

FOR SALE

735 BUILDING

Dr. Jason Schwenker  
Dr. Bradley Coates  
Chiropractors, M.D.

Express  
EMPLOYMENT PROFESSIONALS

**FOR LEASE**  
NEW CLASS A  
OFFICE  
TIM PFEIFFER  
**Norris & Stevens**  
503-223-3171  
norris-stevens.com

# THE 735 BUILDING

735 E CLARENDON ST | GLADSTONE, OR 97027

For more information or a property tour, please contact:

**TIM PFEIFFER**

503.225.8455

TimP@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

01/30/2025

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
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## OFFICE BUILDING FOR SALE

### DETAILS

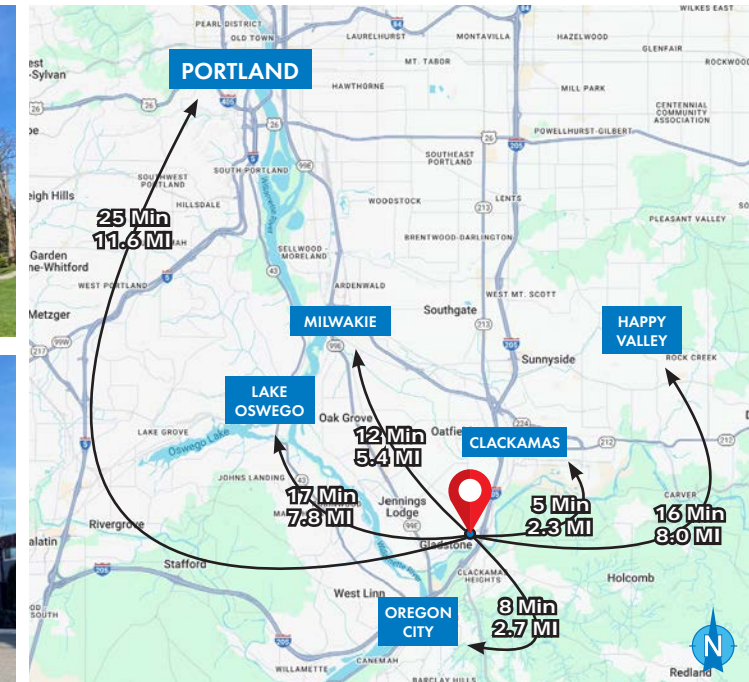
- Sale price: Call for pricing
- Building size: ± 9,940 SF
- Land size: ± 0.46 AC (20,038 SF)
- Year built: 2021
- Zoning: C3 Commercial
- Great owner/user or investment opportunity
- Second floor available with ± 5,000 SF

### FEATURES

- Perfect for medical or general office use
- Elevator served
- Great proximity to multiple food options
- Minutes away from the Oregon City Shopping Center
- Easy access to I-205

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,037	67,361	201,292
Median Age	40.7	42.2	41.5
Households	3,932	26,989	80,348
Median Household Income	\$95,828	\$97,550	\$103,713



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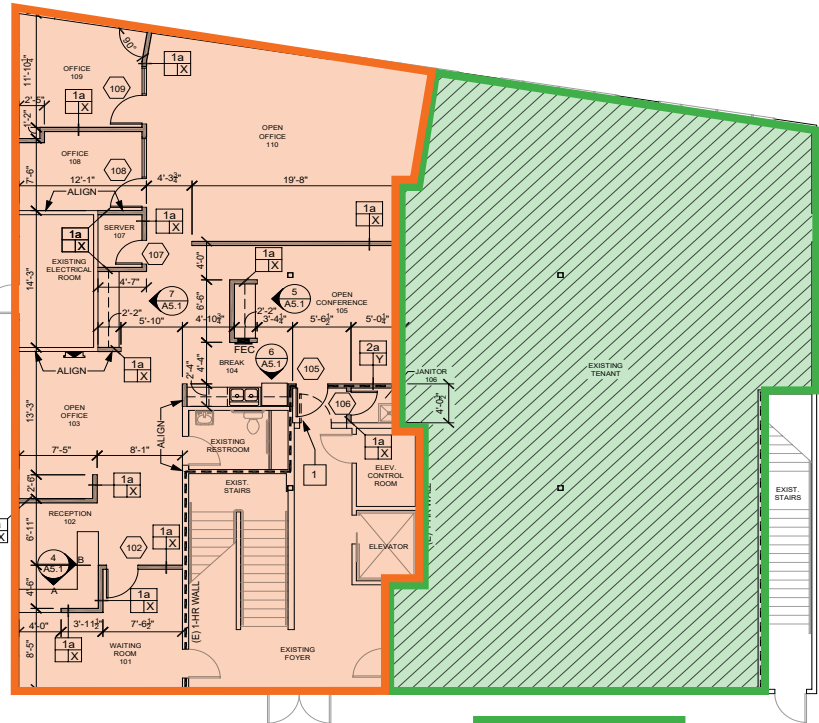
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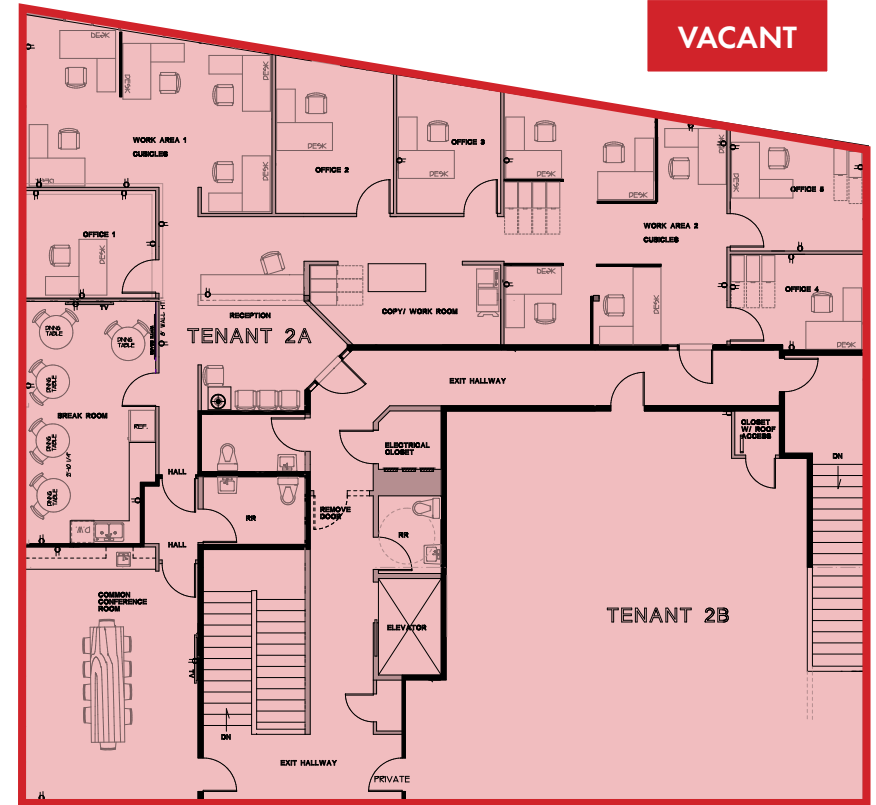
FIRST FLOOR



SUITE 100

SUITE 101  
Chiropractor

SECOND FLOOR – ± 5,000 SF AVAILABLE



VACANT

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# INTERIOR PHOTOS



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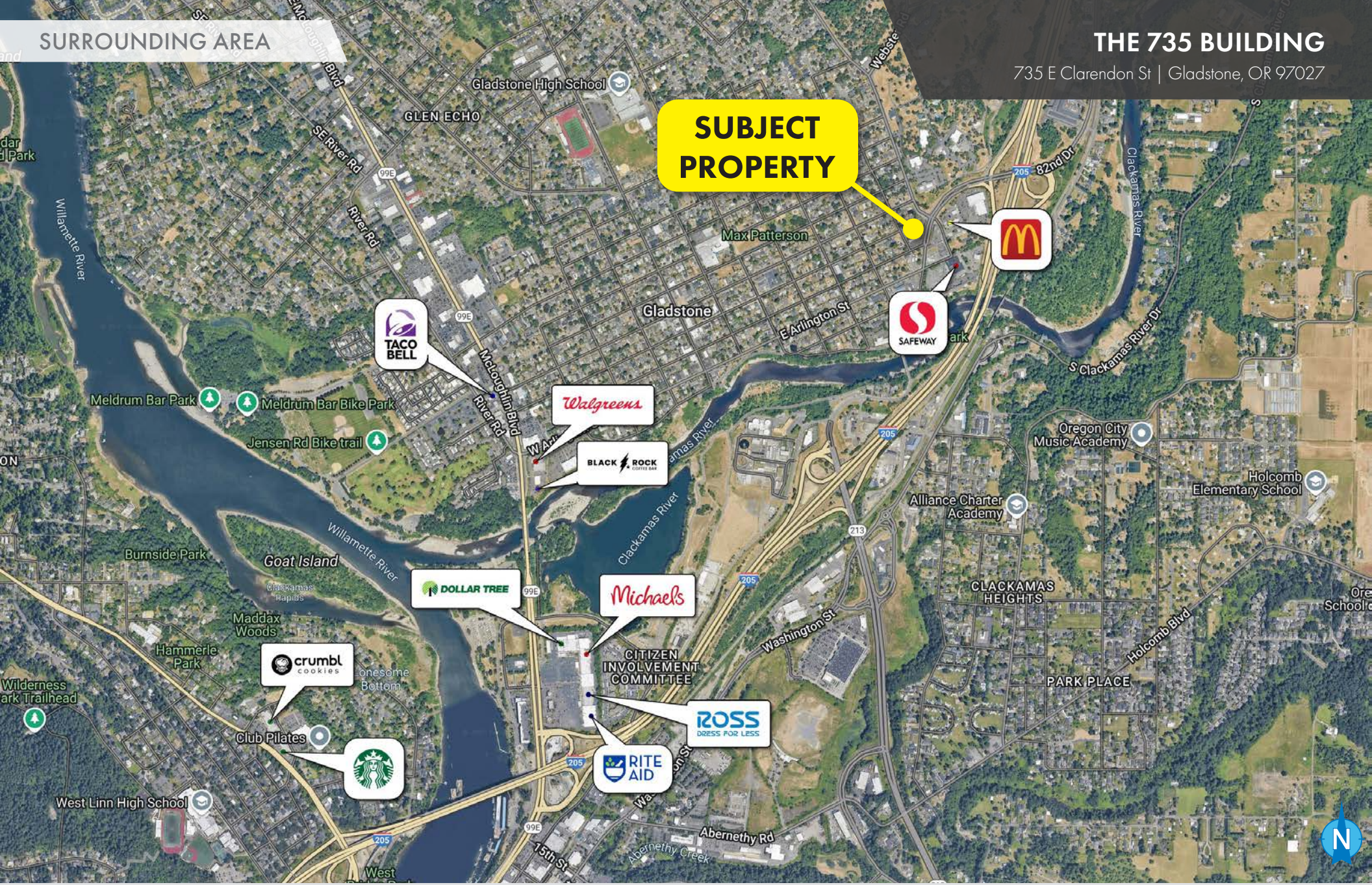


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# SURROUNDING AREA

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