



MBM MEDICAL BUILDING

3,743 RSF of Divisible Class A
Medical Office Available for Lease



9495 SW LOCUST ST, PORTLAND, OR 97223



BUILDING DESCRIPTION



MEDICAL / DENTAL
PRACTICE OPPORTUNITY



IMMEDIATE ACCESS
TO I-205



SIGNAGE
OPPORTUNITIES



MINUTES TO RESTAURANTS
& SHOPPING AT
WASHINGTON SQUARE



FANTASTIC
VIEWS



SECOND GENERATION
SPACE

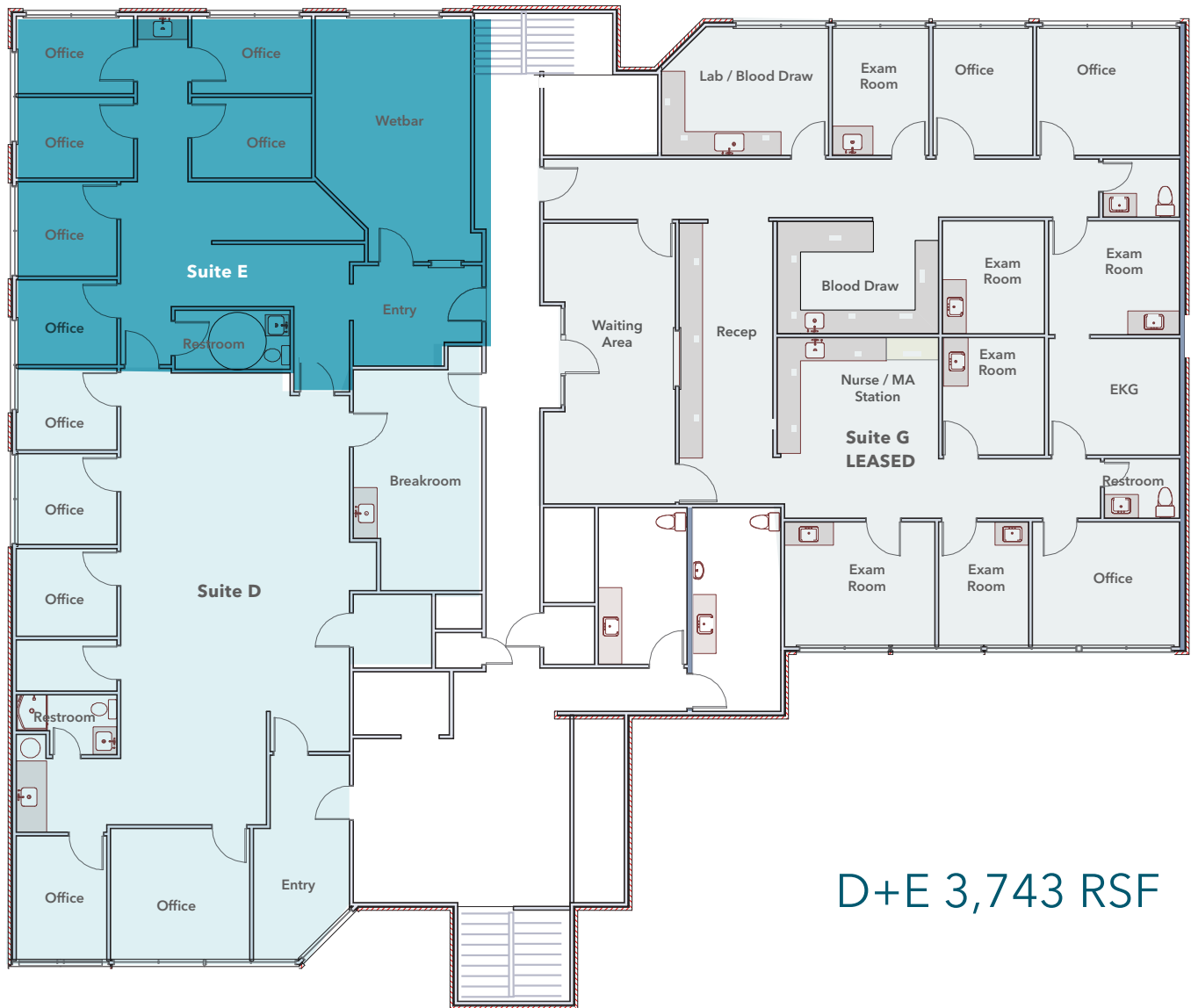


CLOSE PROXIMITY
TO MAJOR HOSPITALS

Rental Rate	\$37.00 FSE
Address	9495 SW Locust Street, Portland, OR 97223
Available SF	3,743 SF
Building Area	13,001 SF (First Floor: 6,722 SF; Second Floor: 6,279 SF)
Year Built / Renovated	Early 1980's / 2015
Parking Ratio	3.9/1,000 surface spaces plus on-street parking
Stories	2
Zoning	MUE-1 (Mixed Use Employment 1)
Location / Access	The property is bounded by SW Locust St to the south, and is accessed from SW Greenburg Rd to the west and SW Hall Blvd to the east. Excellent local/regional access to Highway 217, the major freeway through the suburban west side of the Portland Metropolitan Area, running north/south connecting Highway 26 and Interstate 5.



FLOOR PLAN



D+E 3,743 RSF

SECOND FLOOR

SUITE E: 1,520 RSF

6 private offices

1 restroom

Wet bar

SUITE D: 2,222 RSF

5 private offices

Reception

Break room

Large open office

SUITE G: 3,200 RSF

6 exam rooms

3 consult rooms

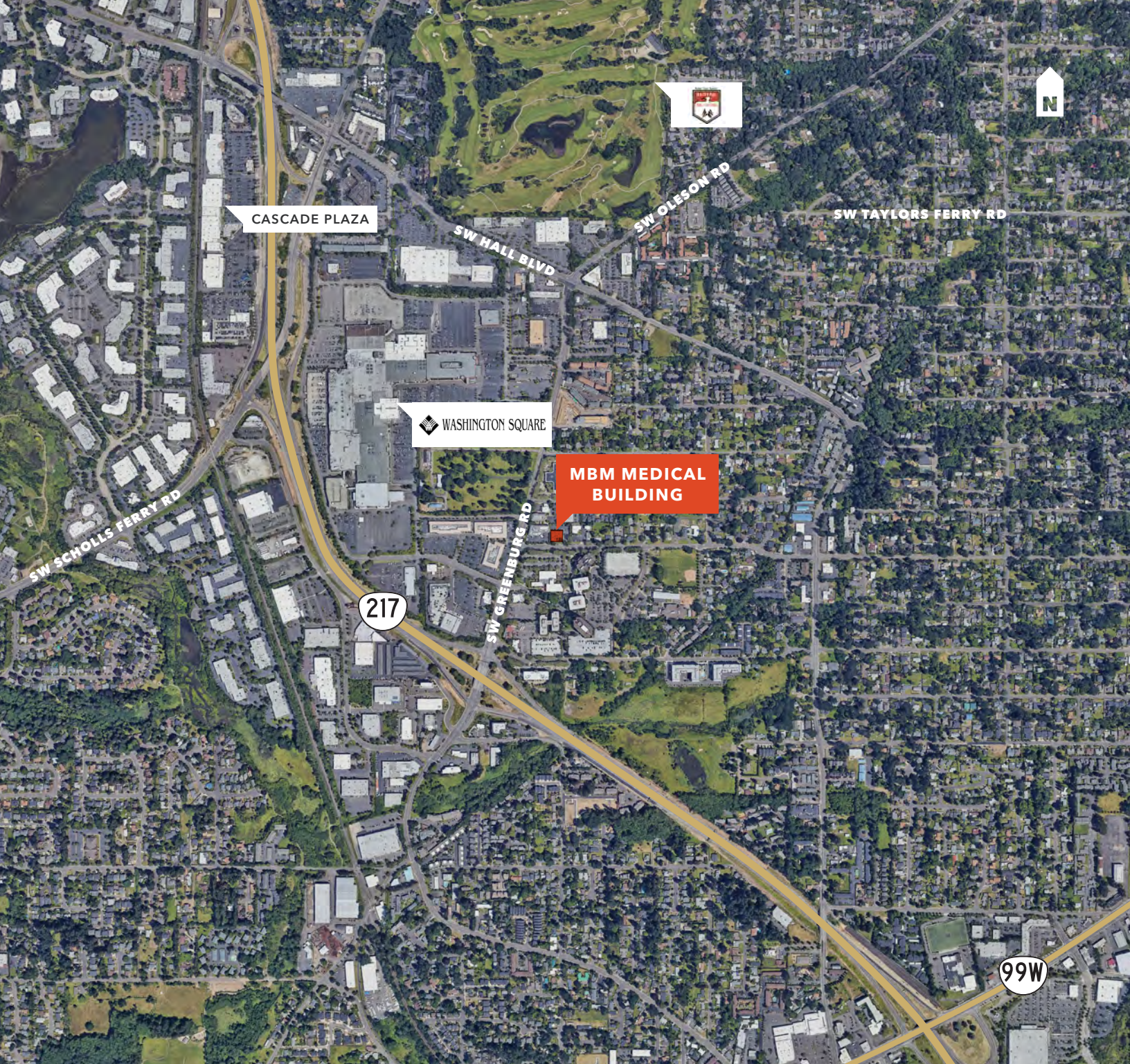
Lab

Break room

Reception

2 internal rest rooms

Nurse/MA Station



For more information, contact

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