

# CEDAR HILLS MEDICAL DENTAL BUILDING

Medical & Dental Office Space for Lease



1585 SW MARLOW AVE, PORTLAND, OR 97225



# BUILDING DESCRIPTION

Acceptable Uses:	Medical, Dental
Rental Rate:	\$28.00/SF/YR, Modified Gross (Net of Janitorial)
Availability:	4 spaces, with options between 1,103-6,399 SF
Parking:	4.5/1,000
Zoning	TO:BUS
Building Features:	Two story, elevator served, open lobby with high ceilings and skylights, monument signage opportunity, recently completed 1st floor spec suite



## BUILDING HIGHLIGHTS



2ND GENERATION  
MEDICAL OFFICE SPACE



4.5/1,000 PARKING RATIO



96-100% HEALTH  
INSURANCE COVERAGE



AVERAGE HOUSEHOLD  
INCOME: \$111,246



AVOID BUSINESS INCOME  
TAX BY BEING LOCATED  
OUTSIDE OF MULTNOMAH  
COUNTY



IMMEDIATE ACCESS  
TO HWY 26 & HWY 217  
EXCHANGE



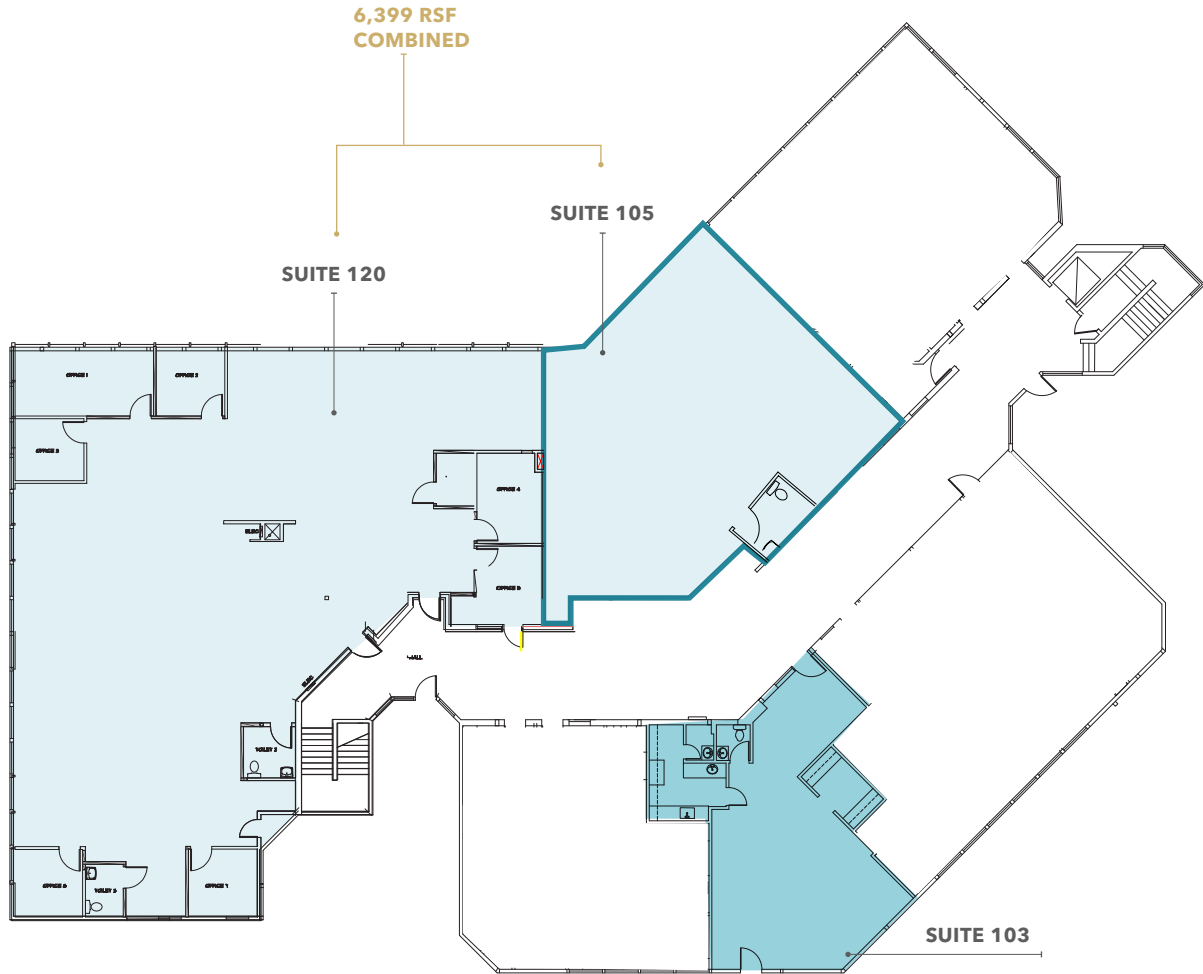
EXCELLENT WINDOW-LINE WITH  
ACCESS TO NATURAL LIGHT AND  
FOREST VIEWS



MINUTES TO PROVIDENCE ST.  
VINCENT HOSPITAL

# FLOOR PLANS

## FIRST FLOOR LAYOUT



## SPACE FEATURES

### SUITE 120

5,021 RSF (divisible)

Recently completed spec suite space in warm shell condition

Can be combined with the adjacent Suite 105 for 6,399 RSF

Excellent window-line with access to Natural Light & Forest Views

### SUITE 105

1,378 RSF

Recently completed spec suite space in warm shell condition

Can be combined with the adjacent Suite 120 for 6,399 RSF

Excellent window-line with access to Natural Light & Forest Views

### SUITE 103

1,103 RSF

Washer & dryer hookup

Restroom

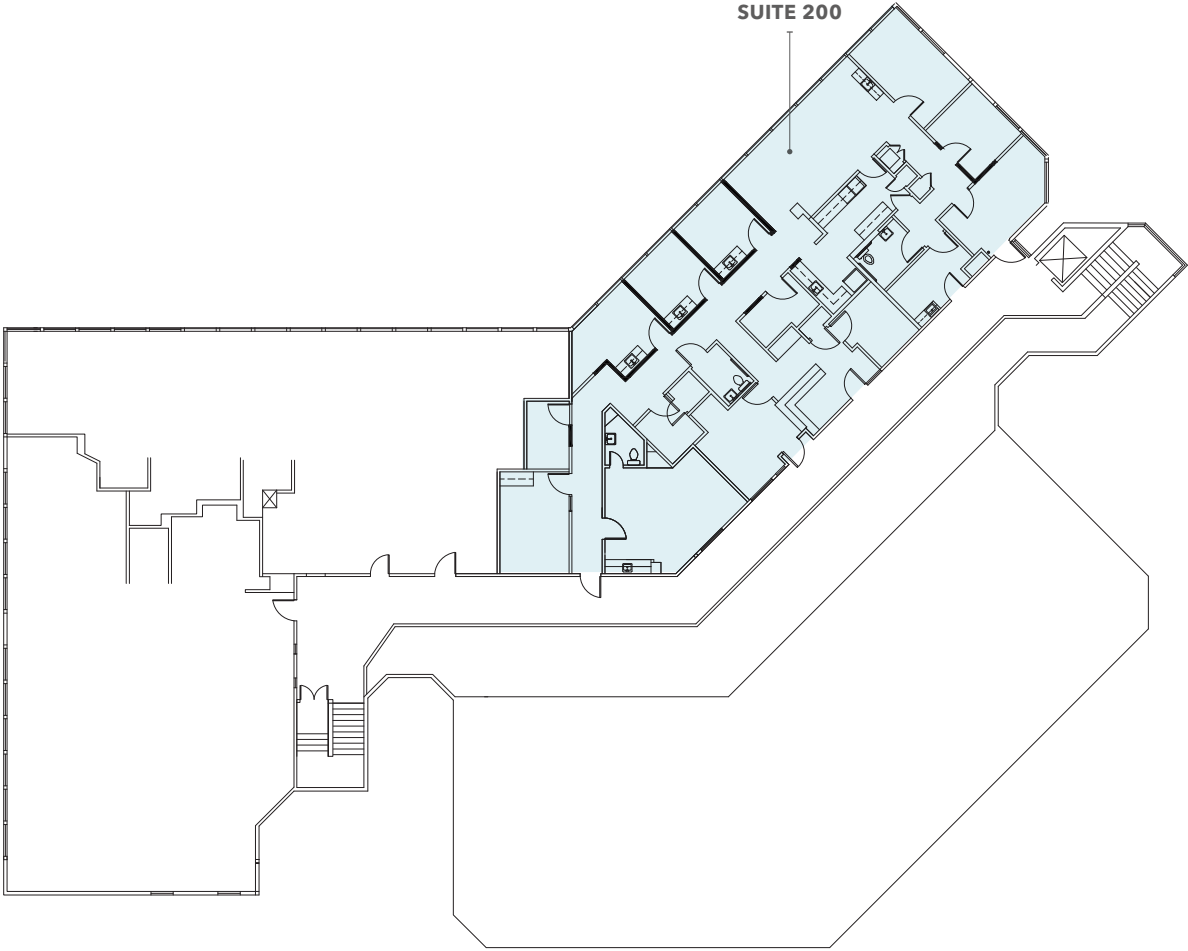
Back door

Storage

\* Generous Tenant Improvement Package for 7-10 year Lease Terms

# FLOOR PLANS

## 2ND FLOOR LAYOUT



### SPACE FEATURES

#### SUITE 200

3,301 RSF

2nd Generation Medical Office Space  
(Former Integrated Health & Wellness  
Clinic)

5 Exam rooms (3 with sinks, 3 without)

1 Large exam/procedure room with  
restroom and sink

3 Restrooms in-suite

1-2 private offices

Lab area

Reception area

Break room with sink

Washer & dryer hookup

\* Generous Tenant Improvement Package for 7-10 year Lease Terms

# POINTS OF INTEREST



## SUBJECT PROPERTY

1 1585 SW MARLOW AVE



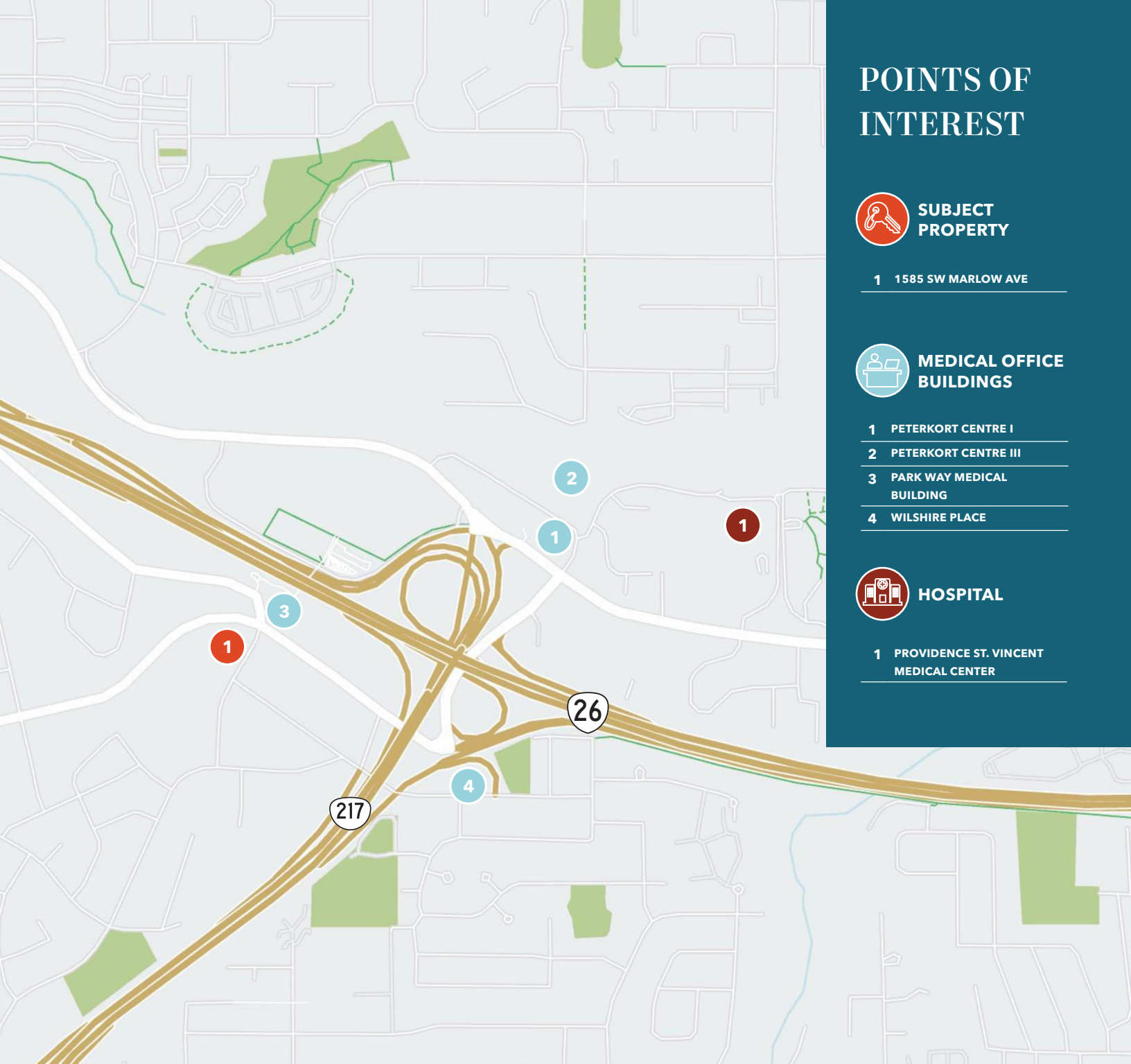
## MEDICAL OFFICE BUILDINGS

- 1 PETERKORT CENTRE I
- 2 PETERKORT CENTRE III
- 3 PARK WAY MEDICAL BUILDING
- 4 WILSHIRE PLACE



## HOSPITAL

- 1 PROVIDENCE ST. VINCENT MEDICAL CENTER



For more information, contact

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