

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

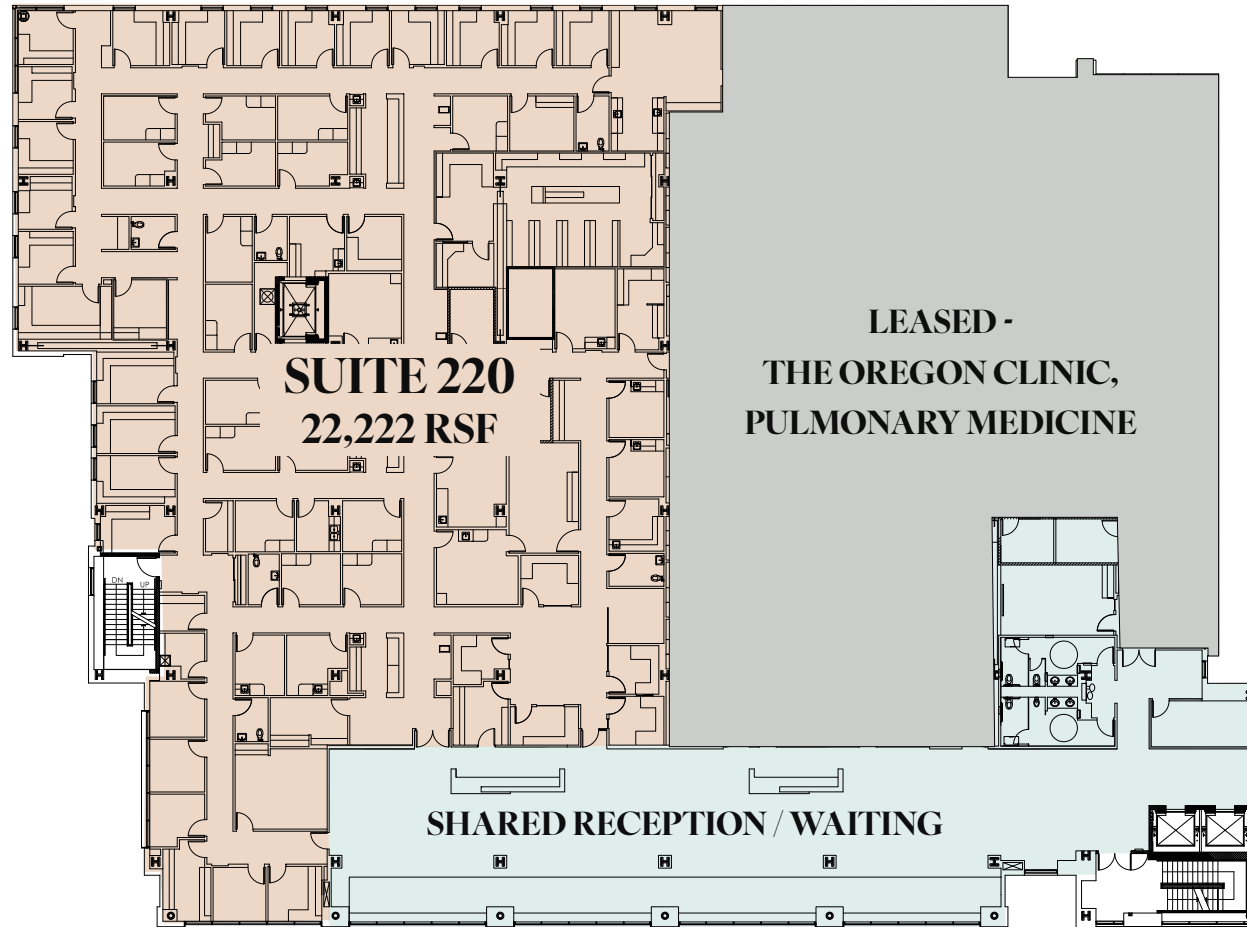


LEED Gold & Energy Star Certified Building



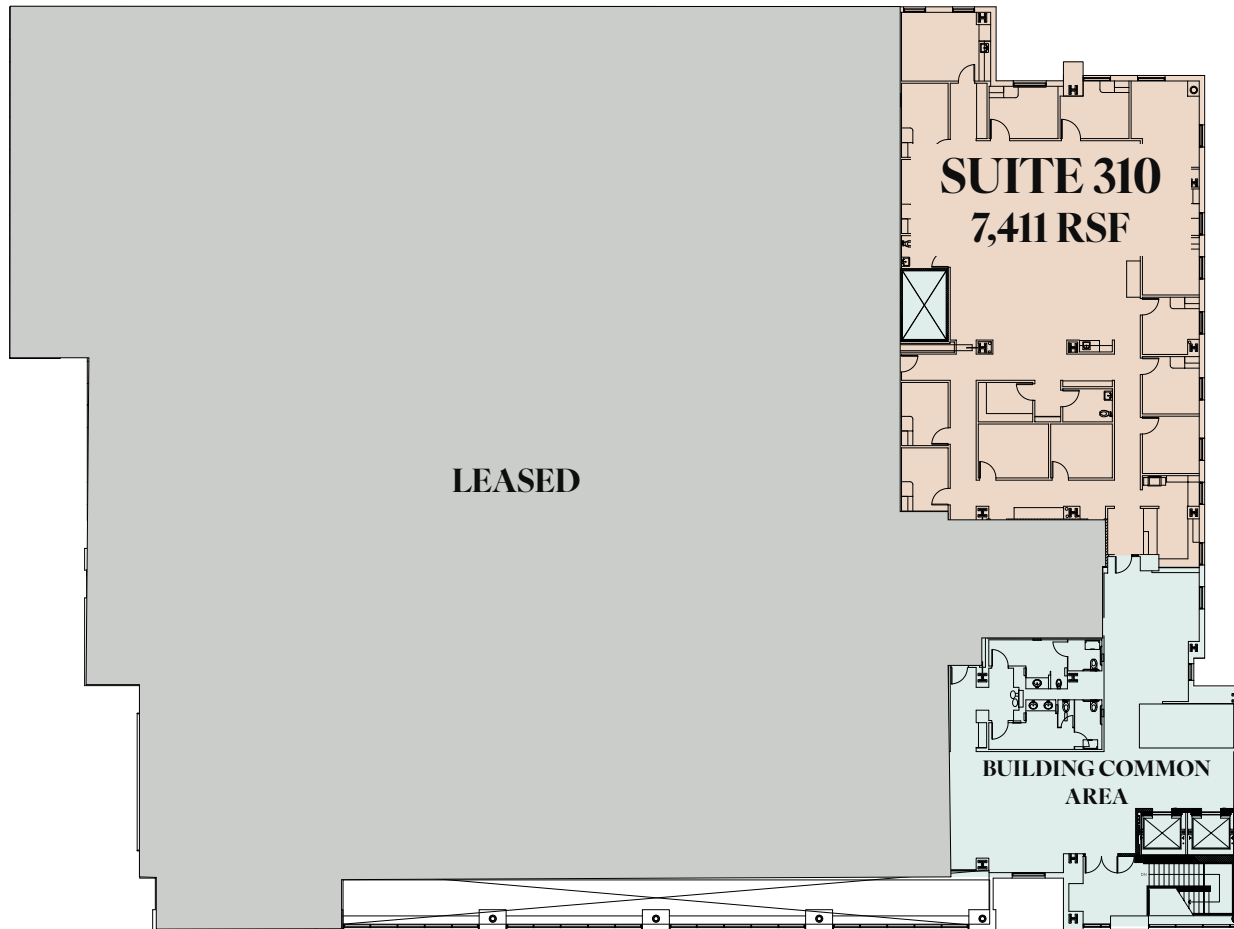
# SUITE 220

AVAILABLE IMMEDIATELY



# SUITE 310

AVAILABLE 1/1/27



# BUILDING AMENITIES



LEED GOLD CERTIFIED BUILDING



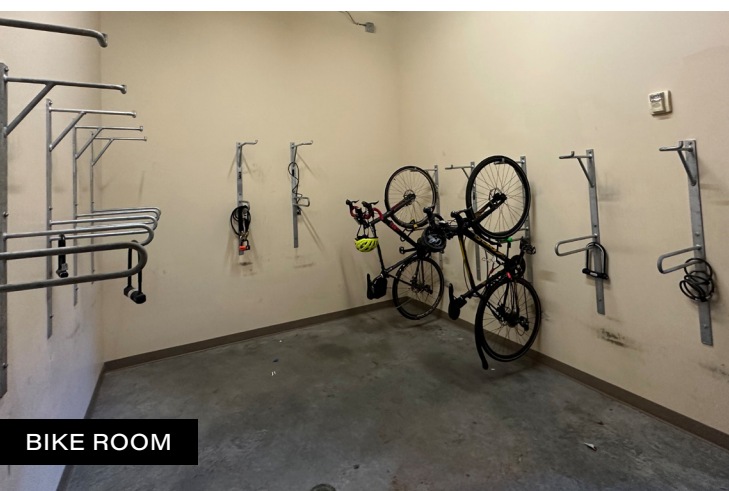
LOADING DOCK



LOCKER ROOM WITH SHOWERS



FREIGHT ELEVATOR

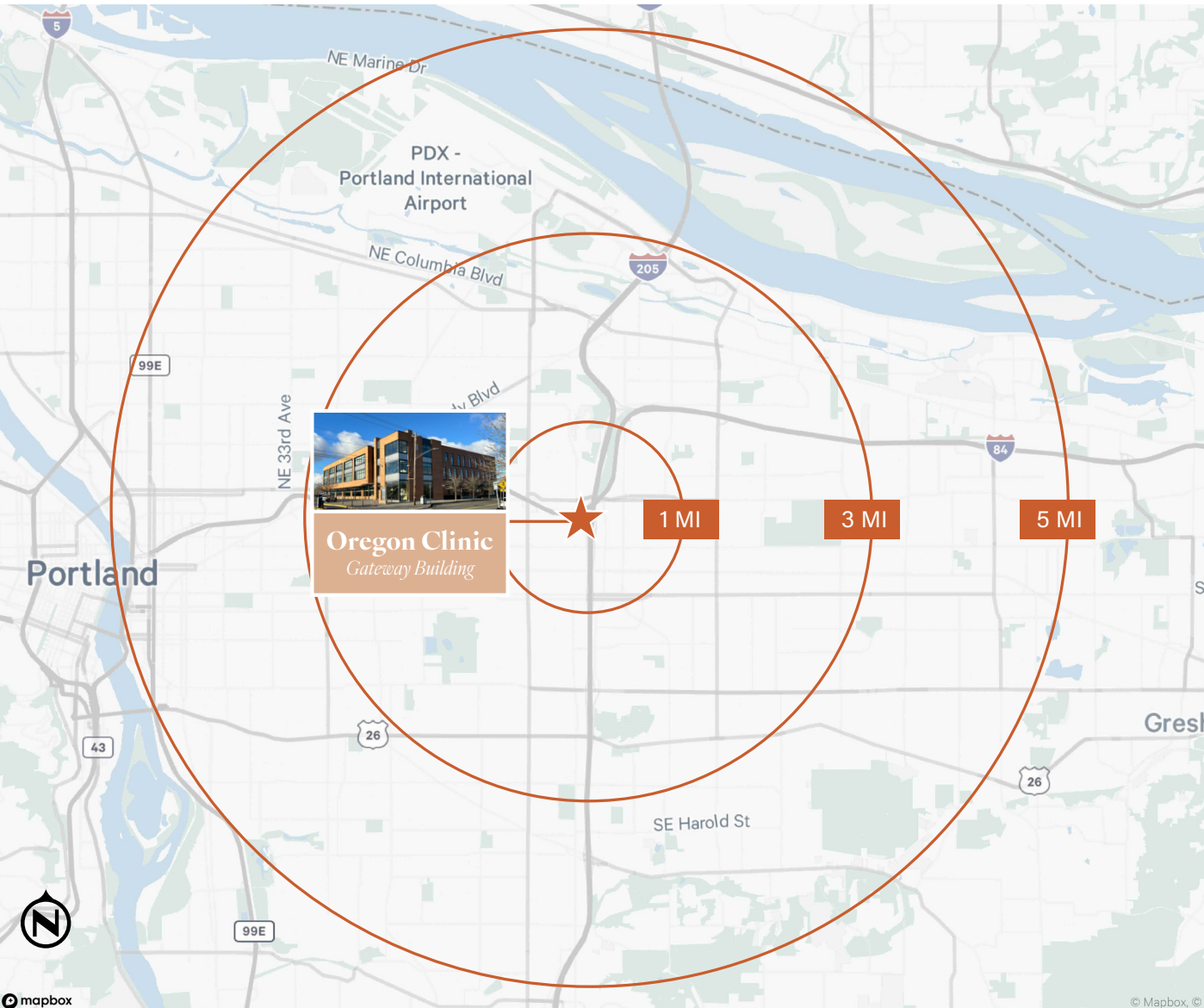


BIKE ROOM



CONFERENCE ROOM

# AREA DEMOGRAPHICS



430,767  
Population



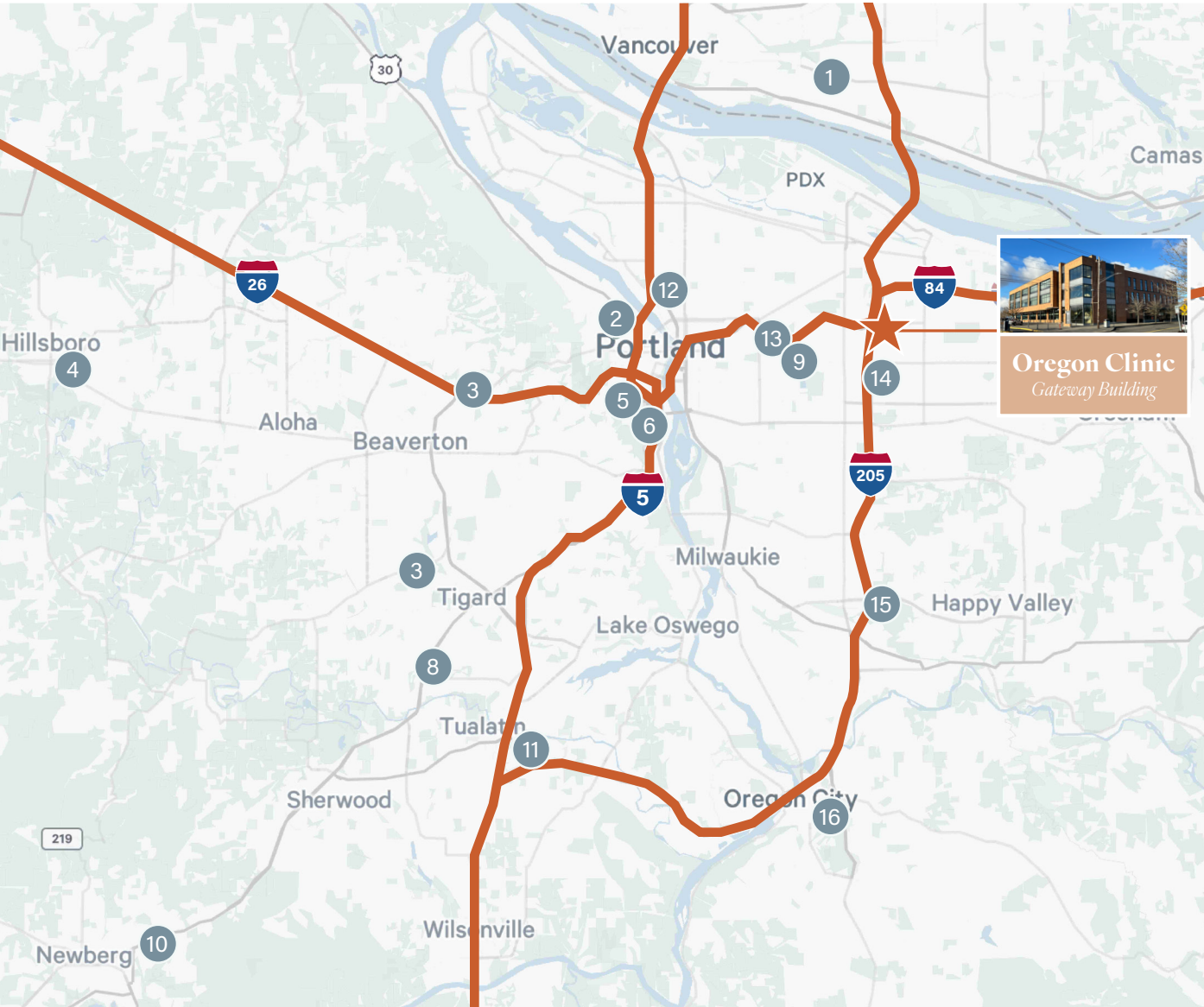
70.3%  
Privately Insured



\$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

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PORTLAND, OR

INQUIRE WITH BROKER FOR RATES:



BRIAN NORTON  
First Vice President  
+1 503 221 4871  
[brian.norton@cbre.com](mailto: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.

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