



**Mt. Hood Vision**  
Eyesight Fashions

22640

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503-667-0441  
**Eyesight Fashions**  
22640 SE Stark Street  
Medical Eyecare | Family Eyecare  
Contact Lenses | Designer Eyewear

FOR LEASE

# MT. HOOD VISION BUILDING

22640 SE STARK ST, GRESHAM, OR 97030

**RHYS KONRAD**  
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## PROPERTY DESCRIPTION

This is a rare opportunity to lease a fully built-out medical facility. The main level contains 4,063 SF and features heavy specialty improvements, including plumbed exam rooms, a lab, reception, and administrative office areas. The building's location underscores the property's suitability for medical practices, and its adaptable layout makes it ideal for a range of medical uses. Dedicated off-street parking and high visibility are advantageous for welcoming patients, and the specialized infrastructure already in place offers significant savings on tenant improvement costs for incoming medical, optical, dental, or wellness-focused tenants. Ideal for an established practice looking to expand or relocate without the cost and downtime of building from scratch.

## PROPERTY HIGHLIGHTS

- Available November 1, 2026
- Plumbed exam rooms, ready for medical, dental, optical, or other healthcare uses
- Reception and patient waiting area
- Private offices and support/admin space
- Retail-ready front-of-house area

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$30 SF/yr (NNN)
<b>Available SF:</b>	5,115 SF
<b>Lot Size:</b>	0.69 Acres
<b>Zoning:</b>	CC

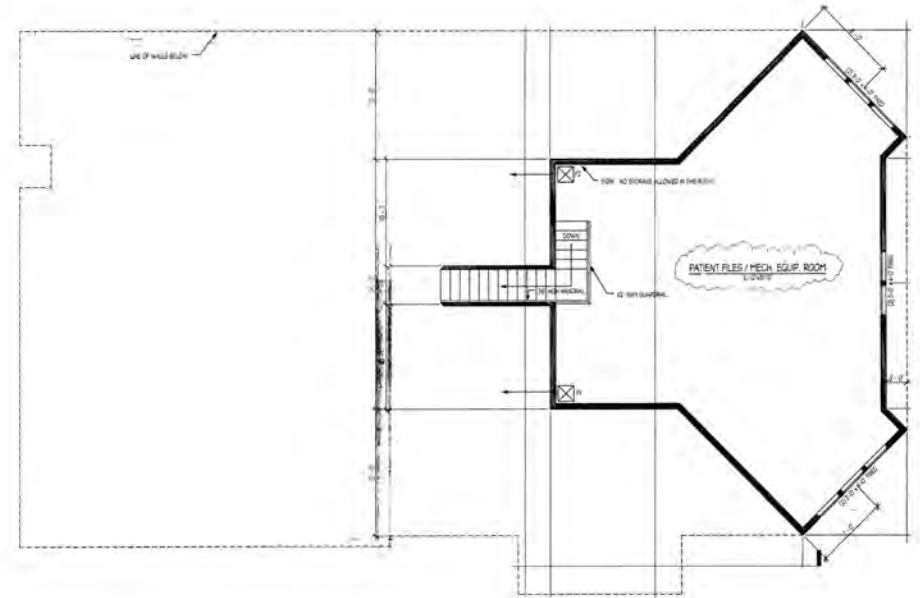
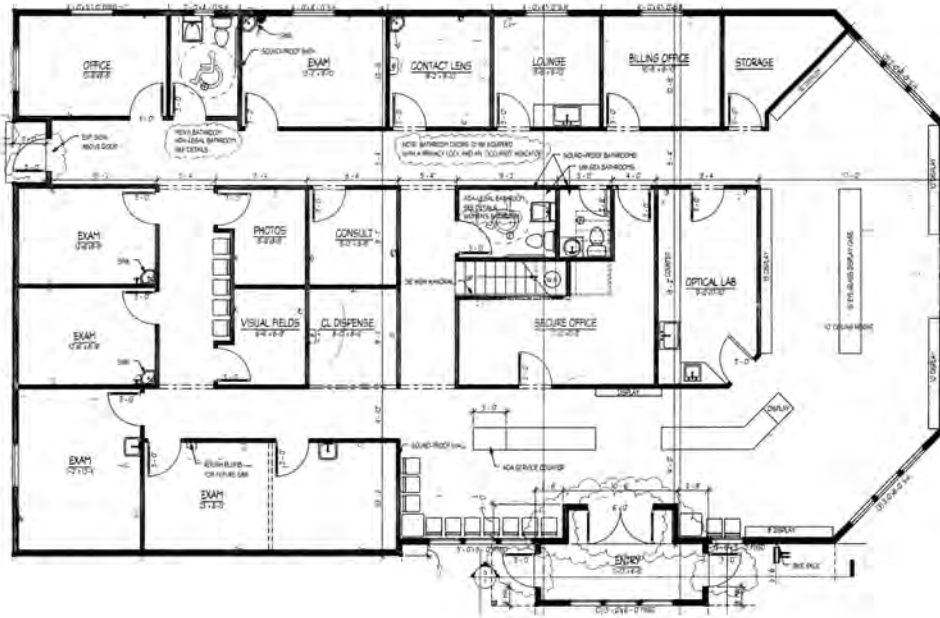
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	333	1,415	6,320
<b>Total Population</b>	885	3,751	15,799
<b>Average HH Income</b>	\$96,316	\$90,891	\$81,740

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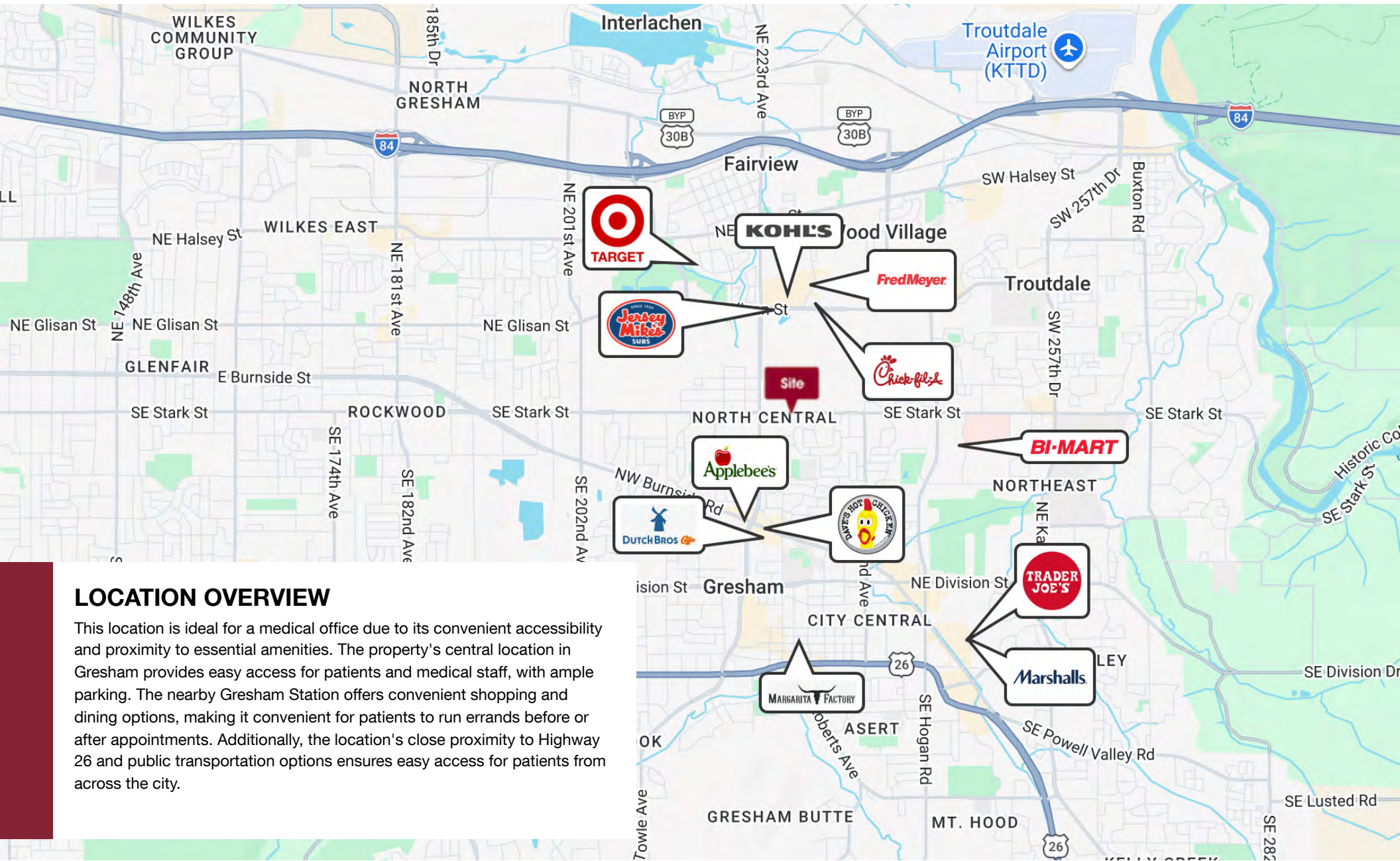
1st Floor Plan

2nd Floor Plan



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## LOCATION OVERVIEW

This location is ideal for a medical office due to its convenient accessibility and proximity to essential amenities. The property's central location in Gresham provides easy access for patients and medical staff, with ample parking. The nearby Gresham Station offers convenient shopping and dining options, making it convenient for patients to run errands before or after appointments. Additionally, the location's close proximity to Highway 26 and public transportation options ensures easy access for patients from across the city.

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