



FOR SALE / LEASE

MODERN TWO-STORY OFFICE BUILDING

735 E CLARENDON ST, GLADSTONE, OR 97027

JOE KAPPLER

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Modern two-story office building located in the City of Gladstone, totaling 9,940 SF. The property offers excellent visibility with frontage on 82nd Drive and convenient access to I-205, along with off-street parking. Two tenants currently occupy the first floor, while the entire second floor, currently configured as two separate suites totaling 5,637 SF, is available for lease or an owner/user. The building is elevator-served.

PROPERTY HIGHLIGHTS

- Newer construction (built in 2019)
- Elevator served
- 22 off-street parking stalls plus on-street parking
- Building signage available
- Clackamas County address
- Taxes: \$41,612.05

OFFERING SUMMARY

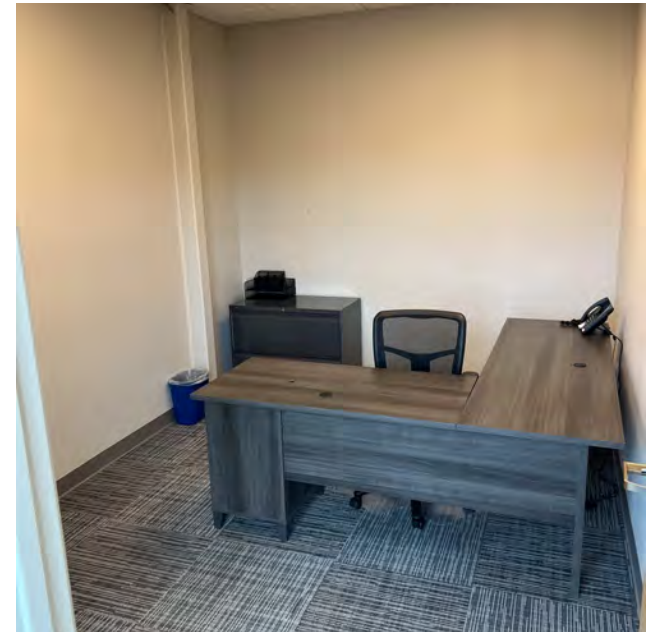
Sale Price:	\$3,750,000
Lease Rate:	\$29.50 SF/yr (Full Service)
Available SF:	2,591 - 5,637 SF
Lot Size:	19,324 SF
Building Size:	9,940 SF
Zoning:	C3 - General Commercial, City of Gladstone

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	976	3,857
Total Population	704	2,514	10,109
Average HH Income	\$111,211	\$118,073	\$119,763

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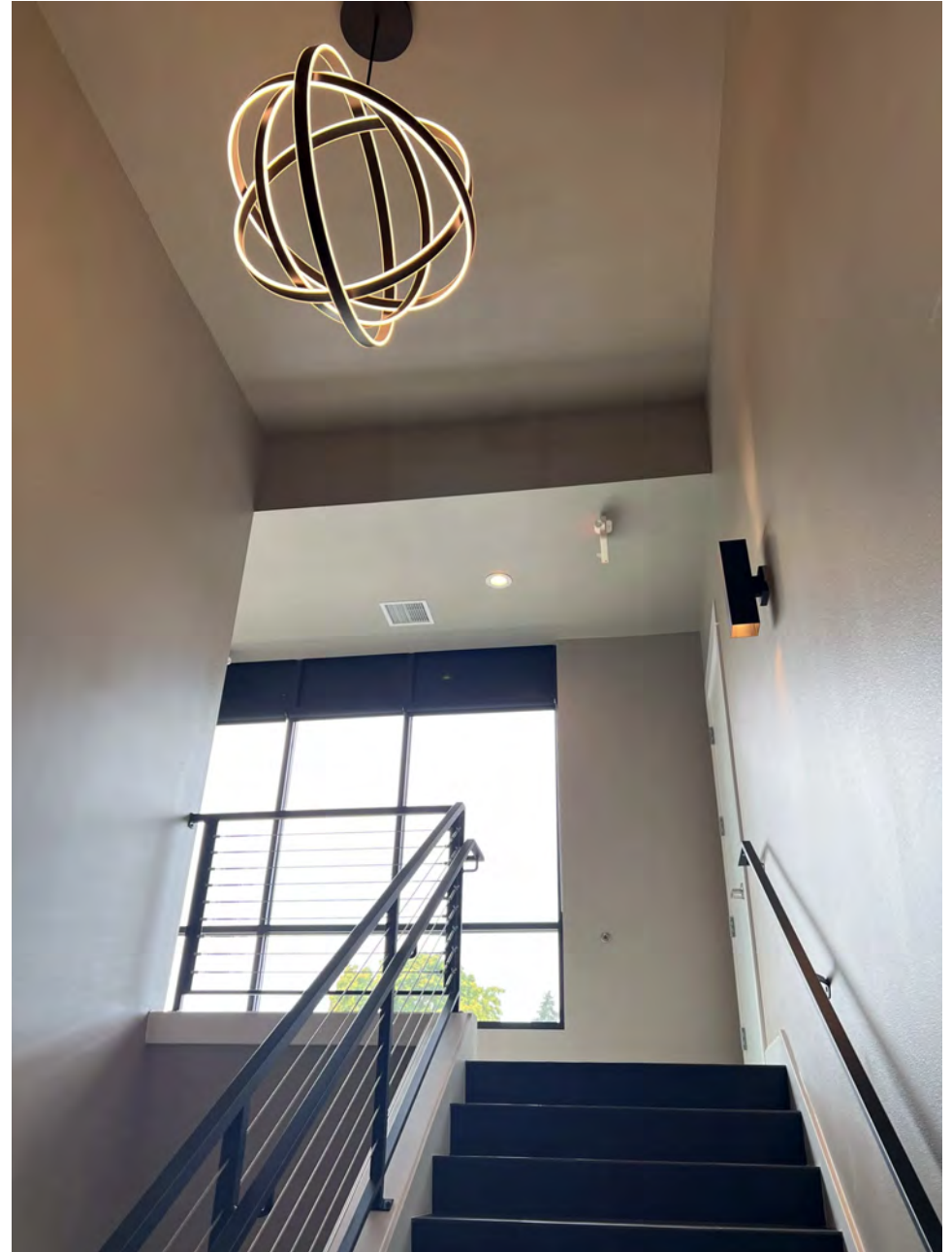
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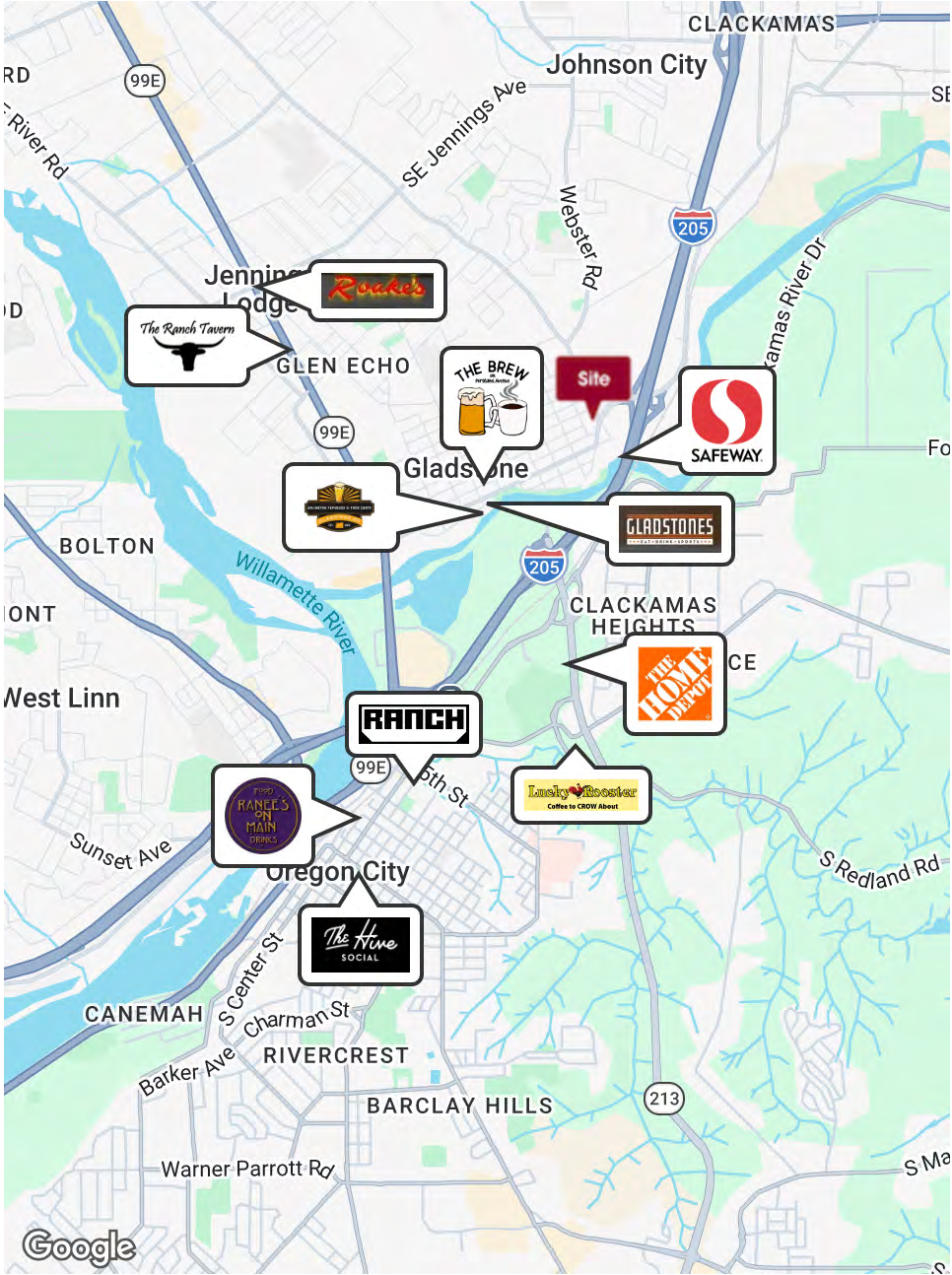
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LOCATION OVERVIEW

Immediate access to I-205 with many restaurants nearby.

LOCATION	DISTANCE	TIME
Interstate 205	0.5 mi	2 min
99E	1.0 mi	4 min
Downtown Portland	12.0 mi	29 min
Portland International Airport	15.6 mi	30 min



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