



FOR LEASE



## GATEWAY MEDICAL BUILDING

### 2nd Floor Medical / Office Space

± 7,995 RSF | \$26.50 SF Modified Gross

#### 10535 NE Glisan, Portland, OR

- Heavily built out office and medical space with 31 private offices/exam rooms
- Full floor
- Exterior monument signage opportunity
- Free parking off street
- Easy access from I-84 and I-205
- Secure floor
- Private unisex restrooms

#### MCCOY DOERRIE, SIOR

Senior Vice President | Licensed in OR & WA

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#### JEFF FALCONER, SIOR

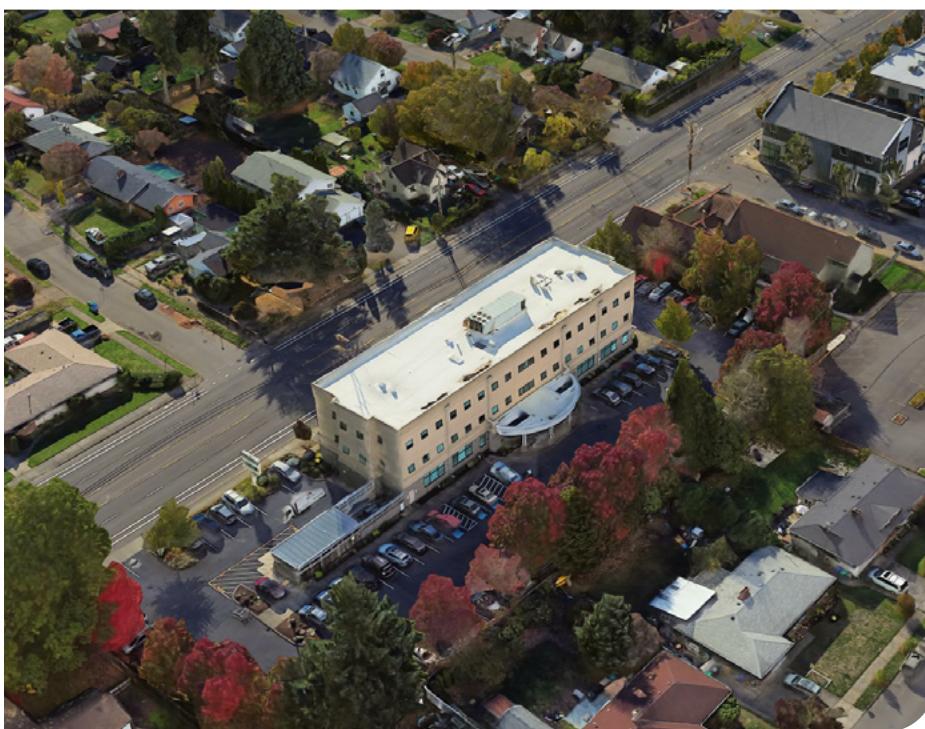
Principal | Licensed in OR

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## PROPERTY SUMMARY



**FOR  
LEASE**

### PROPERTY DETAILS

<b>Address</b>	10535 NE Glisan Portland, OR
<b>Available Space</b>	± 7,995 RSF - Second Floor
<b>Lease Rate</b>	\$26.50 SF Modified Gross
<b>Use Type</b>	Medical / Office
<b>Availability</b>	Now

### Location Features

- Immaculately landscaped
- 3:1,000+ parking
- Excellent exposure onto Glisan St
- Local management and ownership
- Class A lobby features
- Generous window line

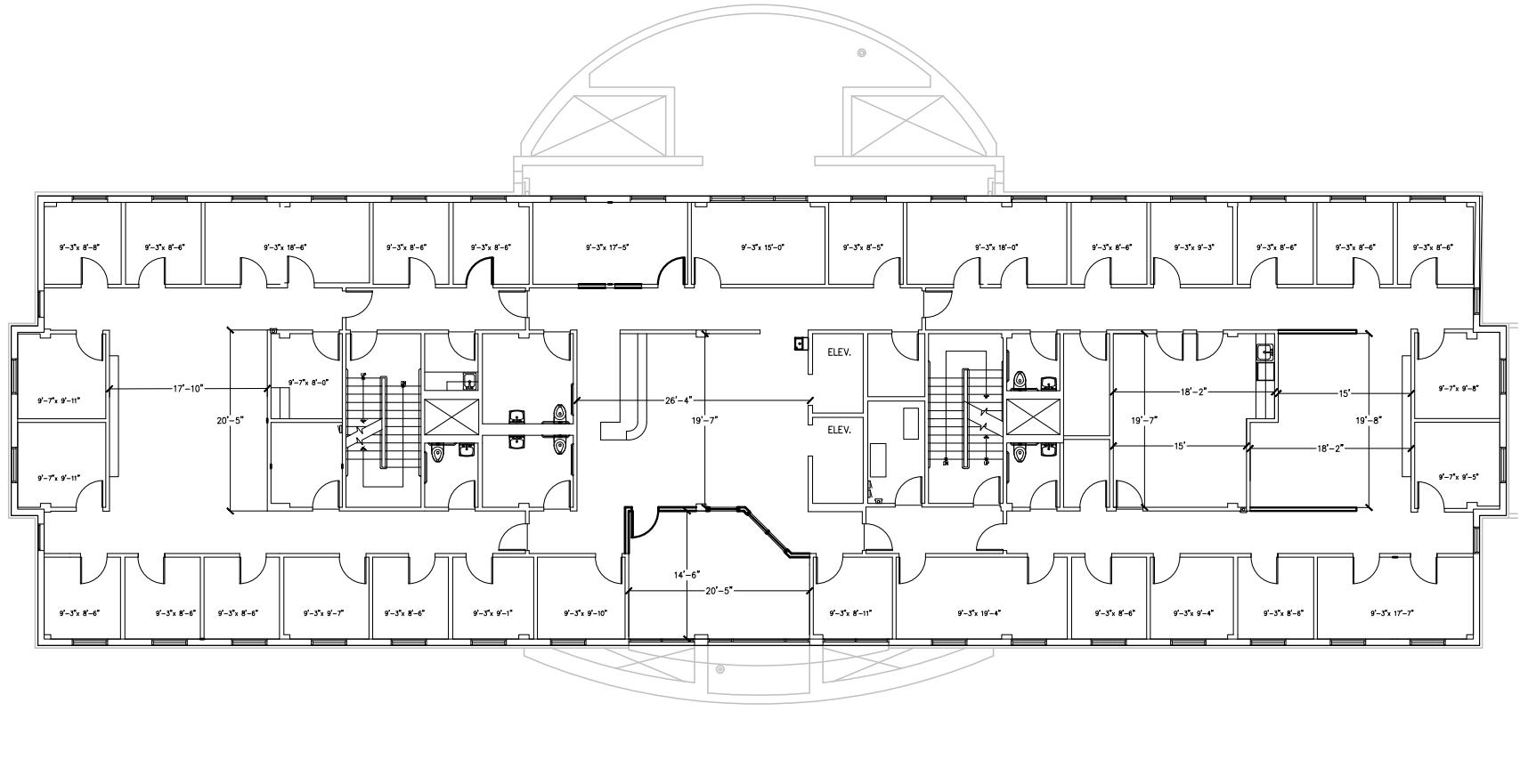
### Nearby Highlights

- Kaiser Permanente
- Winco Foods
- Adventist Health
- Mucho Sabor
- Sandy-O's
- Planet Fitness
- Rose & Compass
- Gateway Breakfast House
- Papa Murphy's
- 108 Bar N Grill
- Lily Market
- Koi Gardens
- Home Depot
- McDonald's
- The Observatory
- Gateway Dental
- Gateway Discovery Park
- Glendoveer Golf & Tennis
- The Oregon Clinic



# FLOOR PLAN

## FLOOR PLAN



### NE GLISAN STREET

- 31 private offices/exam rooms
- 5 additional exam rooms are easily constructible
- Plumbing accessible throughout



## INTERIOR PHOTOS



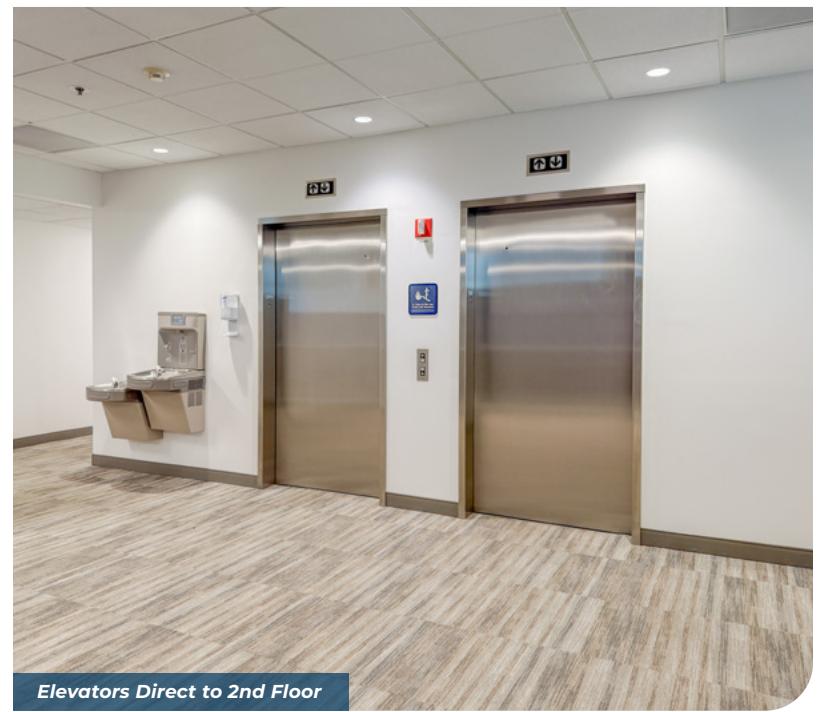
*Building Lobby*



*Kitchenette*



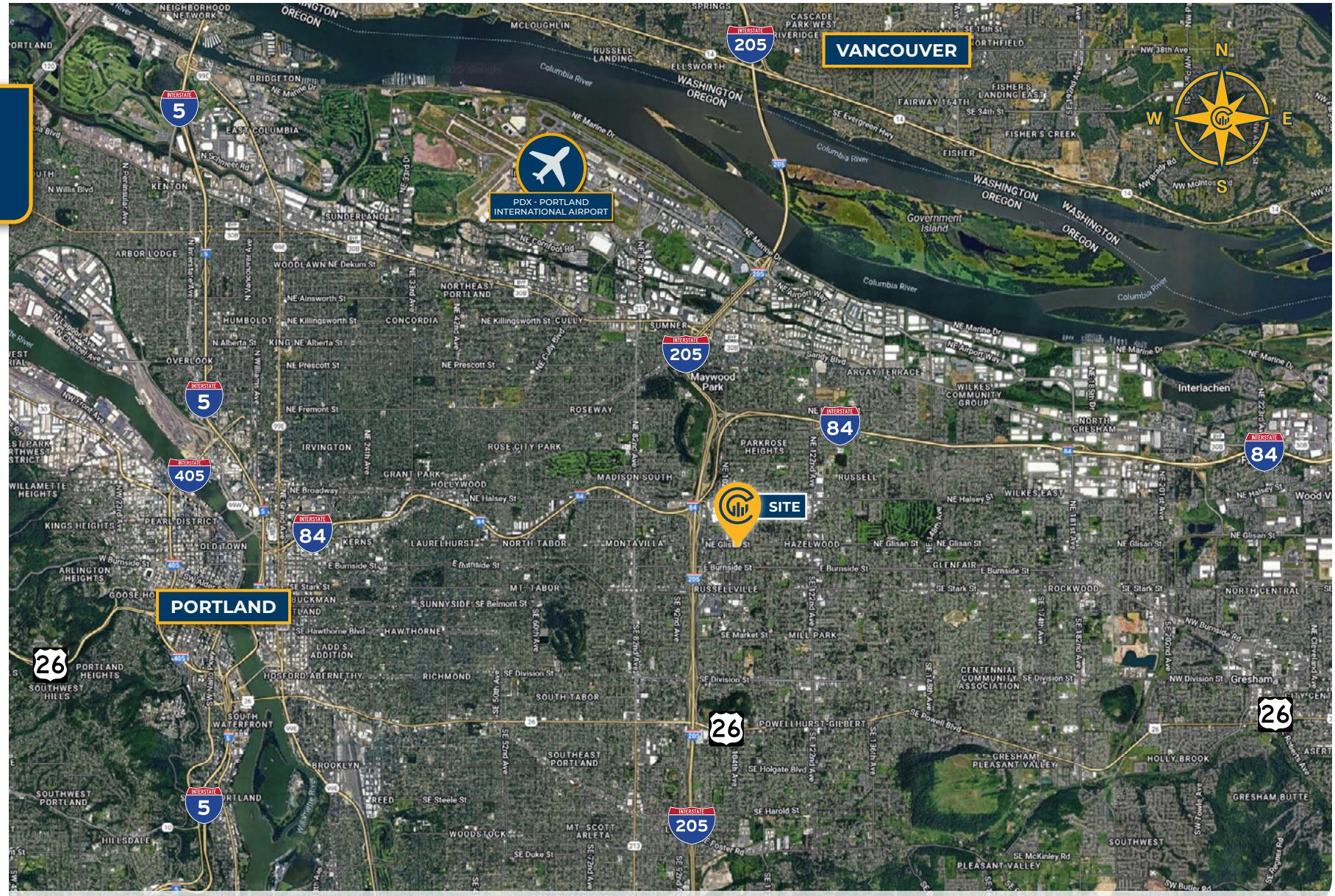
*Large, Welcoming Reception Area*



*Elevators Direct to 2nd Floor*



# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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