

Farris Professional Plaza

Office For Sale (Medical or General)



500 NW 20th Street, Gresham, Oregon 97030

- Unique two-level office building
- Great for owner-user or multi-tenant
- Flexibility due to layout, size, and entrances

Main Floor: 4,785 SF

Lower Level: 3,039 SF

Total: 7,824 SF

Available Immediately

~~\$1,100,000 (\$140/SF)~~ Reduced to: \$950,000

Also for lease: Call for rates

Contact us:

Tom Dechenne

Associate Vice President

+1 503 542 5878

tom.dechenne@colliers.com



Colliers International

851 SW Sixth Avenue | Suite 1200

Portland, Oregon 97204

P: +1 503 223 3123

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Zoning	Commercial Mixed Use (CMU)
Parking	33 on-site spaces or 4.6 : 1,000 SF
Land Size:	35,719 SF (0.82 Acres)
Built	1975
Taxes	\$11,919/year
Transportation	Short walk to MAX light rail
Availability	Available now; two small, month-to-month tenants
For Lease	Call for details; Seller's primary objective is to sell, but will consider larger tenants
Asking Rental Rate	Call for Rates



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**Main Floor
(4,785 SF)***

Unique "pod" design
for flexibility

**Lower Level
Offices
(3,029 SF)***

Crawl Space
(Unexcavated)

Exterior Entrance
to Lower Level

Exterior
Entrance to
Lower Level

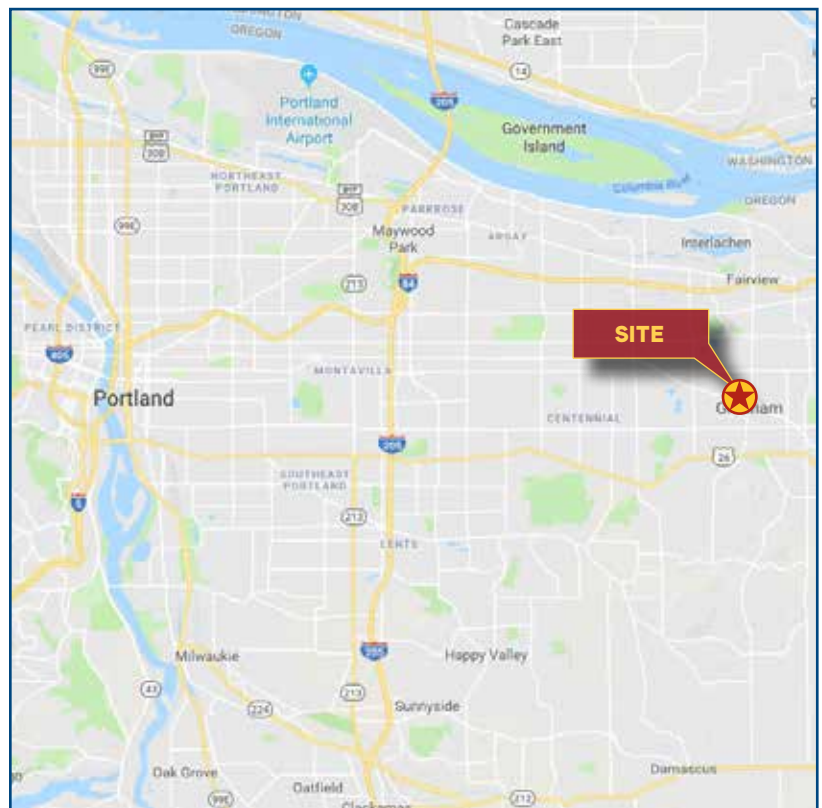
Crawl Space
(Unexcavated)

Private office feel
OR
Entire-building user

***Sizes are approximate**



- Located on a quiet street just blocks from Burnside Street, Gresham Station, City Hall/School District headquarters, and the downtown core
- Neighbors include offices, apartments/residential, and overlooks Natural Grocers Shopping Center
- Just minutes to I-84, I-205, Portland, and the State of Washington
- Easy, quick access to the entire Metropolitan area



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