

22,222 & 7,411 SF
MEDICAL OUTPATIENT SPACE FOR LEASE

Gateway Building



Building is on the City of Portland
Facilities Permit Program

PORTLAND, OR



BGO CBRE

PROPERTY OVERVIEW



22,222 RSF & 7,411 RSF second generation medical space



On-site pharmacy



Generous TI allowance available (for qualified tenants)



Ample free parking of 3.5/1,000, including both surface parking for visitors and parking deck for employees



Transit nearby with MAX Tri-Met line



At the intersection of I-205 and I-84, minutes from PDX



Opportunity for building signage



Security features include two onsite officers, three roving patrols, Blue Eye Cameras with audio monitoring, and window break alarms on the perimeter

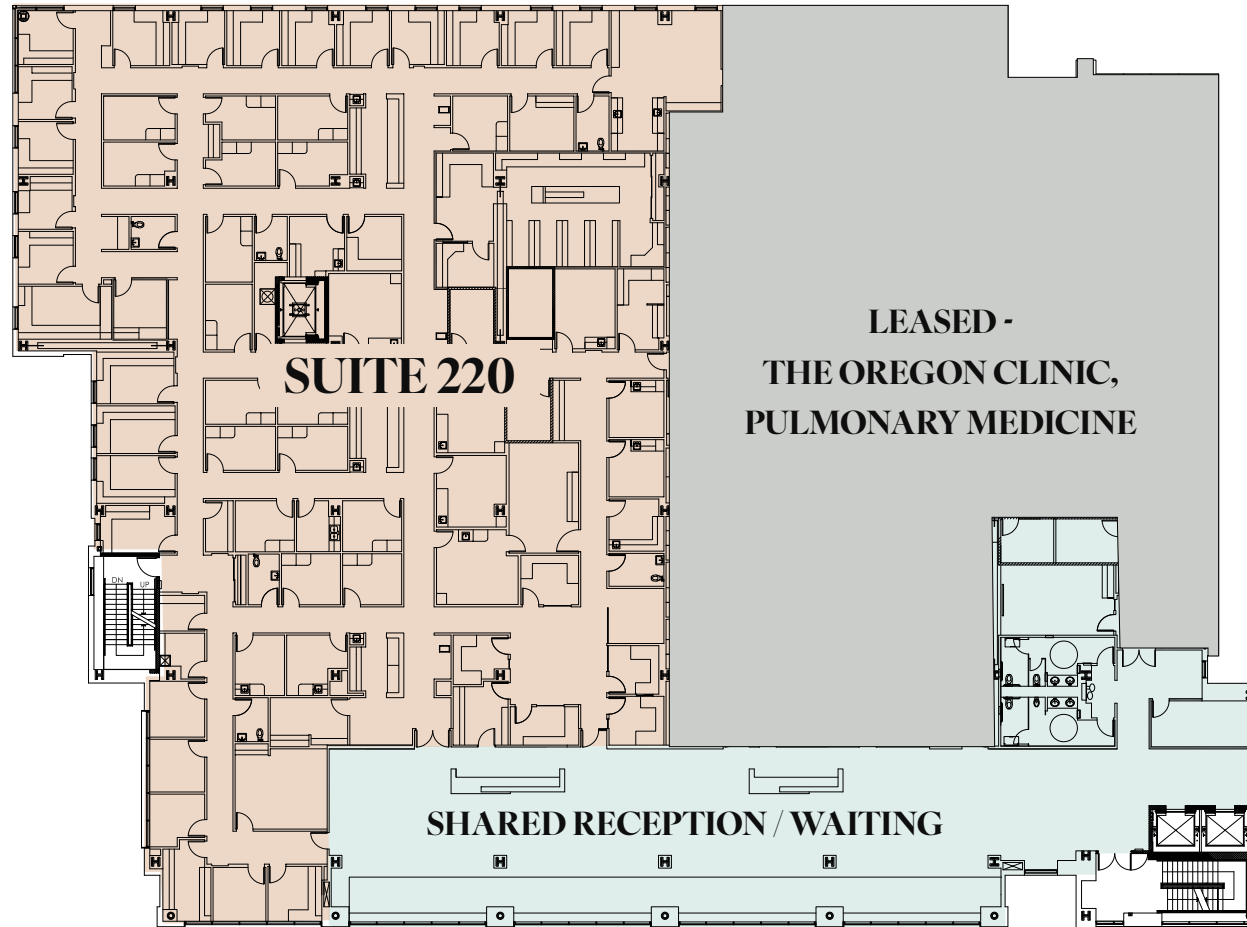


LEED Gold & Energy Star Certified Building



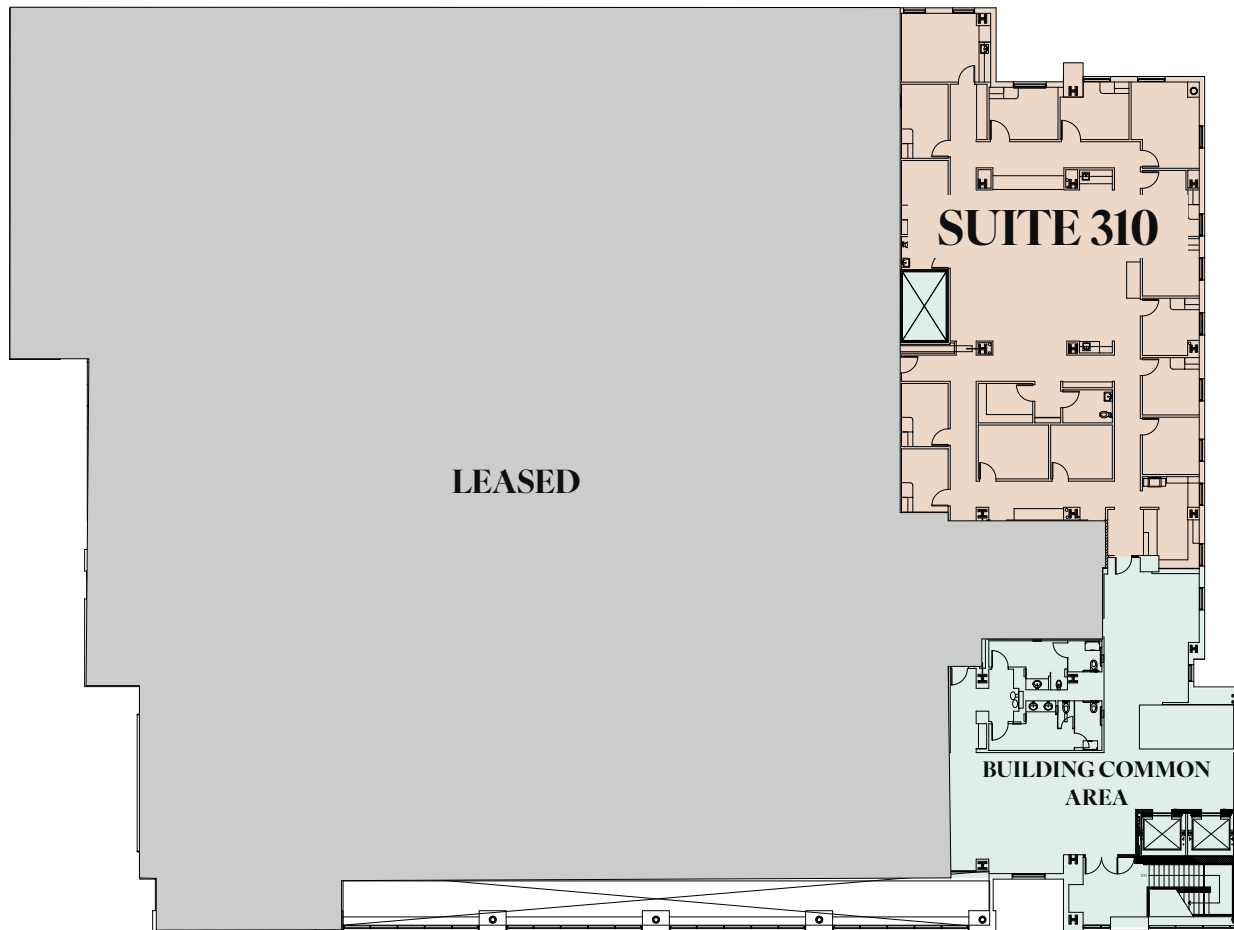
SUITE 220

AVAILABLE IMMEDIATELY



SUITE 310

AVAILABLE 1/1/27



BUILDING AMENITIES



LEED GOLD CERTIFIED BUILDING



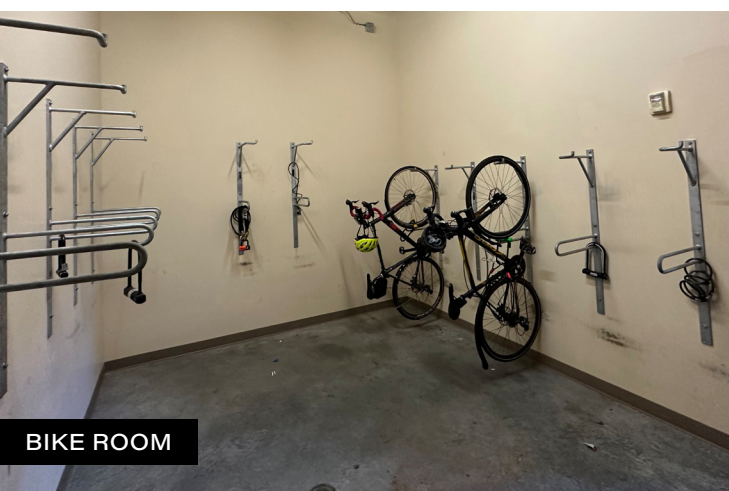
LOADING DOCK



LOCKER ROOM WITH SHOWERS



FREIGHT ELEVATOR

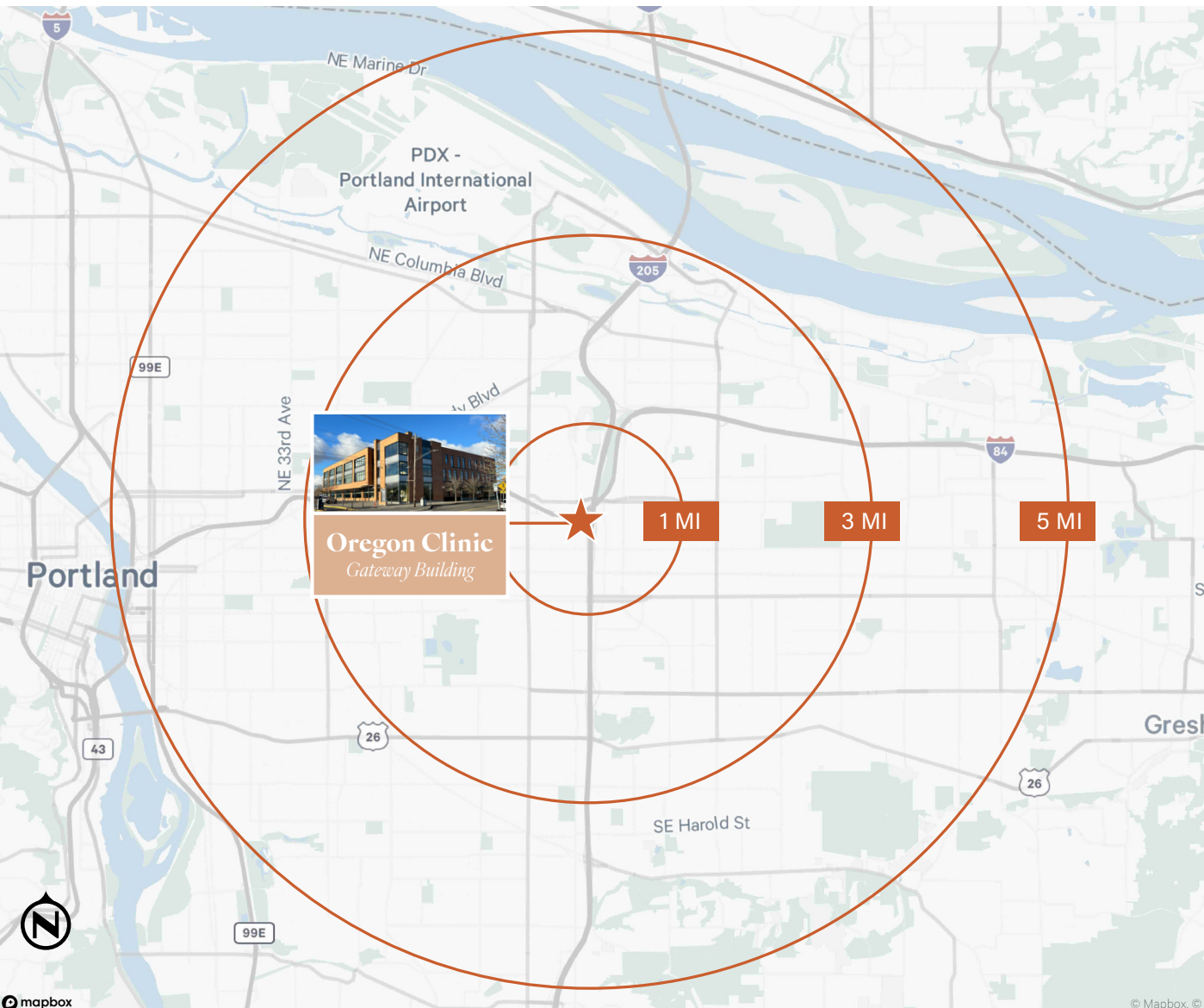


BIKE ROOM



CONFERENCE ROOM

AREA DEMOGRAPHICS



430,767
Population



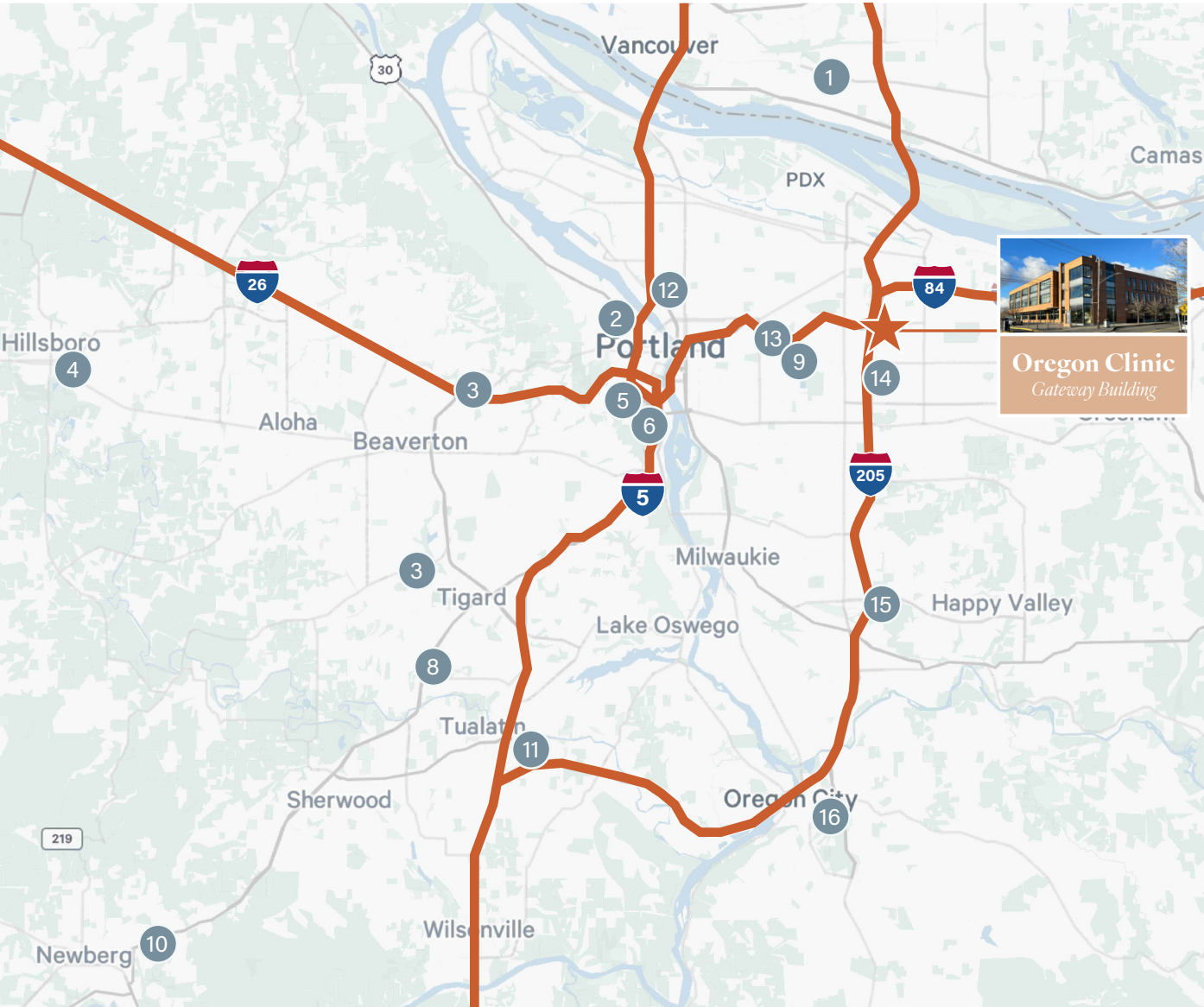
70.3%
Privately Insured



\$99,100
Average Household Income

Within 5 miles / Source: CBRE Research

AREA HOSPITALS



1. Evergreen Medical Center
2. Legacy Good Samaritan Medical Center
3. Providence St. Vincent Medical Center
4. Hillsboro Medical Center
5. OHSU Hospital
6. Portland VA Medical Center
7. Providence Medical Group
8. Legacy Medical Group
9. Providence Medical Plaza
10. Providence Newberg Medical Center
11. Legacy Meridian Park Medical Center
12. Legacy Emanuel Medical Center
13. Providence Portland Medical Center
14. Adventist Health Portland
15. Kaiser Permanente Sunnyside Medical Center
16. Providence Willamette Falls Medical Center

22,222 & 7,411 SF
MEDICAL OUTPATIENT SPACE FOR LEASE

Gateway Building

PORTLAND, OR

INQUIRE WITH BROKER FOR RATES:



BRIAN NORTON
First Vice President
+1 503 221 4871
brian.norton@cbre.com
Licensed in OR & WA

CBRE

Broker Incentives: These offers may be withdrawn at any time and is void where prohibited by law. Offer subject to the terms and conditions of an agreement to be entered into with Broker (the "Broker Agreement"). The Broker Agreement shall be disclosed to tenants.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these