

MEDICAL/PROFESSIONAL OFFICE SUBLEASE

2135 NW Miller Rd

SUITE B / PORTLAND, OR 97229



Premier office space located in exclusive  
Forest Heights Village Center

**NAI Elliott**

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PREMIERE  
KELLER WILLIAMS REALTY

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures)



# Modern office buildout with parking and flexible use options

## AVAILABLE SPACE

- 2,304 SF

## LEASE RATE

- Call for details

## PROPERTY OVERVIEW

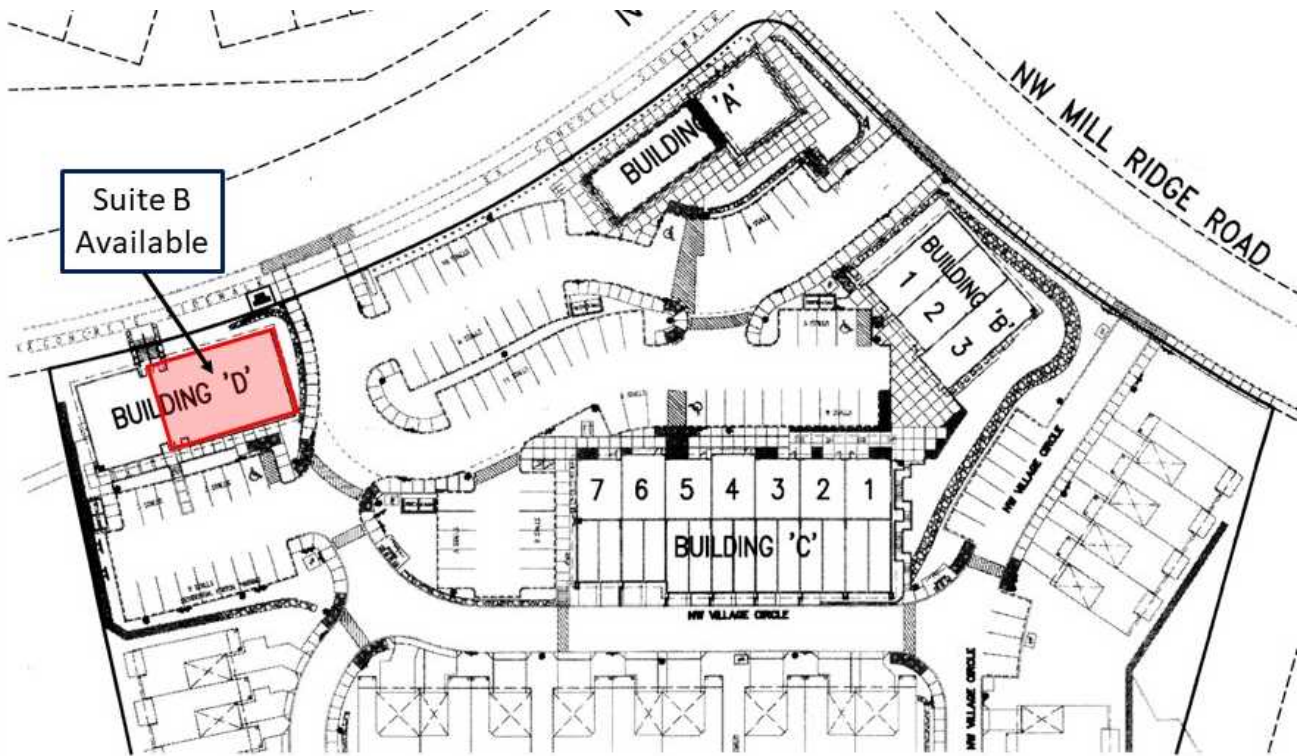
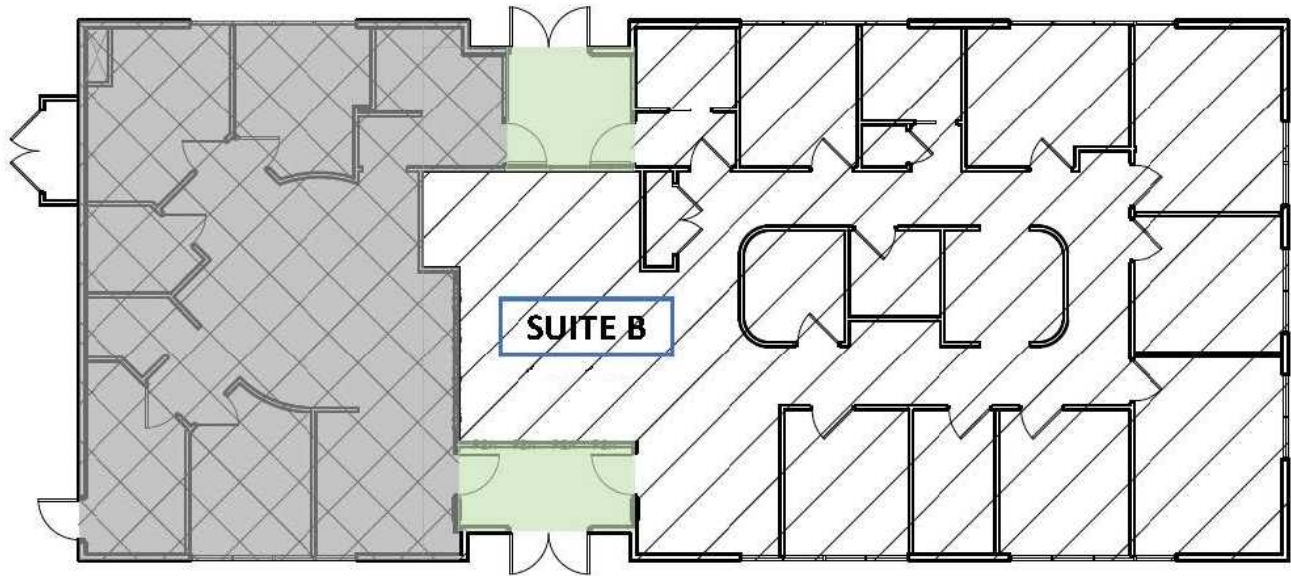
Located in the Forest Heights Village Center of NW Portland, this single-story medical office features a high-end buildout ideal for dental, medical, or therapeutic use. Formerly a dental and healthcare office, it was most recently renovated for nonsurgical medical treatments. The space includes a reception area, wash stations, restroom, six large offices, three smaller offices/storage rooms, a break room, closets, and upscale finishes. The Village Center hosts popular tenants like Pizzicato, Kozan Ramen, and Luxury Nails, attracting over 128,000 visitors in 2023 from NW Portland, Beaverton, Bethany, and Cedar Mill.

## LOCATION OVERVIEW

Forest Heights Village Center 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 & Site Plan



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# Photos



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# Aerial Map



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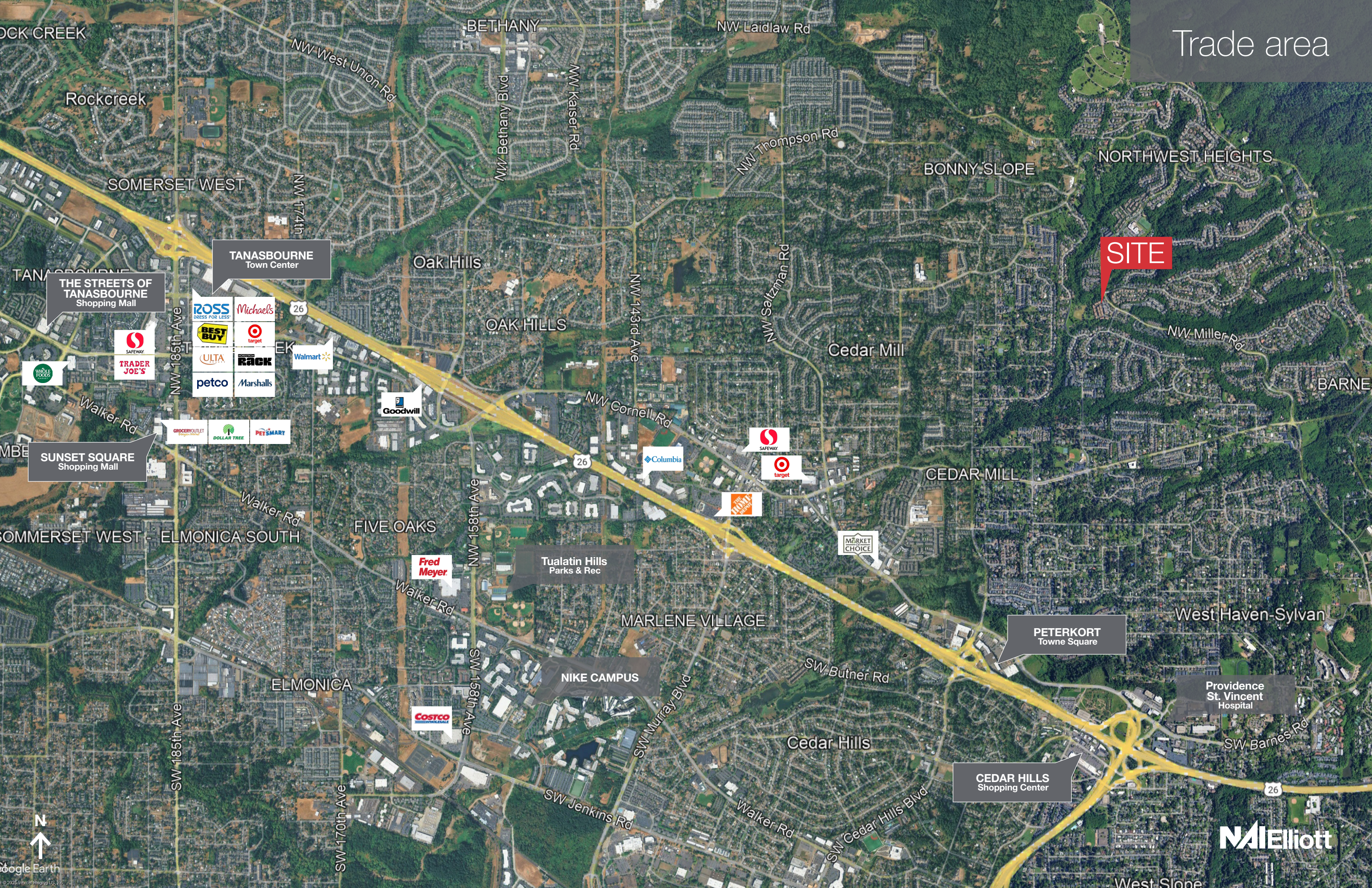
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**SITE**

**TANASBOURNE**  
Town Center

**THE STREETS OF TANASBOURNE**  
Shopping Mall

**SUNSET SQUARE**  
Shopping Mall

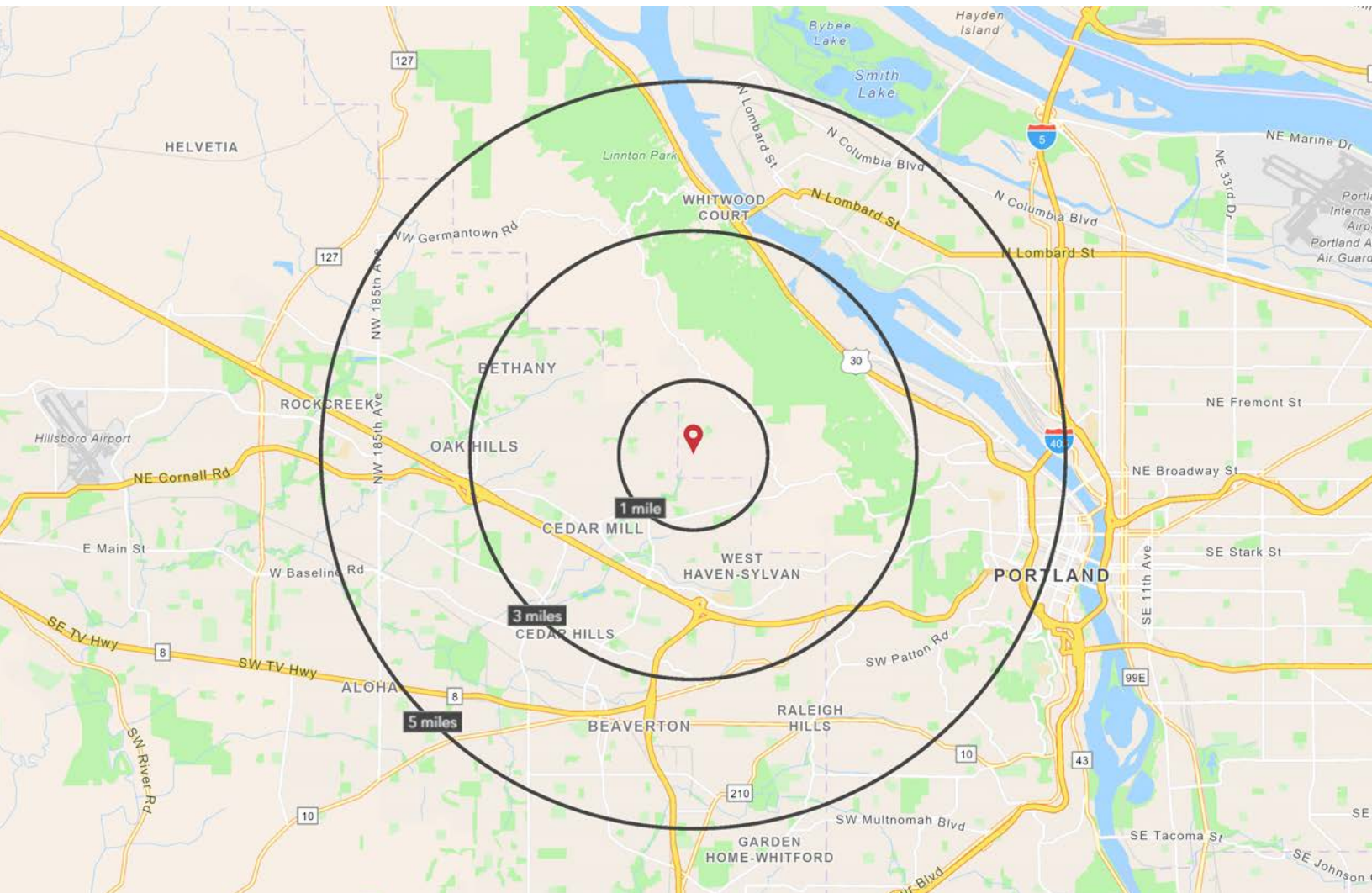
**Tualatin Hills**  
Parks & Rec

**PETERKORT**  
Towne Square

**CEDAR HILLS**  
Shopping Center



# Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	13,330	75,932	318,724
2030 Projected Total Population	13,400	77,036	329,612
2025 Average HH Income	\$270,891	\$193,495	\$150,090
2025 Median Home Value	\$887,113	\$808,722	\$699,798
2025 Estimated Total Households	4,631	29,645	137,505
2025 Daytime Demographics 16+	2,809	39,619	229,411
2025 Some College or Higher	94%	87%	82%

Source: ESRI (2025)

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