

FOR LEASE

6,750 SF Building | 2,860 SF Ground Floor Available

3902 NE Sandy Blvd, Portland, OR 97232



FOR LEASE: \$15/SF/YR NNN

Building Area: ± 6,750 RSF

Land Area: ± 7,150 SF (0.16 Acres)

Zoning: CM3 Commercial Mixed Use

Land Use: Retail, Office, Residential

- Opportunity for Single Tenant or Demised Suites

- High Exposure Location in the Hollywood
- 19 Parking Spaces On-Site
- ± 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

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FOR LEASE

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

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FLOOR PLAN

 **Suite 1 | Ground & Upper Floor**
Available ± 2,860 SF (Ground)
Available ± 1,900 SF (Upper)
Total Available ± 4,760 SF

 **Suite 2 | Ground Floor**
± 1,500 SF

LEASED!

 **Suite 3 | Ground Floor**
± 490 SF
Floor: Ground
Available



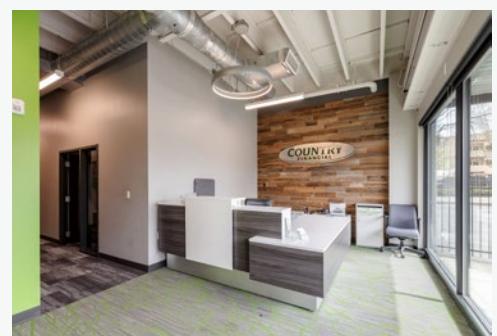
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PHOTOS



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MAJOR RETAIL & EMPLOYERS

