Properties is a dynamic, expanding real estate company with a portfolio that includes a wealth of office, multi-tenant industrial, multi-family and retail commercial properties.

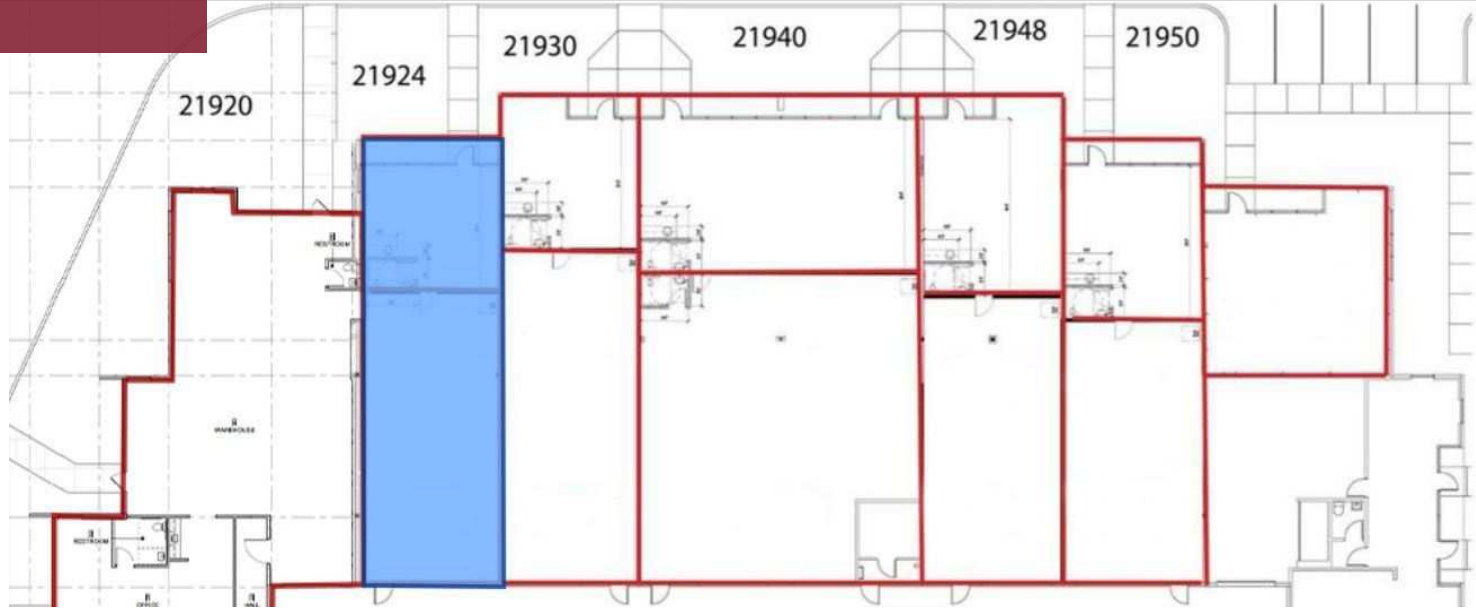
OFFERING SUMMARY

Lease Rate:	See Page 3
Estimated NNNs:	See Page 3
Available SF:	1,824 - 16,346 SF
Zoning:	GI - General Industrial (Gresham)



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AVAILABLE SPACE

	SIZE	SPACE HIGHLIGHTS
■ Building A - Suite 21924	1,824 SF	<p>SUBLEASE TERMS: January 1, 2024 - December 31, 2024: \$2,087.00 (NNN) January 1, 2025 - December 31, 2025: \$2,170.00 (NNN) January 1, 2026 - December 31, 2026: \$2,257.00 (NNN)</p> <p>One grade level door 510 SF office 18' clear height NNNs estimated to be \$0.33/SF</p>
■ Building B - Suite 464	16,346 SF	<p>SUBLEASE TERMS: January 1, 2025 - December 31, 2025: \$12,766.00 (NNN) January 1, 2026 - December 31, 2026: \$13,149.00 (NNN)</p> <p>Office: 1,000 SF 6 dock doors and 2 grade doors NNNs estimated to be \$0.33/SF</p>



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FOR SUBLEASE

21910-21968 NE Glisan Street, Gresham, OR 97030



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FOR SUBLEASE

21910-21968 NE Glisan Street, Gresham, OR 97030



LOCATION OVERVIEW

Conveniently located one mile south of Exit 14 off of Interstate 84 on Glisan Street, Clear Creek is in the Gresham high-tech corridor. The project offers an attractive setting with excellent visibility and extensive retail amenities nearby.

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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