

# 10302 NE SANDY BLVD

Portland, OR 97220

## FOR LEASE



### STAND ALONE BUILDING FOR LEASE WITH PARKING LOT

#### DETAILS

- Space available: ± 12,008 SF
- Lot size: ± 0.71 AC
- Lease rate: Call for rate/details/NNN
- Zoning: CM2

#### FEATURES

- Wide open layout with high ceilings
- Second floor features multiple meeting rooms/offices
- Plenty of off-street parking with ± 17 spaces and adjacent lot available
- Signage on NE Sandy Blvd with ± 13,100 VPD



DEMOGRAPHICS	1 MILE	3 MILES
Population	9,145	90,615
Households	3,504	37,394
Median Age	38.7	39.8
Median Household Income	\$71,473	\$81,547
Daytime Employees	8,926	58,701



10.04.2024

For more information or a property tour, please contact:

**GABE SCHNITZER**  
503.225.8443  
GabeS@norris-stevens.com

**GREG NESTING**  
503.225.8440  
GregN@norris-stevens.com

**LUIS MARTIN DEL CAMPO**  
503.416.8422  
LuisM@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

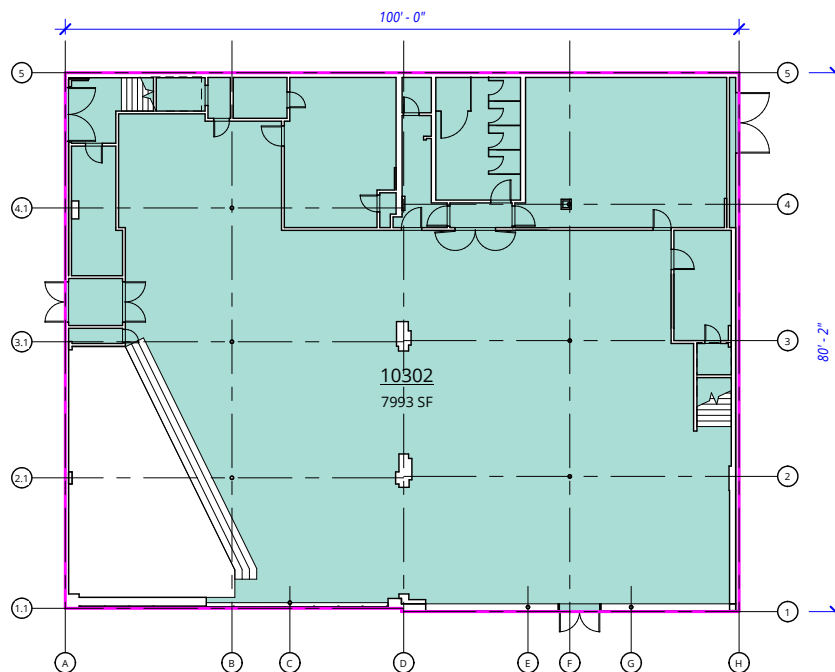
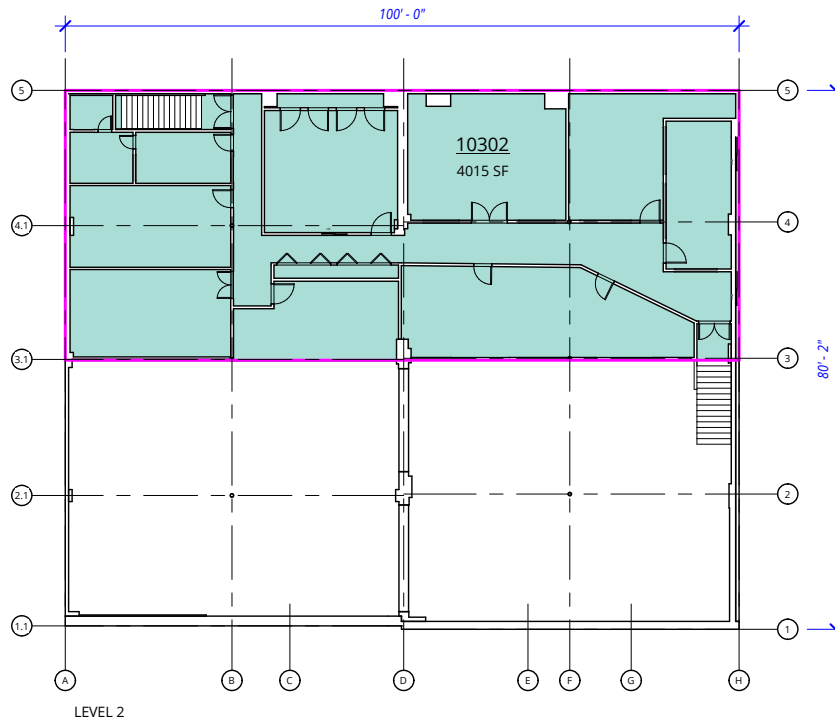
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### FLOOR PLAN



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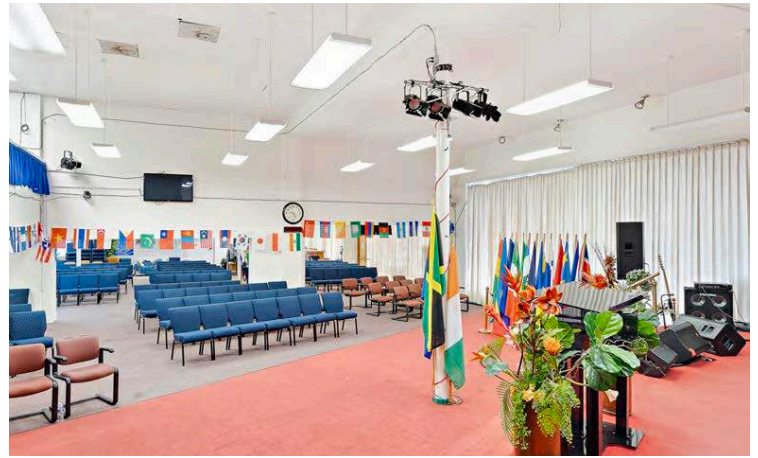
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### PROPERTY PHOTOS



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MAP



WALK SCORE  
**74**

BIKE SCORE  
**76**

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