

FOR LEASE

3325 S MOODY AVE

PORTLAND, OREGON 97239

RETAIL / FLEX BUILDING

19,200 SF

FORMERLY BUILT AS A DAY CARE

LEASE RATE

\$22.50 NNN

NNN ESTIMATED AT \$5.75 PSF



BUILDING

19,200 SF
High Ceilings
Open Floor Plan
Flexible Layout



FEATURES

Garage Roll-Up Doors
Natural Light
Exposed Structure
Multiple Entrances



OUTDOOR

Fenced Playground
Secure Outdoor
Play Area



PREMIER LOCATION

Across from OHSU
Aerial Tram Access
Portland Waterfront
High Visibility

- ✓ Ideal for Retail, Medical, Fitness, Showroom, Community, or Office Use
- ✓ Multiple Garage Roll-Up Doors for Easy Access
- ✓ High Ceilings with Open, Versatile Layout
- ✓ Secure Outdoor Playground
- ✓ Excellent Visibility & Signage Opportunity
- ✓ Steps to Aerial Tram
- ✓ Minutes to Portland Waterfront



PROPERTY MANAGEMENT

PRIME LOCATION. FLEXIBLE SPACE.

A rare opportunity to lease a versatile retail/flex building in one of Portland's most dynamic and growing districts.



Across from OHSU



Aerial Tram Access



Portland Waterfront



South Waterfront District

FOR MORE INFORMATION, PLEASE CONTACT:

503-228-7828
info@vcs-pm.com
www.vcs-pm.com

UNBEATABLE LOCATION. STRONG DEMAND.

Located directly across from Oregon Health & Science University (OHSU), one of the largest employers in Oregon with over 15,000+ employees, students, and patients on campus daily.

This high-traffic area benefits from consistent foot and vehicle traffic, aerial tram connectivity to the South Waterfront, and close proximity to Downtown Portland, the South Waterfront District, and major transit lines.



15,000+

OHSU Employees, Students & Patients On Campus Daily



4.1M+

Patient Visits Annually



5,000+

Students & Trainees Across All Programs



\$1.6B+

Annual Research Expenditures



SOUTH WATERFRONT: PORTLAND'S GROWING DESTINATION

The South Waterfront District is one of Portland's most vibrant and rapidly developing areas, featuring waterfront parks, nearby restaurants, residential towers, and easy access to downtown via the aerial tram and I-5.



Waterfront Parks & Green Spaces



Restaurants & Amenities



Residential & Mixed-Use Development

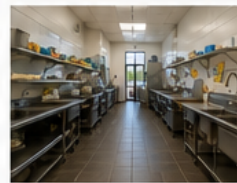


Easy Access to I-5 & Downtown



Aerial Tram Connection

ADDITIONAL PROPERTY PHOTOS



IDEAL FOR A VARIETY OF USES



Retail



Medical / Wellness



Fitness / Recreation



Showroom



Community / Education



Office / Flex

Information contained herein is from sources deemed reliable but not guaranteed. Buyer to perform their own due diligence.

