



FOR LEASE



# GATEWAY MEDICAL BUILDING

## 2nd Floor Medical / Office Space

± 3,500- 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

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# PROPERTY SUMMARY



**FOR  
LEASE**



## PROPERTY DETAILS

Address	10535 NE Glisan Portland, OR
Available Space	± 3,500 - 7,995 RSF - Second Floor
Lease Rate	\$26.50 SF Modified Gross
Use Type	Medical / Office
Availability	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

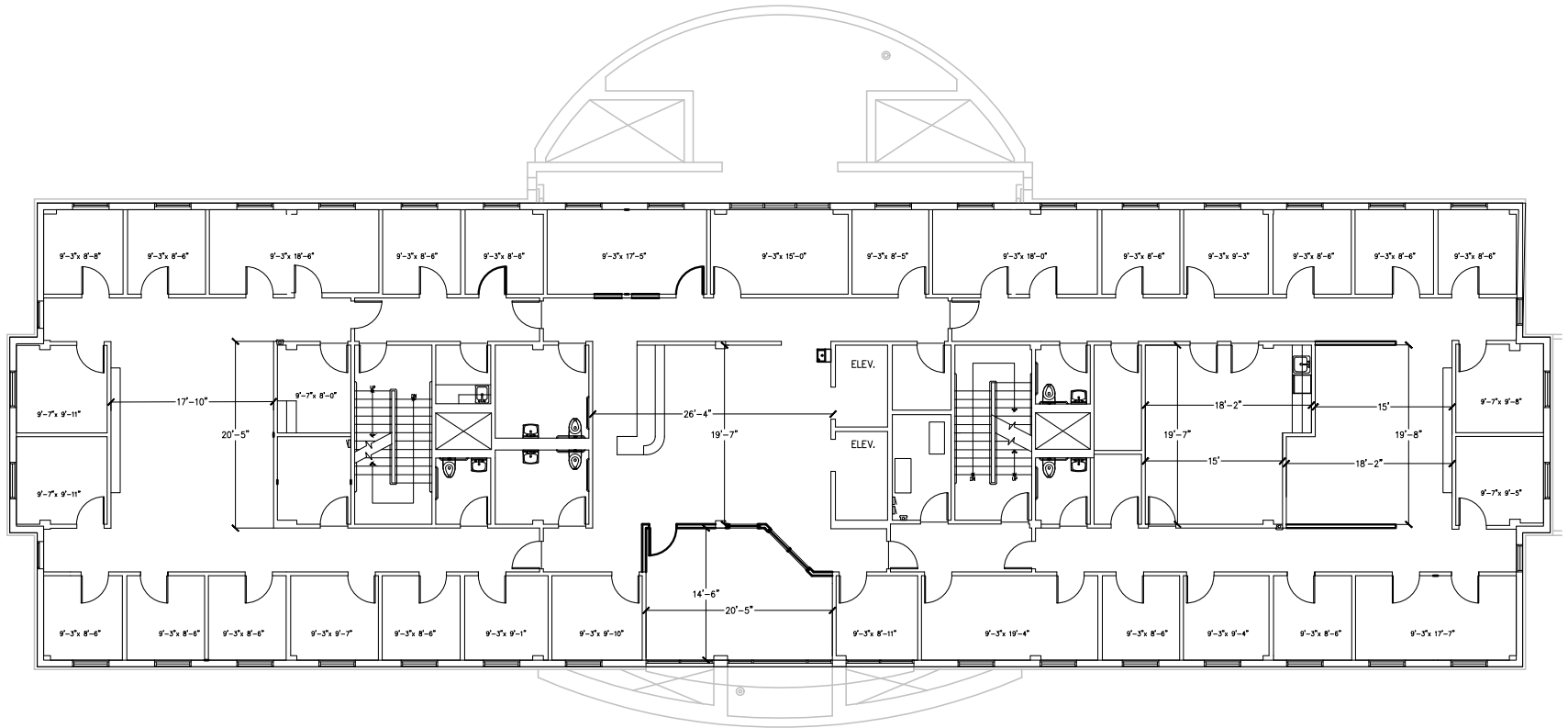
### Nearby Highlights

- 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

# AS BUILT FLOOR PLAN



## FLOOR PLAN



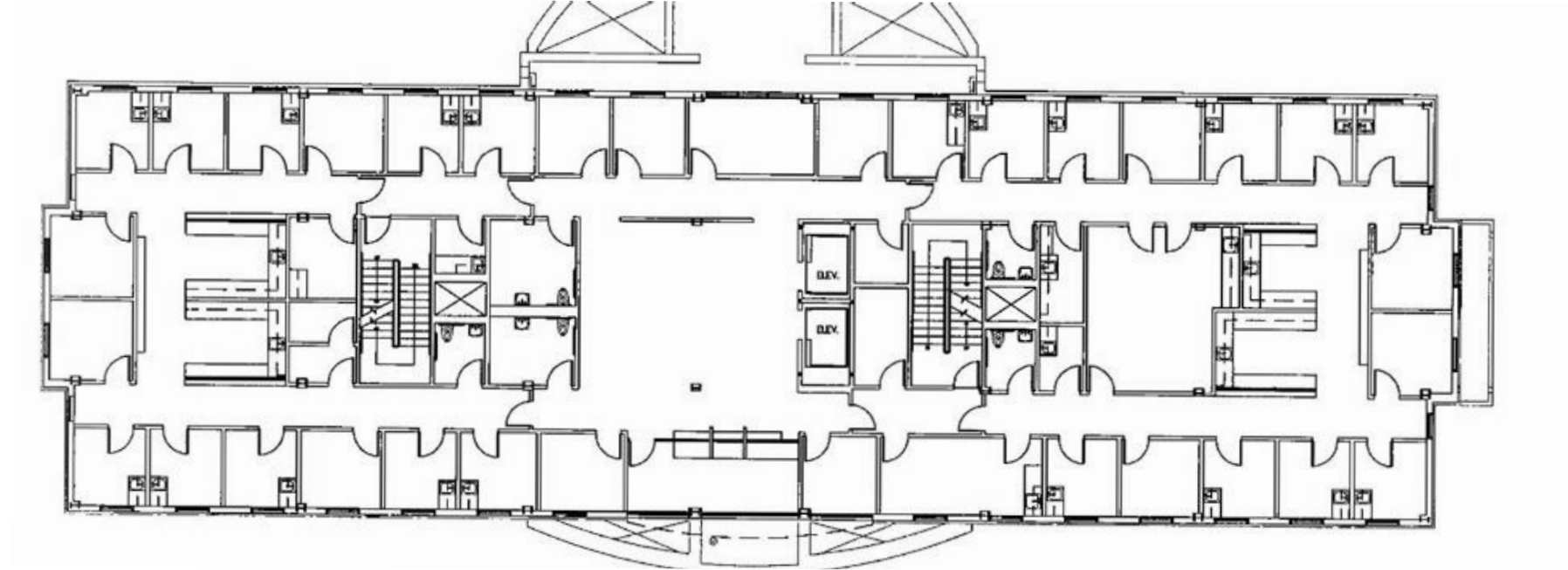
## NE GLISAN STREET

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



## PRIOR CONDITION

### CAPPED PLUMBING LOCATIONS



NE GLISAN STREET

**\*APPROXIMATE LOCATIONS.  
TO BE CONFIRMED.**



INTERIOR PHOTOS



Building Lobby



Kitchenette



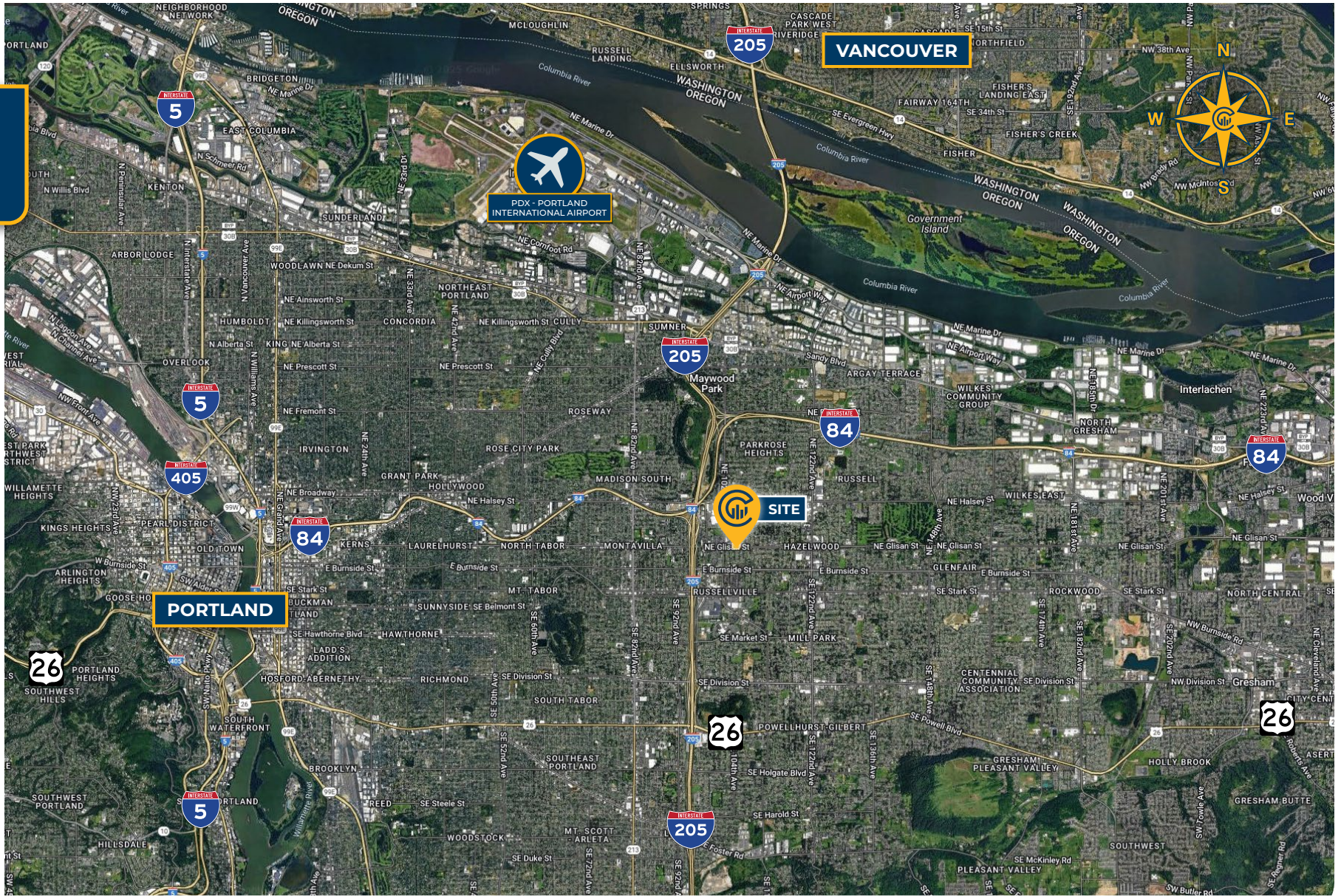
Large, Welcoming Reception Area



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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