

FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232



NEW RATE! \$15/SF/Yr NNN

FOR LEASE: \$15 /SF/Yr NNN

FOR SALE: \$1,999,000

Building Area: ± 6,750 RSF

Land Area: ± 12,197 SF (0.28 Acres)

Zoning: CM3 Commercial Mixed Use

Land Use: Retail, Office, Residential

• Turn Key Owner / User Potential

- Opportunity for Single Tenant or Demised Suites
- High Exposure Location in the Hollywood
- Large Fenced 19 Stall Parking Lot (16 available)
- ± 24k ADT on Sandy / ± 11k ADT on 39th
- I-84 Access: Exit 2 On/Off Ramps within 0.2 Miles
- Nearby Retail: Whole Foods, Trader Joe's, New Seasons, Grocery Outlet, Fred Meyer & more

GRANT GUERNSEY

Vice President

+1 503 407 4982

grant.guernsey@kidder.com

LEASING

SALES

JIM LEWIS

Senior Director

+1 503 279 1743

jim.lewis@cushwake.com

BRAD CARNESE

Managing Director

+1 503 504 0102

brad.carnese@cushwake.com

km Kidder Mathews

200 SW Market Ste 200 Portland, OR 97201
cushmanwakefield.com

CUSHMAN & WAKEFIELD

FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232

FLOOR PLAN

- 
Suite 1 | Ground & Upper Floor
 ± 4,760 Total SF
 ± 2,860 SF (Ground) / ± 1,900 SF (Upper)
 Available
 - 
Suite 2 | Ground Floor
 ± 1,500 SF
LEASED!
 - 
Suite 3 | Ground Floor
 ± 490 SF
 Floor: Ground
 Available
- Combine for 5,250 SF

Upper Floor



Ground Floor

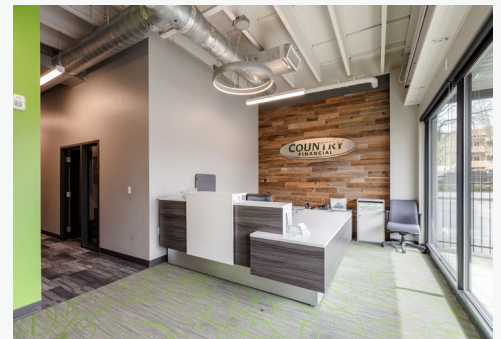


FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232

PHOTOS



GRANT GUERNSEY
Vice President
+1 503 407 4982
grant.guernsey@kidder.com

LEASING

SALES

JIM LEWIS
Senior Director
+1 503 279 1743
jim.lewis@cushwake.com

BRAD CARNESE
Managing Director
+1 503 504 0102
brad.carnese@cushwake.com



200 SW Market Ste 200 Portland, OR 97201
cushmanwakefield.com



FOR LEASE -or- SALE

Up to ±5,250 SF Available (Combine 4,760 & 490 SF Suites)

3902 NE Sandy Blvd, Portland, OR 97232

MAJOR RETAIL & EMPLOYERS

