



36645 US-26, Sandy, OR 97055

\$24 - \$26/SF/YR

\$2 - \$2.17/SF/MO

Mountain View Professional Building suite B

Professional / Medical Office - Service Based Retail Considered

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Listing Added: 06/18/2025
Listing Updated: 02/14/2026

 Company logo



Building Details

Property Type	Office, Special Purpose	Subtype	Medical Office, Traditional Office, Executive Office, Creative Office
Tenancy	Multiple	Total Building SqFt	6,790
Minimum Divisible SqFt	3,003	Total Building Suites	2
Land Acres	0.79	Class	A
Year Built	2006	Stories	1
Taxes (cost per SqFt)	\$3.60	Total Parking Spaces	12
Elevators	No	Cross Street	HWY 26
Zoning	Commercial	Submarket	Sandy
Submarket Cluster	Portland		

Building Description

1,500 - 3,000 SQ FT Professional Office Space for Lease – Sandy, OR
 Prime Location on Highway 26 | Free Standing - Mountain View Professional Building

Spacious 3,000 square foot open floorplan available in the highly visible and accessible Mountain View Professional Building in Sandy, Oregon. This beautifully landscaped property is ideal for a variety of professional uses including medical, dental, chiropractic, physical therapy, Wellness, counseling, CPA, insurance, financing, executive offices, creative studios or professional services seeking a stable professional environment..

Please Note: Not suitable for fitness, high-impact, restaurant, or high traffic retail uses. Service based retail may be considered

3,000 sq ft unit can be easily divisible into 2 seperate Units of 1,500 sq ft with 2 seperate baths and HVAC units. 3,000 sq ft Unit is \$24/sq ft/yr 1,500 unit is \$26/sq ft/yr

Property Highlights:

Direct frontage on Highway 26 - Excellent Visibility

Triple Net (NNN) Lease

Private entrance and dedicated HVAC/utilities

Shared building with a well-established veterinary clinic

Ample parking for staff and clients

Professional landscaping for an inviting exterior

Flexible open layout ready for custom build-out

This is a rare opportunity to lease premium professional space in a growing community with high traffic exposure.

Contact us today to schedule a tour or request more information!



Building Highlights

- Direct frontage on Highway 26
- Triple Net (NNN) Lease
- Private entrance and dedicated HVAC/utilities
- Shared building with a well-established veterinary clinic anchor
- Ample parking for staff and clients
- Professional landscaping for an inviting exterior
- Flexible open layout ready for custom build-out
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Building Location (1 Location)



Available Space 1 Details

3,000 sq. ft open space with 2 separate bathrooms and 2 HVAC. Located in the Mountain View Professional building right on HWY 26 in Sandy, Oregon. Entire building is 6,800 sq shared parking with one tenant. \$24.00/sq ft/year. Suitable for Medical, therapy, counseling, Professional offices, not intended for restaurant, fitness, or high impact uses. May consider service based retail.

Listing Type	Direct	Space Subtype	Medical Office,Traditional Office,Executive Office,Creative Office
RSF	3,000 SF	USF	3,000 SF
Parking	12 spaces	Rate (Per SF)	\$24 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$1	Expense Rate (Per SF/YR)	\$4.5
Total Rate (Per SF/YR)	\$29.5	Total Monthly Rent	⋮ \$7,374.9
Days on Market	240 days		

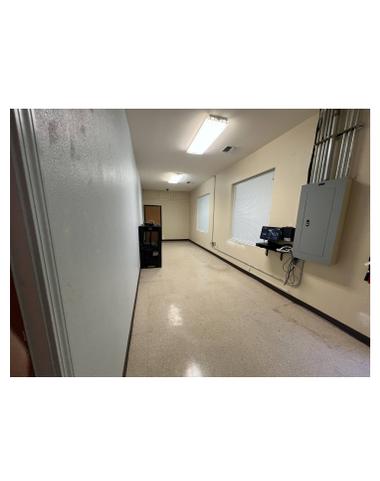
Available Space 2 Details

1,500 sq. ft open space. 2 Separate spaces available at 1,500 sq ft with 2 separate bathrooms and 2 HVAC. Located in the Mountain View Professional building right on HWY 26 in Sandy, Oregon. Entire building is 6,800 sq shared parking with one tenant. Suite B is 3,000sq ft and available as one unit for \$24.00/sq ft/year or can be divisible into 2 seperate 1,500 sq ft units Suite B and Suite C for \$26.00/sq ft/year. Beautifully maintained Professional Building.

Listing Type	Direct	Space Subtype	Medical Office,Traditional Office,Executive Office,Creative Office
RSF	1,500 SF	USF	1,500 SF
Min Contiguous SF	1,500 SF	Max Contiguous SF	3,000 SF
Space Available	10/15/25	Parking	12 spaces
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$1	Expense Rate (Per SF/YR)	\$4.5
Total Rate (Per SF/YR)	\$29	Total Monthly Rent	\$7,200
Rate	\$24 - \$26 / SF / YR	Days on Market	122 days



Property Photos (16 photos)



Demographic Insights



 Crexi Intelligence provides the contextual data you need

Instantly see critical demographics

Subscribe to see demographic trends including income, age demographics, and more within 1-, 3-, and 5-miles of your property of interest.



1 mile

3 miles

5 miles

Population

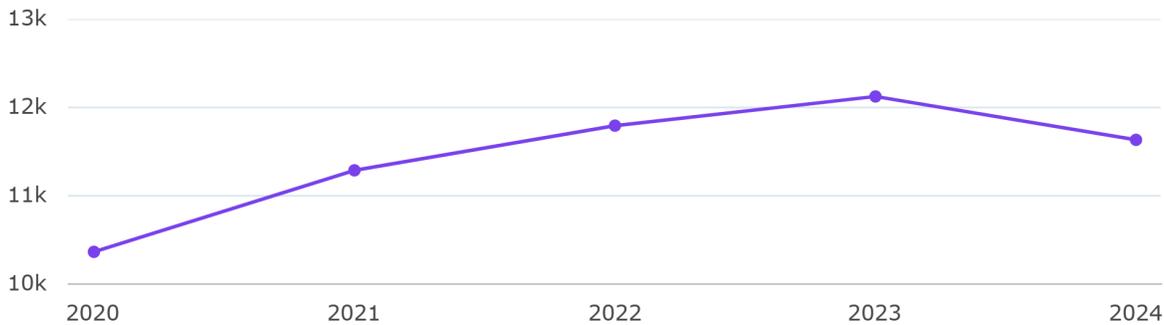
11.6k

↓ 4%

Compared to 12.1k in 2023

↑ 12%

Compared to 10.4k in 2020



Household Income



Age Demographics



Number of Employees



Housing Occupancy Ratio



Renter to Homeowner Ratio

