



FOR LEASE

RUSSELLVILLE PARK MEDICAL OFFICE

10202 EAST BURNSIDE STREET, SUITE 1, PORTLAND, OR 97216

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

This move-in-ready 3,750 SF medical office offers a thoughtfully designed interior with four exam rooms, a large waiting area, several offices, a break room, and a lab. The property offers ample parking and easy access to major thoroughfares, plus 15 dedicated underground parking spots and a dedicated medical elevator leading directly to the office lobby.

The space sits within a full-service senior housing campus of 293 units - 182 independent living, 95 assisted living, and 16 memory care beds - with about 160 campus employees. Across the street, Russellville Commons adds 283 market-rate apartments to the area's appeal, and the office is just steps from the 102nd and E. Burnside TriMet MAX station.

Ideal for medical or dental practices, this space combines a prime location with customizable features. The rest of the building is fully occupied; don't miss this exceptional opportunity to elevate your company in a vibrant commercial setting.

PROPERTY HIGHLIGHTS

- 3750 SF medical office buildout
- Spacious suite with modern finishes
- Large reception area and waiting room
- Large windows for natural light
- Eight Exam rooms and lab
- Ample parking for tenants and clients
- Close to public transportation
- Flexible floor plan for various uses
- Professional and well-maintained building
- High visibility for business exposure

OFFERING SUMMARY

Lease Rate:	\$25.50 SF/yr (NNN)
Available SF:	3,750 SF

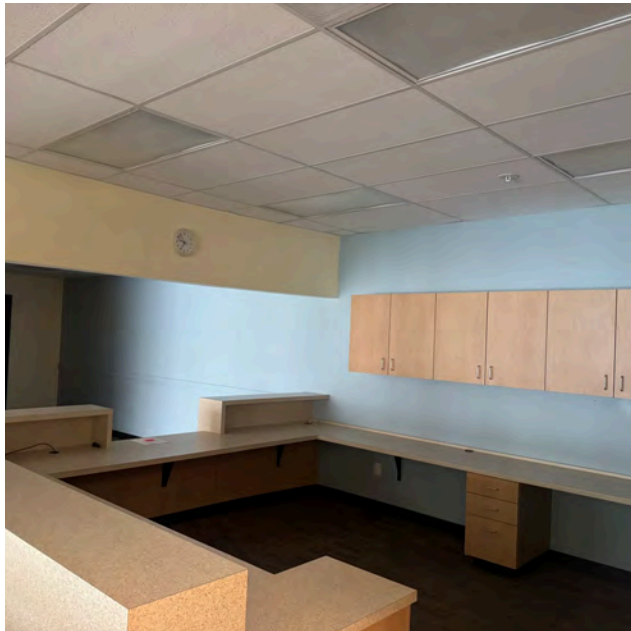
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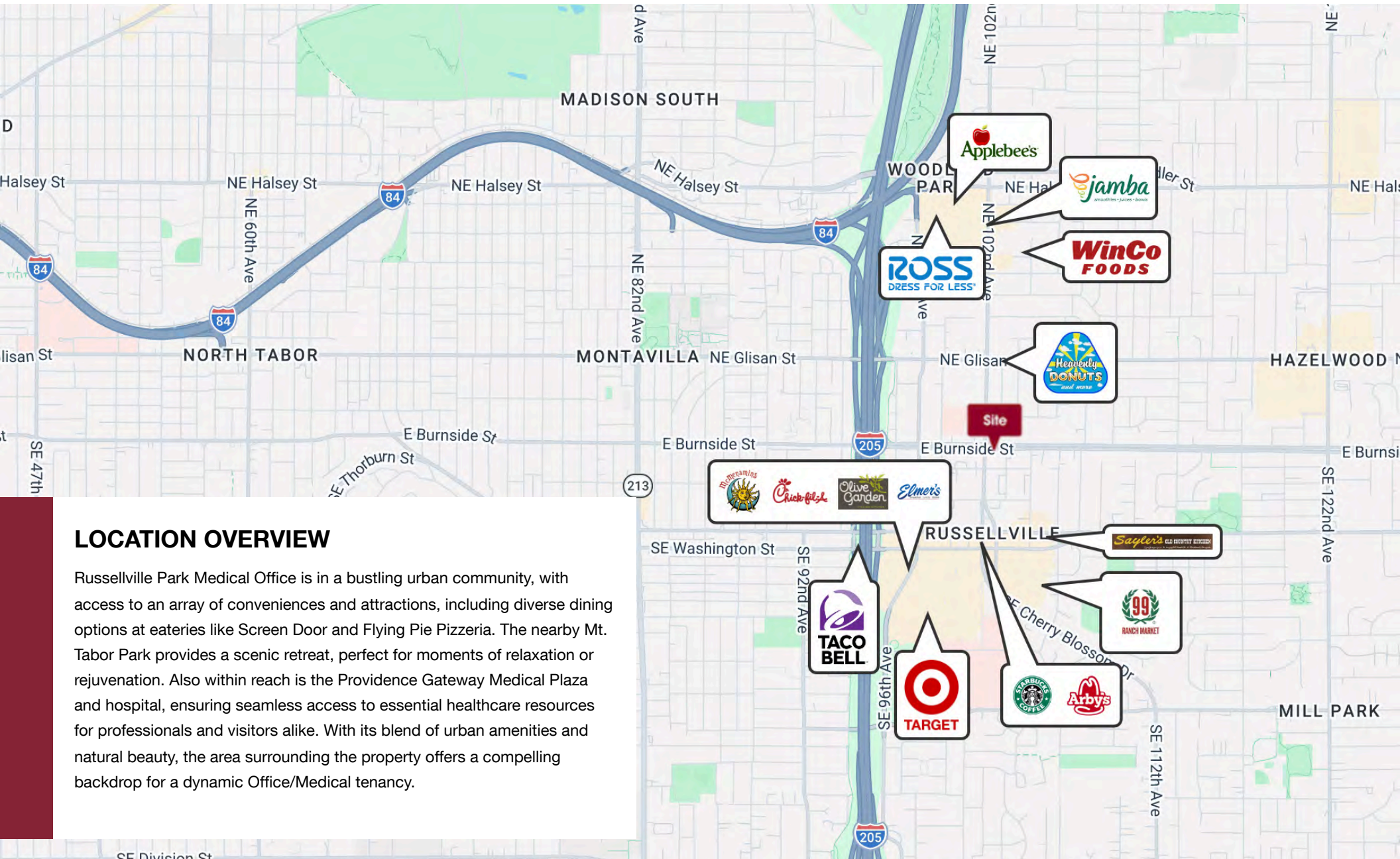


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LOCATION OVERVIEW

Russellville Park Medical Office is in a bustling urban community, with access to an array of conveniences and attractions, including diverse dining options at eateries like Screen Door and Flying Pie Pizzeria. The nearby Mt. Tabor Park provides a scenic retreat, perfect for moments of relaxation or rejuvenation. Also within reach is the Providence Gateway Medical Plaza and hospital, ensuring seamless access to essential healthcare resources for professionals and visitors alike. With its blend of urban amenities and natural beauty, the area surrounding the property offers a compelling backdrop for a dynamic Office/Medical tenancy.

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