

FOR SUBLEASE

MEDICAL / PROFESSIONAL OFFICE

2135 NORTHWEST MILLER ROAD, PORTLAND, OR 97229



LOCATED IN FOREST HEIGHTS VILLAGE CENTER

PRESENTED BY:

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TEAM SCHWAB

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

2135 NORTHWEST MILLER ROAD



OFFERING SUMMARY

AVAILABLE SF:	2,304
LEASE RATE:	Call Broker for Rates
LEASE TERM:	8+ Years
TOTAL BUILDING SF:	3,650
RETAIL CENTER SF:	19,000
RENOVATED:	2020
MARKET:	Portland
PARKING RATIO:	4.16
ZONING:	CN2
SUBMARKET	NW Outlying

PROPERTY OVERVIEW

This office is nestled in the wooded hills of NW Portland in Forest Heights Village Center, a neighborhood favorite of the prosperous locals. This single-story heavy medical office buildout is the perfect setting for dental / specialists, medical, or therapeutic offices. The space has been used as a dental office and neighborhood healthcare, with the most recent renovation converting to nonsurgical medical treatment. It includes a reception area, wash stations, bathroom, 6 large offices, 3 small offices / storage rooms, a break room, closets, and high end finishes.

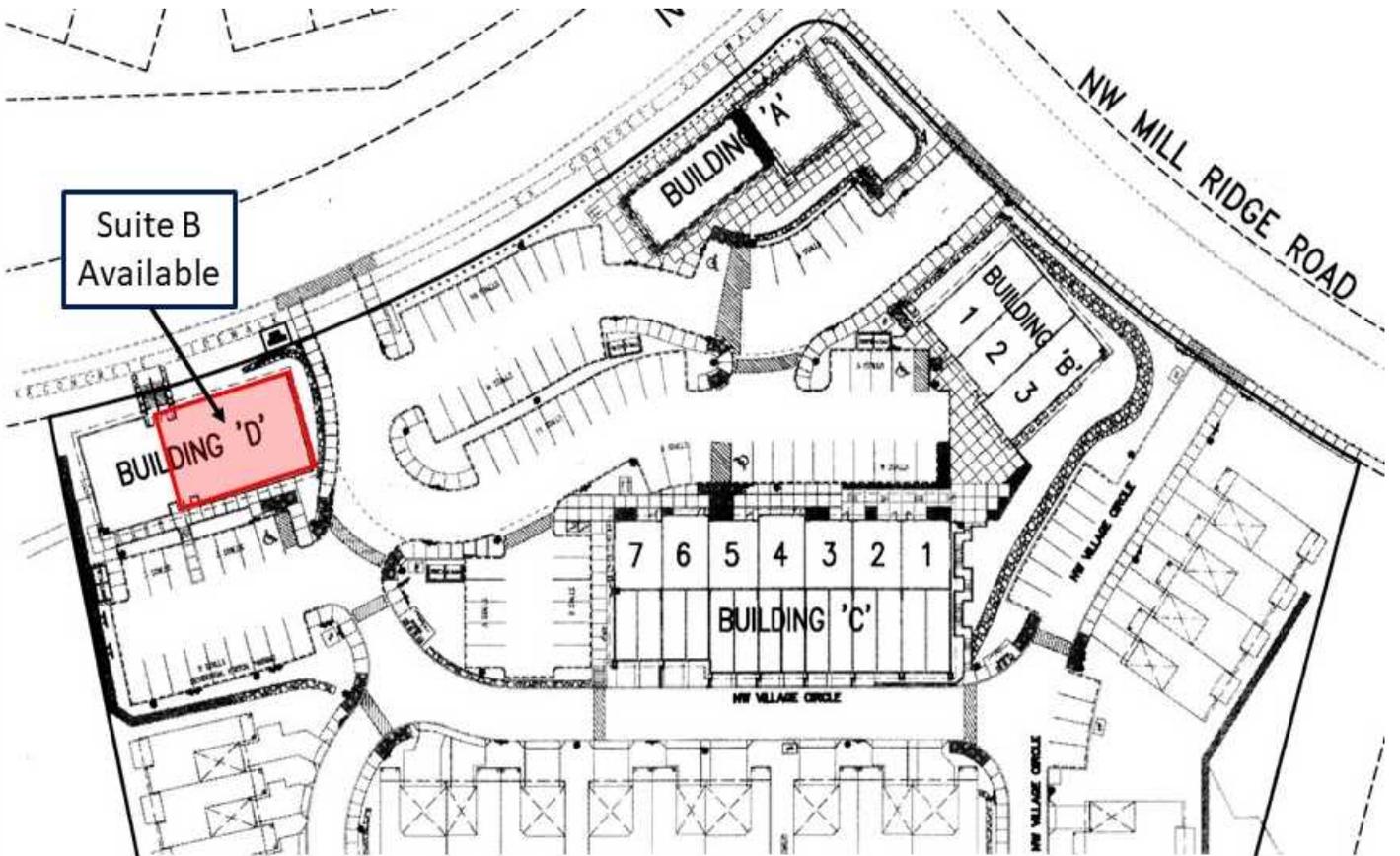
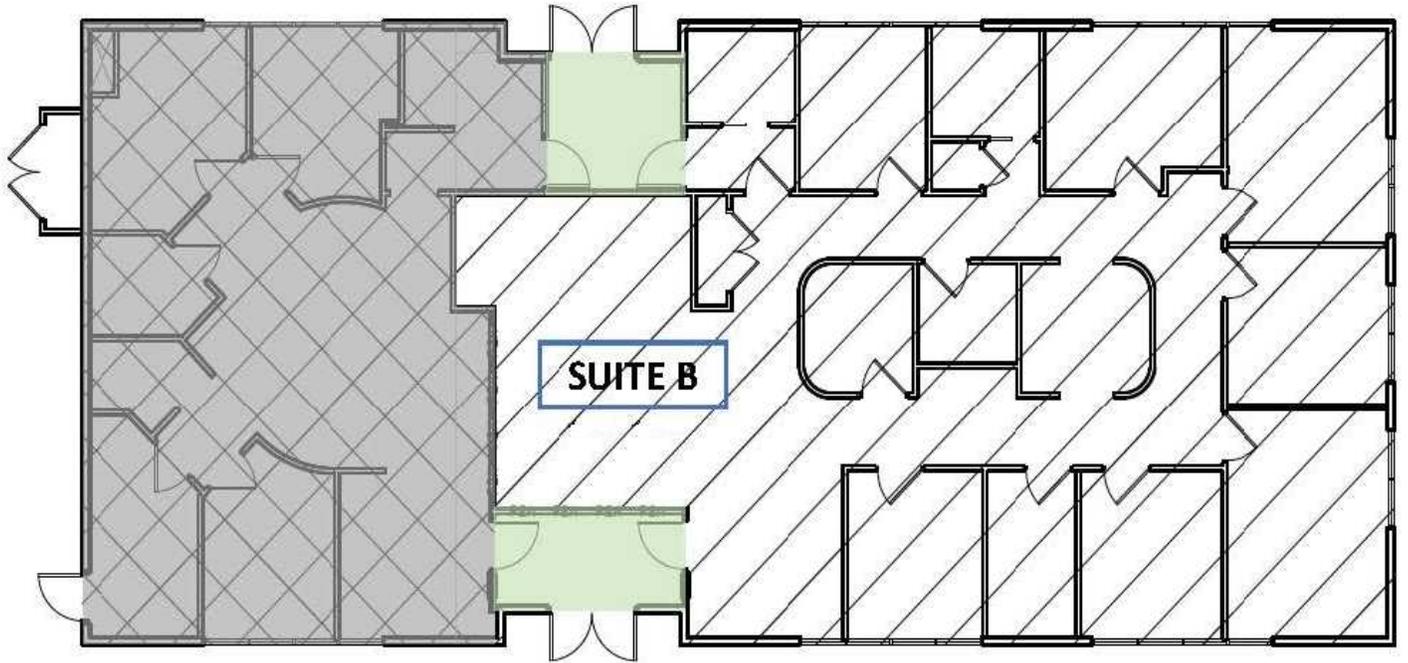
Forest Heights Village Center is home to a variety of tenants including Jim & Patty's Coffee, Natural Market, Pizzicato, Luxury Nails & Foot Massage, and more. It brings in frequent visitors from throughout NW Portland, Beaverton, Bethany, and Cedar Mill numbering 128,000 in 2023.

LOCATION OVERVIEW

The suite is located in close proximity to Hwy 26 and just a short drive away from downtown Portland with its five-star restaurants, numerous pubs, and famous theaters. Other close attractions are the Oregon Zoo, Pittock Mansion, the Japanese Gardens, and Forest Park with its miles of gorgeous hiking trails.

FLOOR PLAN AND SITE PLAN

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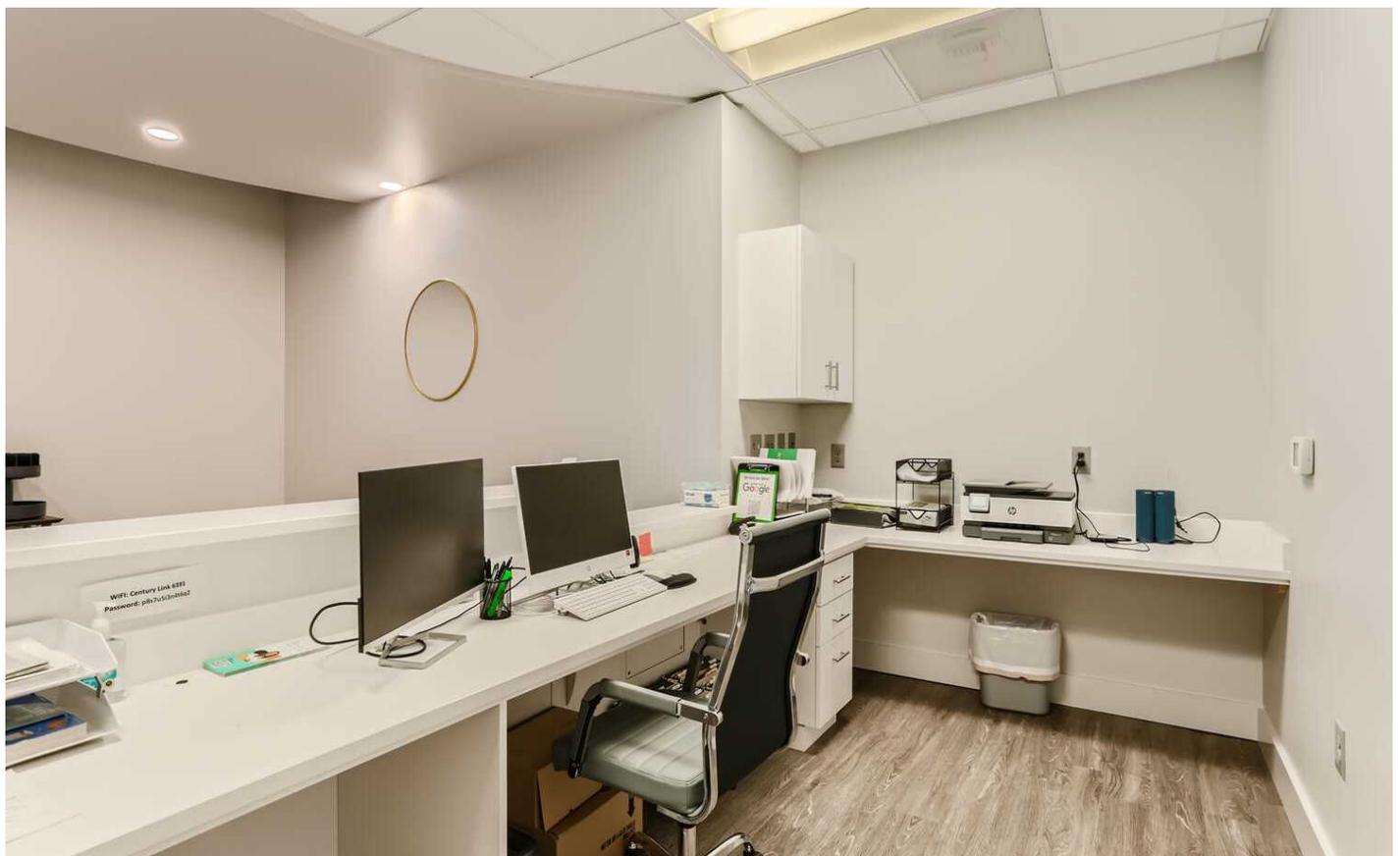
AERIAL VIEW

2135 NORTHWEST MILLER ROAD



ENTRY PHOTOS

2135 NORTHWEST MILLER ROAD



INTERIOR PHOTOS

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INTERIOR PHOTOS

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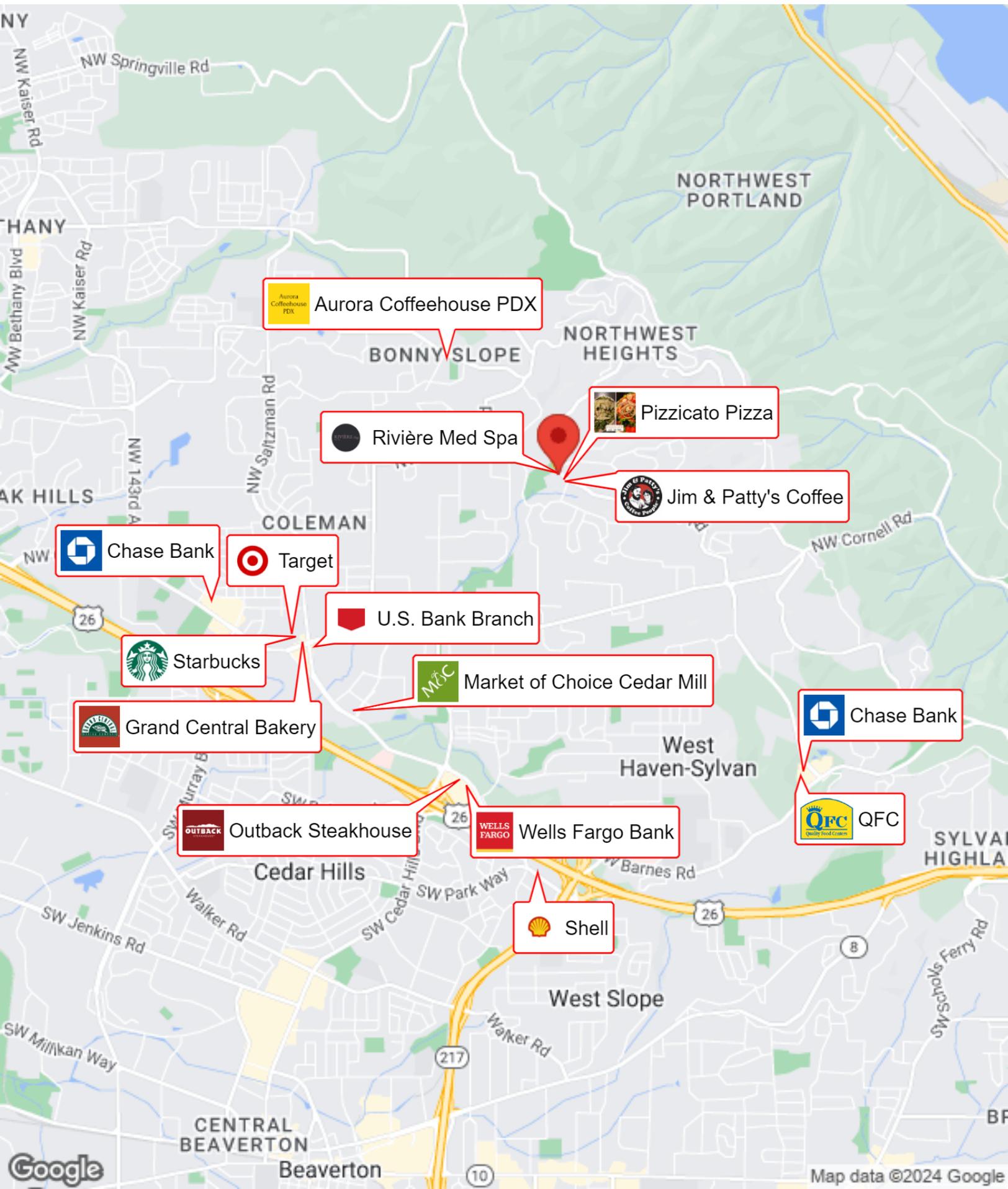
INTERIOR PHOTOS

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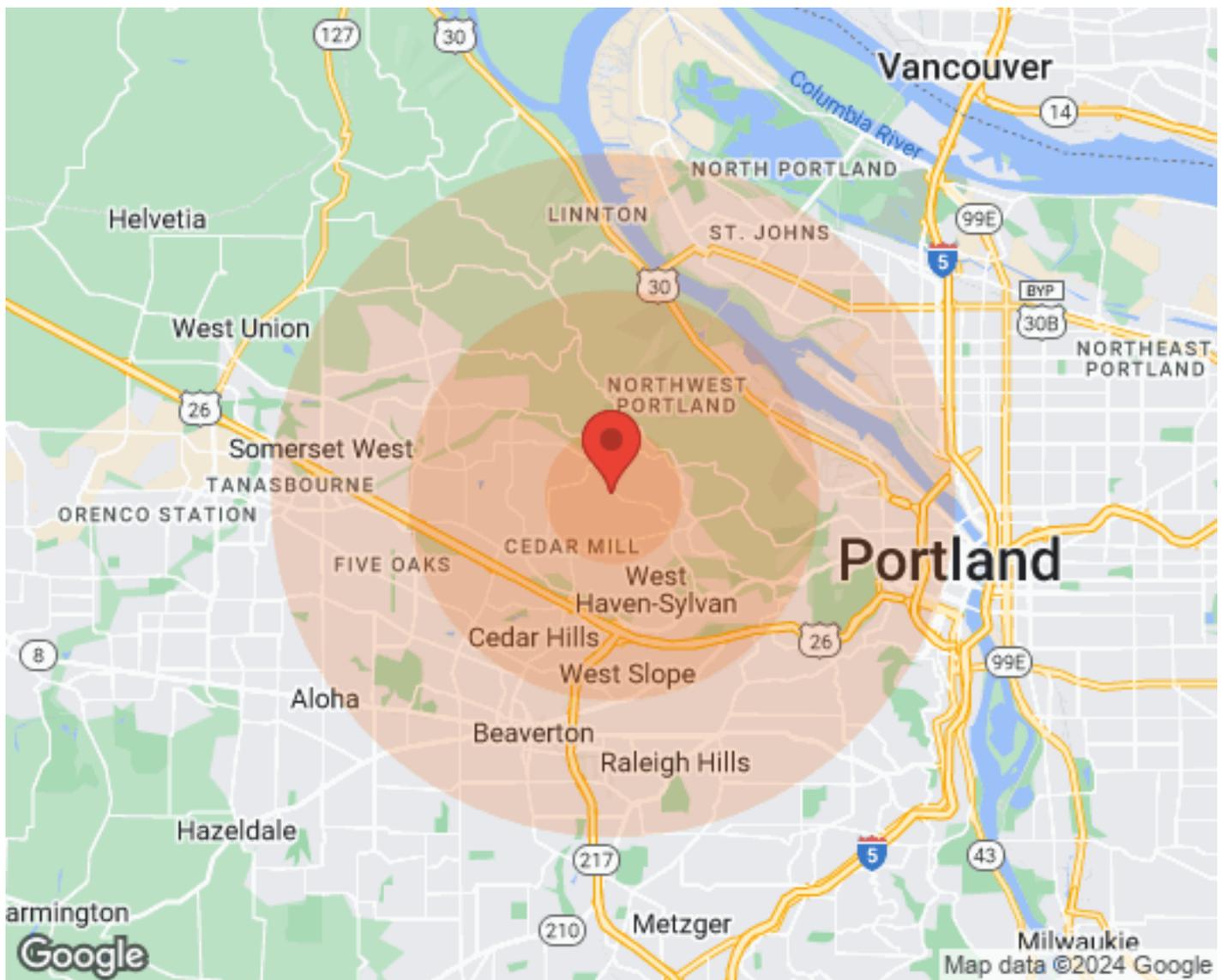
BUSINESS MAP

2135 NORTHWEST MILLER ROAD



DEMOGRAPHICS

2135 NORTHWEST MILLER ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,093	35,825	140,241	Median	\$129,756	\$80,356	\$59,318
Female	6,439	36,660	143,802	< \$15,000	135	1,329	14,727
Total Population	12,532	72,485	284,043	\$15,000-\$24,999	177	1,904	11,231
				\$25,000-\$34,999	98	1,420	12,170
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	279	3,182	15,927
Ages 0-14	2,585	14,075	53,056	\$50,000-\$74,999	525	4,591	20,549
Ages 15-24	1,955	10,044	33,599	\$75,000-\$99,999	568	4,171	14,590
Ages 25-54	4,176	26,783	119,096	\$100,000-\$149,999	1,159	5,358	16,924
Ages 55-64	1,890	9,937	35,865	\$150,000-\$199,999	654	3,048	7,236
Ages 65+	1,926	11,646	42,427	> \$200,000	1,031	3,540	8,231
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	10,560	56,728	218,871	Total Units	5,032	30,998	133,956
Black	40	493	7,145	Occupied	4,819	29,093	124,370
Am In/AK Nat	5	59	769	Owner Occupied	4,285	20,345	64,554
Hawaiian	2	27	393	Renter Occupied	534	8,748	59,816
Hispanic	384	5,183	37,904	Vacant	213	1,905	9,586
Multi-Racial	1,102	9,438	60,752				

DISCLAIMER

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PRESENTED BY:

kw PORTLAND
PREMIERE
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