



FOR LEASE

7736 NORTHEAST SANDY BOULEVARD

PORTLAND, OR 97213

LEASE RATE

\$1.40 SF/month (NNN)

BUILDING SIZE

4,938 SF

TYLER COLLINS

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PROPERTY DESCRIPTION

High-visibility opportunity along Sandy Boulevard suitable for a wide range of uses. The building can be leased in its entirety or demised to approximately 3,780 SF. Currently, the building is laid out with office spaces along Sandy Boulevard and warehouse space in the back. A perfect location for neighborhood-focused retail/office uses, or flex-oriented businesses that benefit from both office and warehouse space, coupled with close proximity to both I-84 and I-205.

PROPERTY HIGHLIGHTS

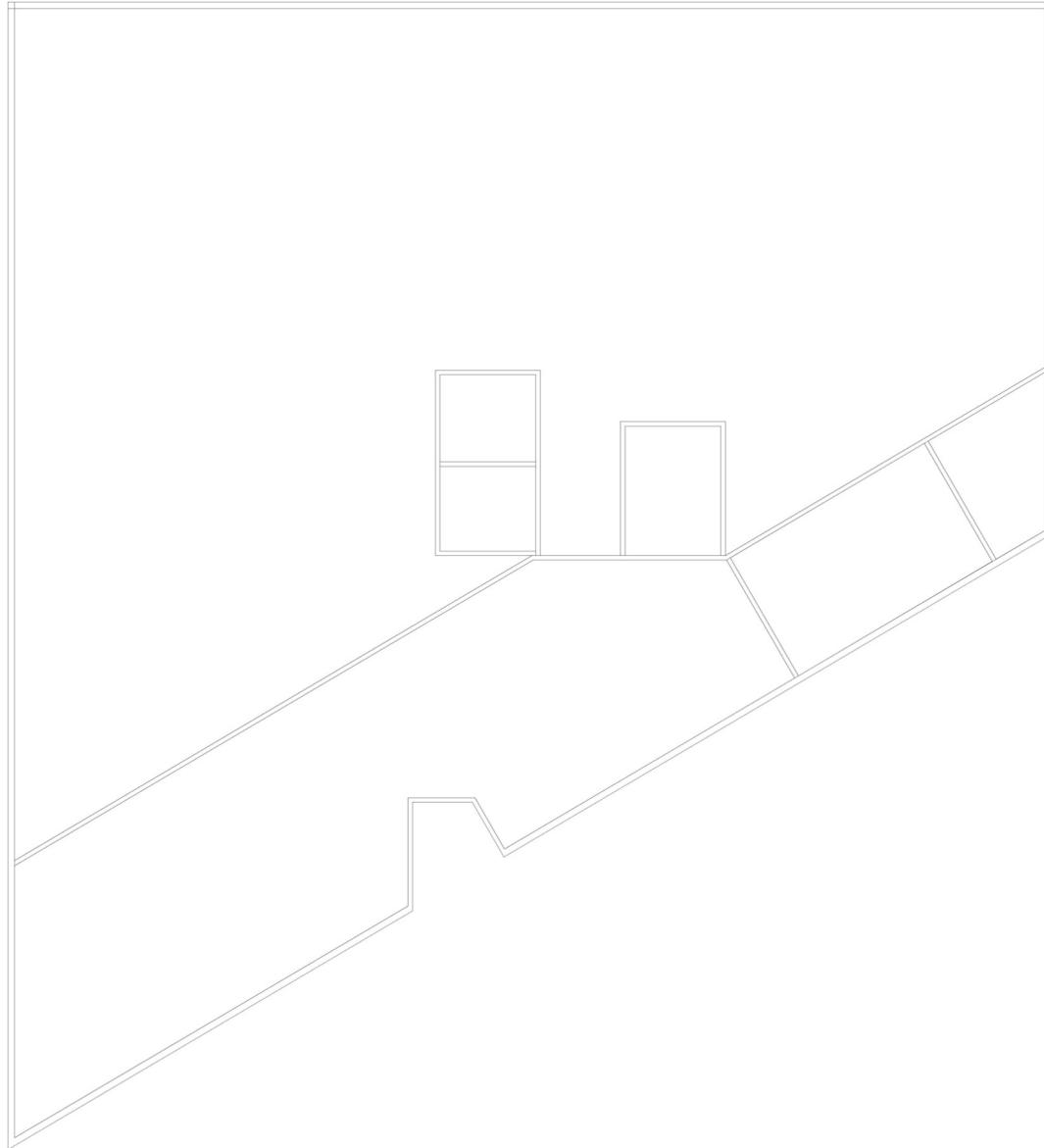
- 6 off street parking spots
- 1 grade level door
- New roof Installed in 2026
- Quick access to I-84 and I-205

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (NNN)
Available SF:	4,938 SF
Office Size:	1,414 SF
Lot Size:	7,006 SF
Zoning:	CM2

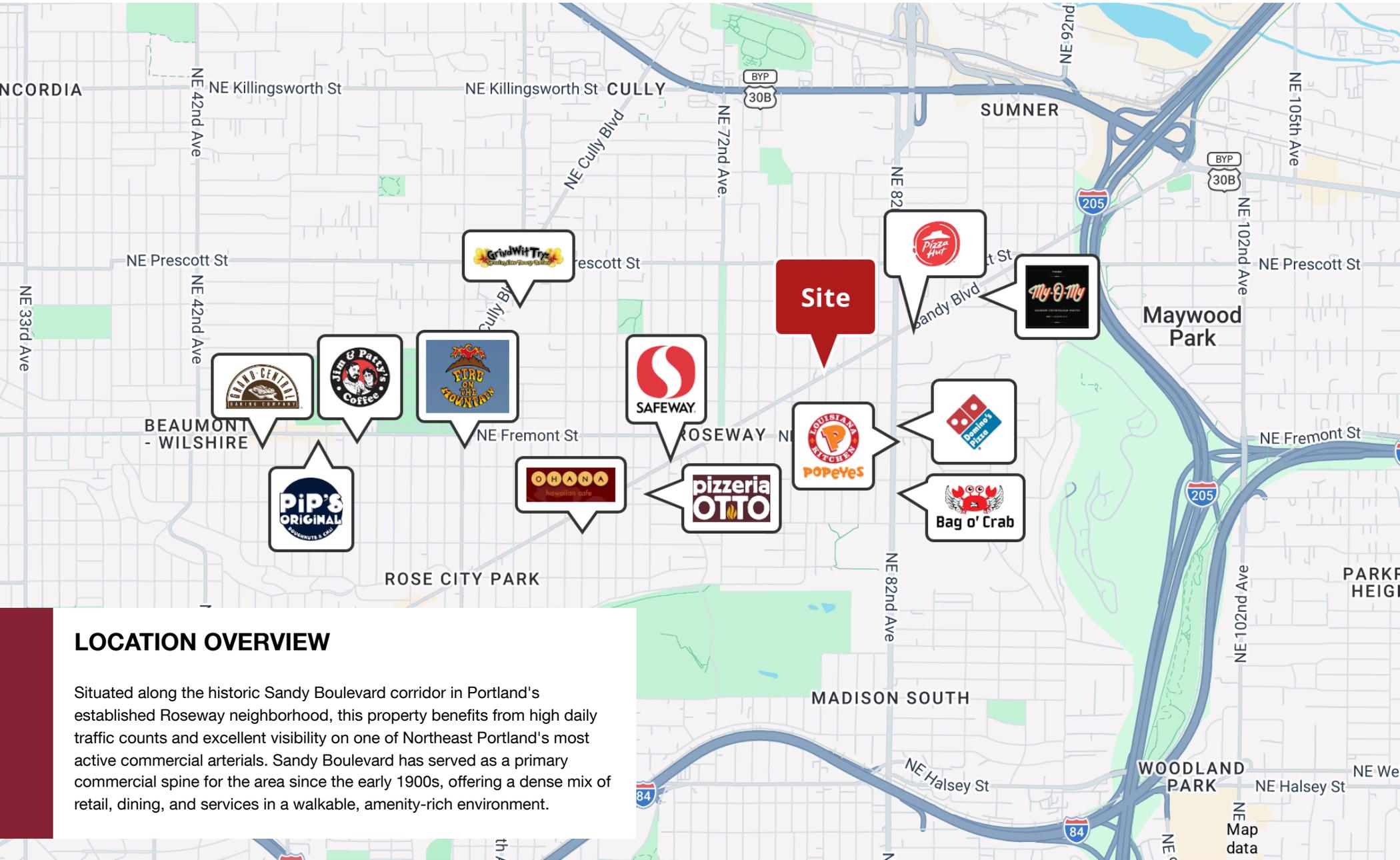
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LOCATION OVERVIEW

Situated along the historic Sandy Boulevard corridor in Portland's established Roseway neighborhood, this property benefits from high daily traffic counts and excellent visibility on one of Northeast Portland's most active commercial arterials. Sandy Boulevard has served as a primary commercial spine for the area since the early 1900s, offering a dense mix of retail, dining, and services in a walkable, amenity-rich environment.

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