



# For Lease

## Marty Justus

Four Star Real Estate  
541 709 7744  
Martyj@4starre.com

## Jim Shipman

Colliers  
208 472 2862  
jim.shipman@colliers.com

---

241 SW 3rd Ave.,  
Ontario, OR 97914  
4starre.com

Old Location for Ontario Chiropractic Center  
49 NW 1st Street | Unit 1  
Ontario, OR 97914

### Highlights:

- 4 individual office spaces
- Large communal area
- Break area
- 2 Restrooms, 1 ADA
- New flooring and paint
- Landlord would consider some tenant improvements

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.

# For Lease

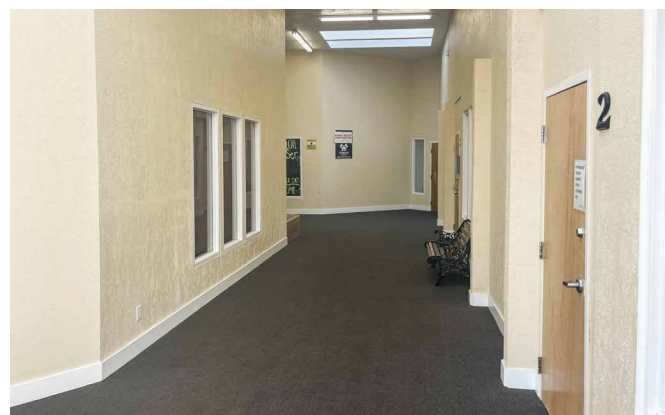
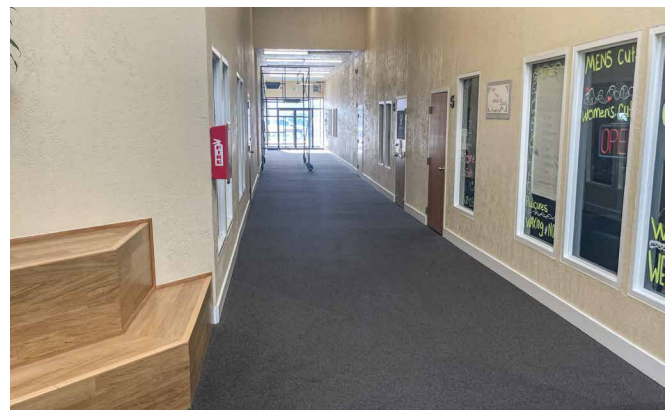
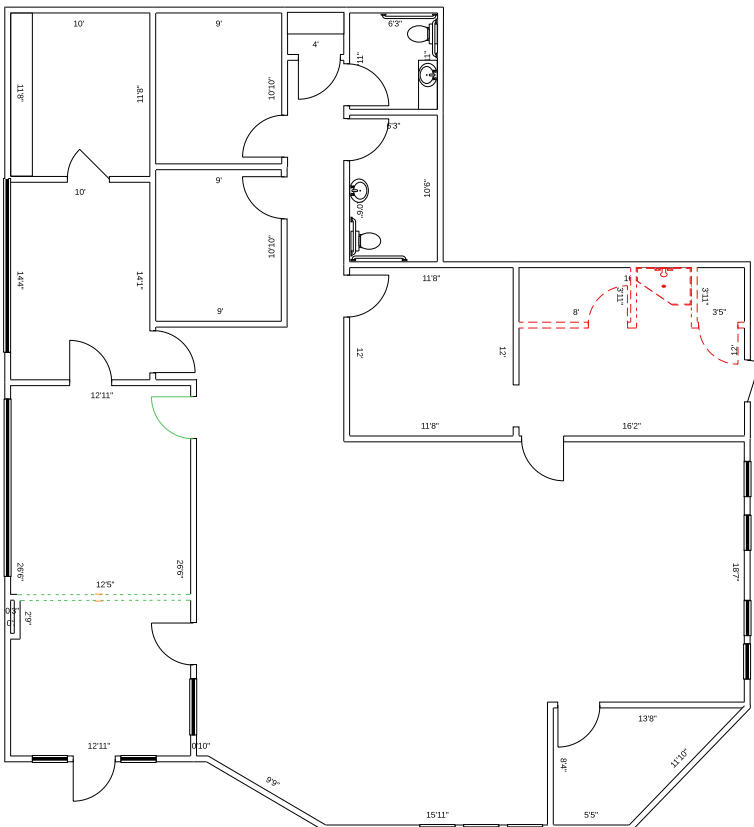
## Property Information

<b>Property Type</b>	Office Space in Mixed-Use Building
<b>Available SF</b>	3,000 SF
<b>Lease Type</b>	NNN
<b>Parking</b>	Communal
<b>Access</b>	W Idaho and SE 1st Street

## Space Available

Suite	Size	Rate
Unit 1	3,000 SF	\$1.00/SF/month

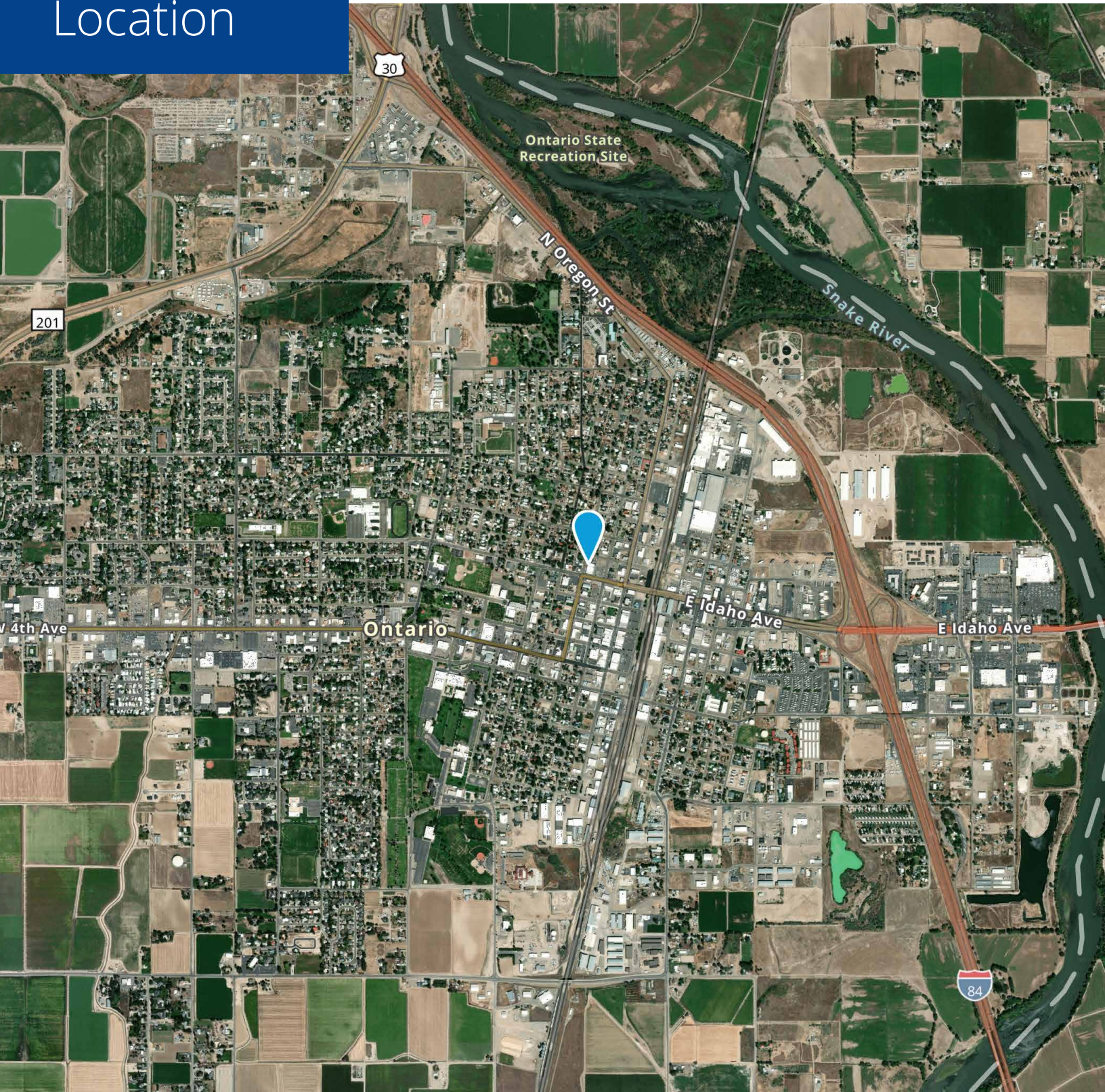
## Floor plan



# Location

Google Map

Street View



## Demographics

**1 Miles**

**3 Miles**

**5 Miles**

Population	7,466	21,507	33,344
Households	2,736	7,926	12,424
Avg. HH Income	\$64,408	\$75,150	\$76,919

