

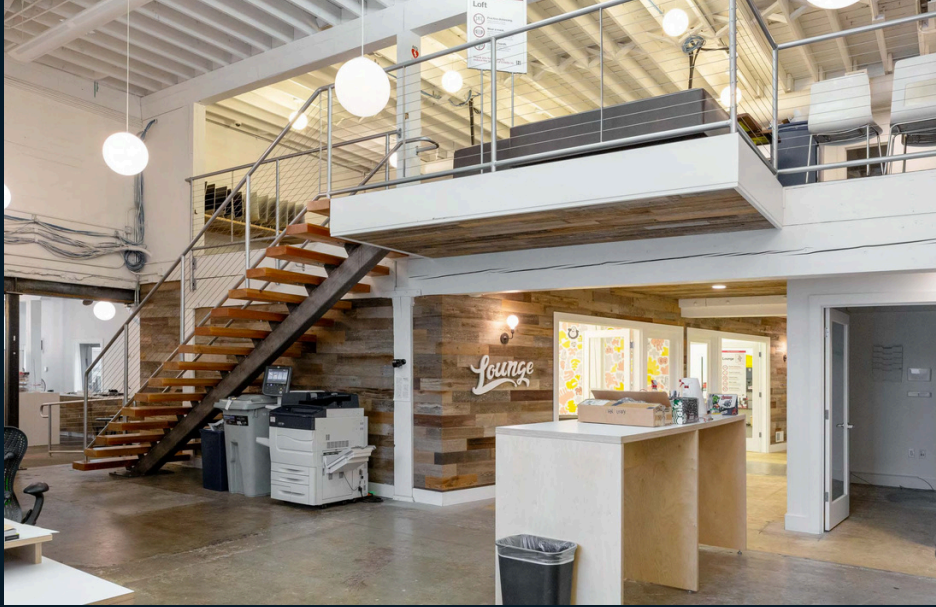


For lease or sale

3747 NE Sandy Blvd, Portland, OR 97232

12,725 SF Available

Located in the Hollywood Neighborhood, the property is a fantastic owner/user or lease opportunity with great visibility, updated systems and creative office buildout.



Sale price: \$3,200,000

Rental rate: \$19.00/SF + NNN

Building Details

- 12,725 SF (including +/- 1,000 SF mezzanine)
- Zoned CM3 (commercial mixed use 3)
- +/-600 SF soundproof studio with cyc wall
- Built: 1924 (Major renovations completed in 2014, new roof in 2016)
- On-site off street parking
- Available for tenancy April 1, 2027



10 minutes to Downtown PDX

13 minutes to PDX International



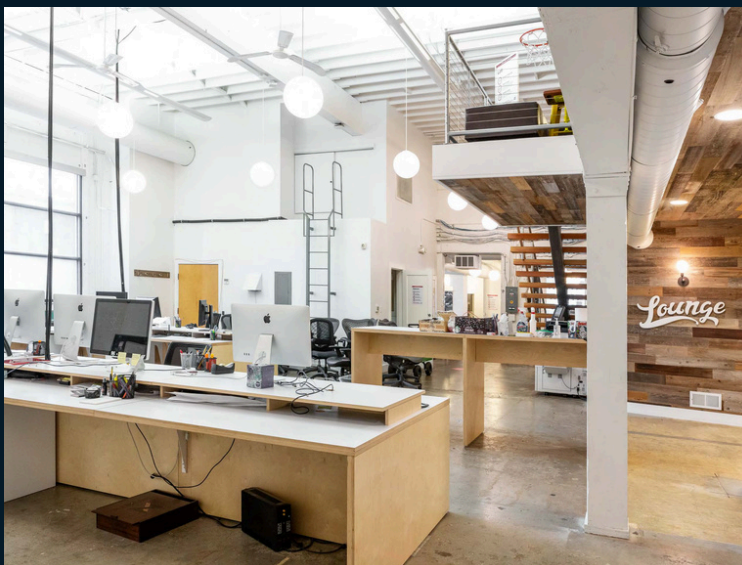
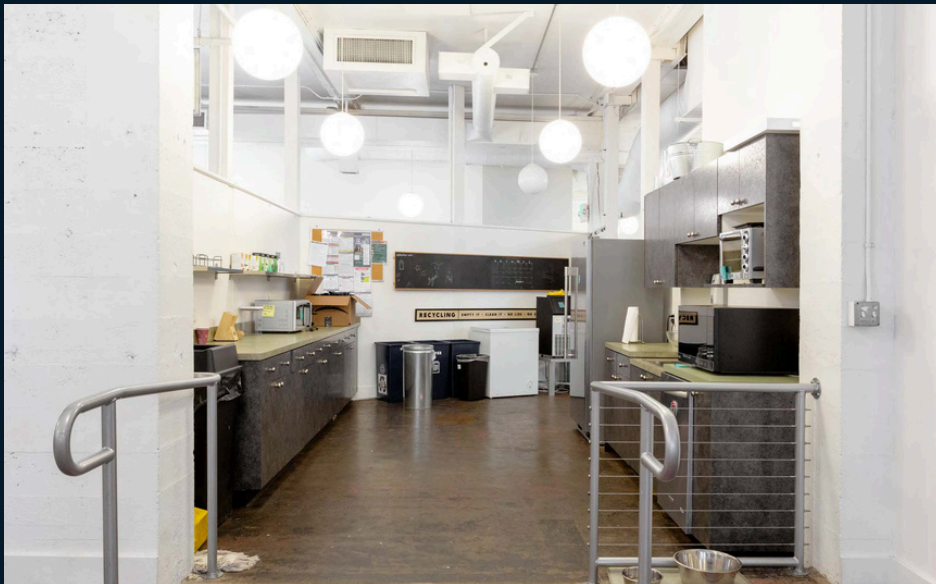
Bike Score 90

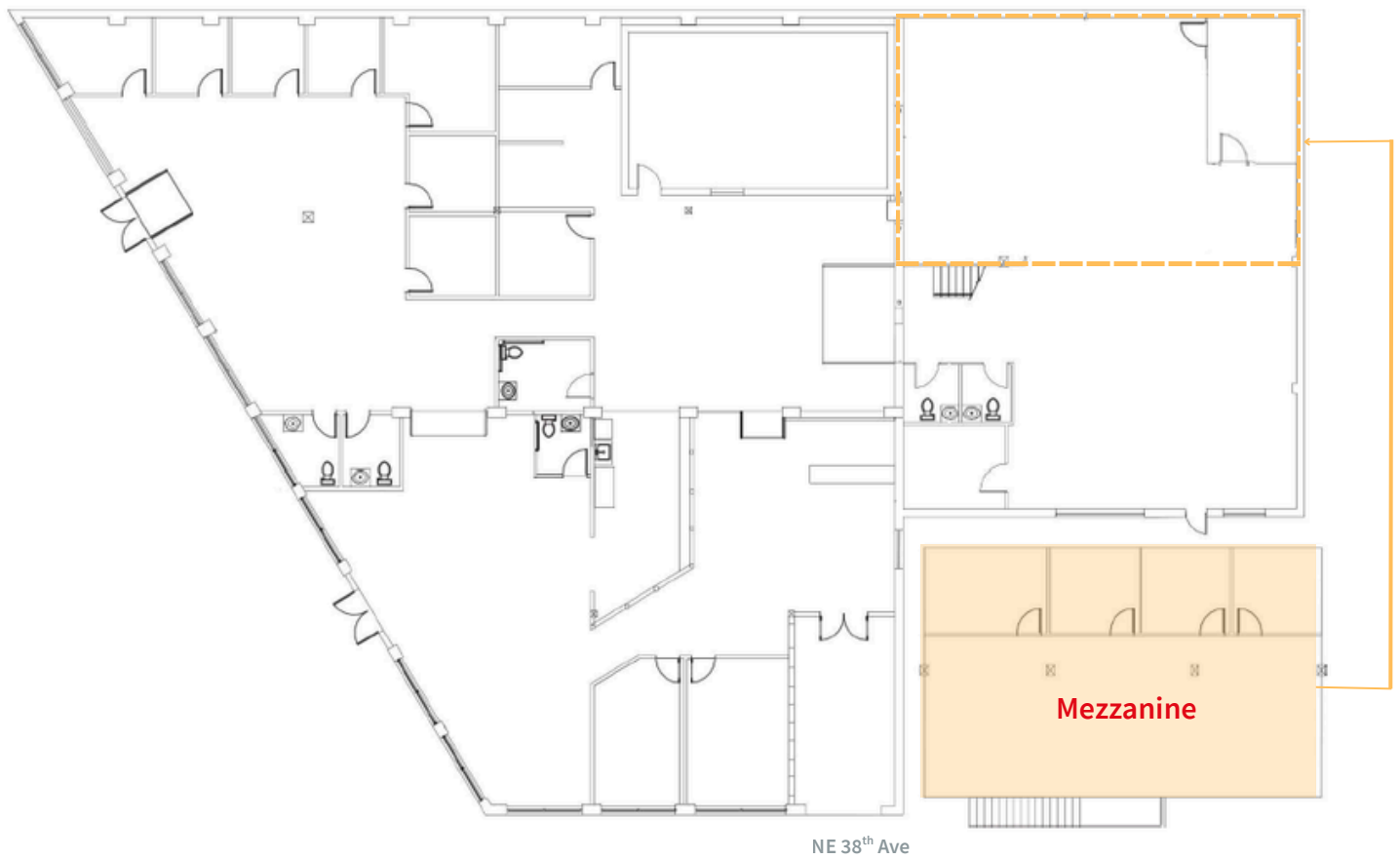


Walk Score 95



Transit Score 71





Within the surrounding neighborhood

- | | | | | |
|-----------------------------|----------------|------------------------|--------------------|------------------|
| 1 Multnomah Country Library | 4 Trader Joe's | 7 Dara Thai & Teriyaki | 10 Gado Gado | 13 Movie Madness |
| 2 Providence Medical Center | 5 New Season's | 8 Hollywood Theatre | 11 24 Hour Fitness | 14 Hollywood Q |
| 3 Whole Foods Market | 6 TapTap PDX | 9 Transit Center | 12 Bank of America | |

Mike Malone

Vice President

mike.malone@jll.com

+1 503 972 8609

jll.com

Jones Lang LaSalle Americas, Inc. License #: CO508577000