



[FOR LEASE]

North Bethany Commercial Space

7650 NW 170th Avenue Portland, OR 97229



[FOR MORE INFORMATION]

NICK BALDWIN
C 503 709 6190
nick@hayden-group.com
WWW.HGCRES.COM



REAL ESTATE SERVICES

[OVERVIEW]

Abbey Creek Neighborhood Commercial Space

Brand-new development with ground floor commercial space and 8 luxury condos above, set in a beautiful North Bethany residential neighborhood.

Each commercial space features extensive glass lines, a private entry, dedicated restroom, tall ceilings, and flexible indoor/outdoor capabilities.

Great opportunity to design the perfect space for your business.

Conveniently located near PCC Rock Creek campus and Bethany Village. 3.3 miles (7 minutes) drive to Sunset Highway (Hwy 26).

Western Suite: 3,512 SF (facing intersection)

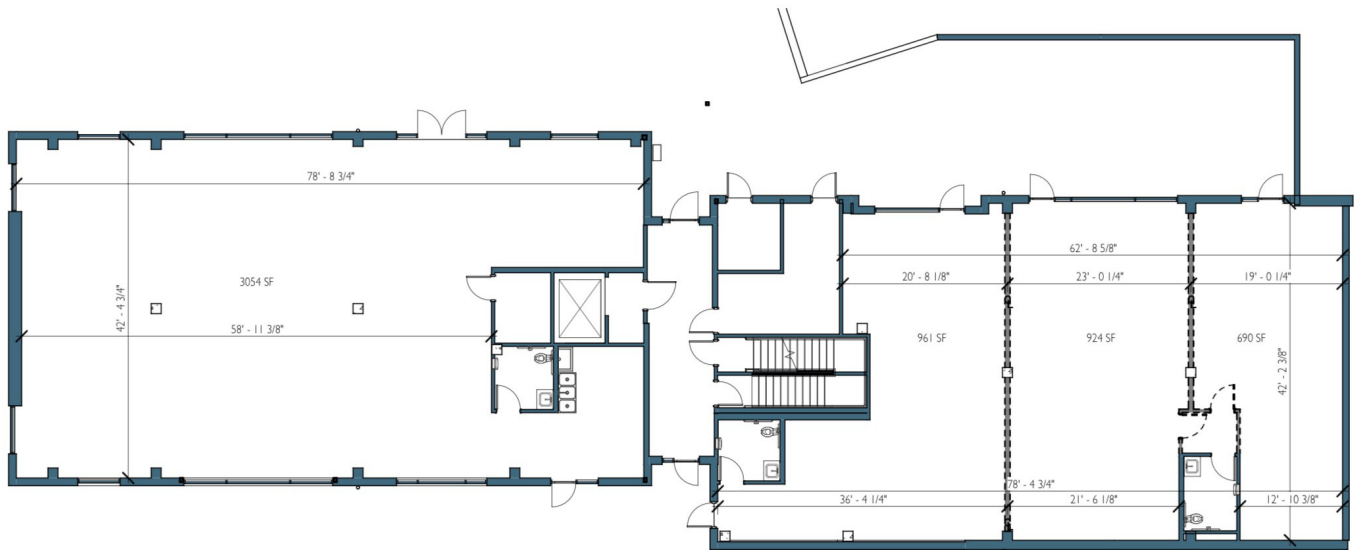
Eastern Suite: 2,961 SF (Potential to split the space into various sizes as small as 1,000 SF)

Estimated Delivery: June 2026

Term Length: 5 - 10 years

Price: Contact broker for details

Uses: Seeking medical, dental, pet clinic, childcare, education, behavioral therapy, grocery store, pizza, cafe, tap house, and more...



Potential split concept shown above. Interior demising walls are not currently in place.

[SITE PLAN]



NICK BALDWIN
C 503 709 6190
nick@hayden-group.com
WWW.HGCRES.COM

[FOR MORE INFORMATION]



REAL ESTATE SERVICES