

AMT SCOTT

PROFESSIONAL CENTER II

FOR LEASE



9300 SE 91ST AVENUE / HAPPY VALLEY, OREGON 97086

CLASS A MEDICAL SPACES AVAILABLE

PROPERTY FEATURES



» 1,408 SF - 6,162 SF contiguous space available



» Starting Lease Rate: \$40.00 - \$42.00 SF/Year, modified gross with base year



» Good location with close proximity to major hospitals



» Excellent views



» State of the art Class A medical office building



» Well established tenants and potential complementary referrals



» Kaiser Dental, Metropolitan Pediatrics, Women's Healthcare Associates & established practices create building synergy



» Aggressive deals for qualified tenants



» Modified gross includes all operating expenses except janitorial services for each suite



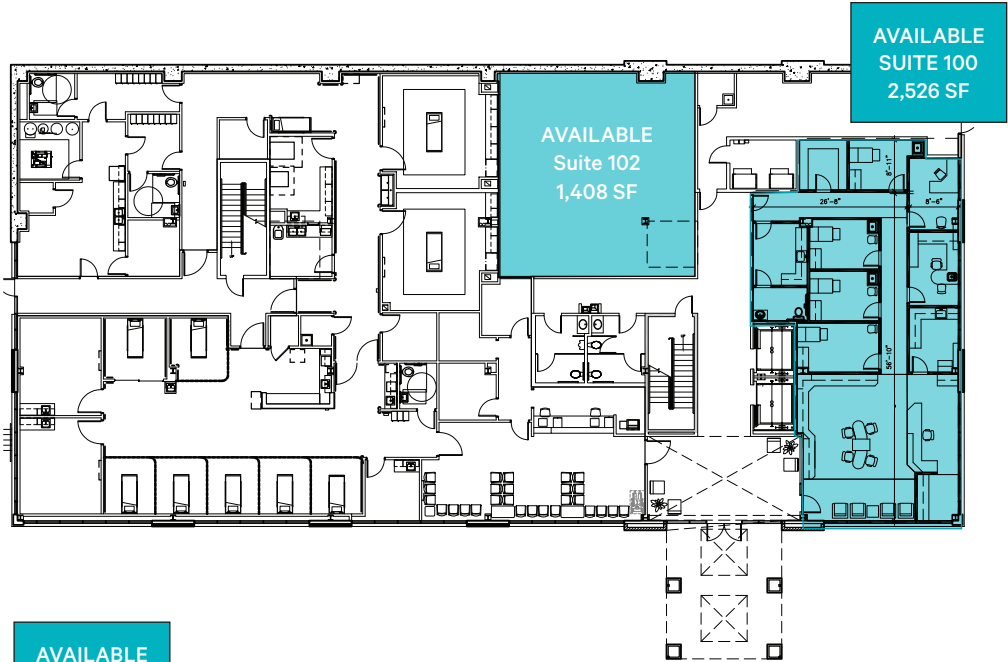
» Ample parking



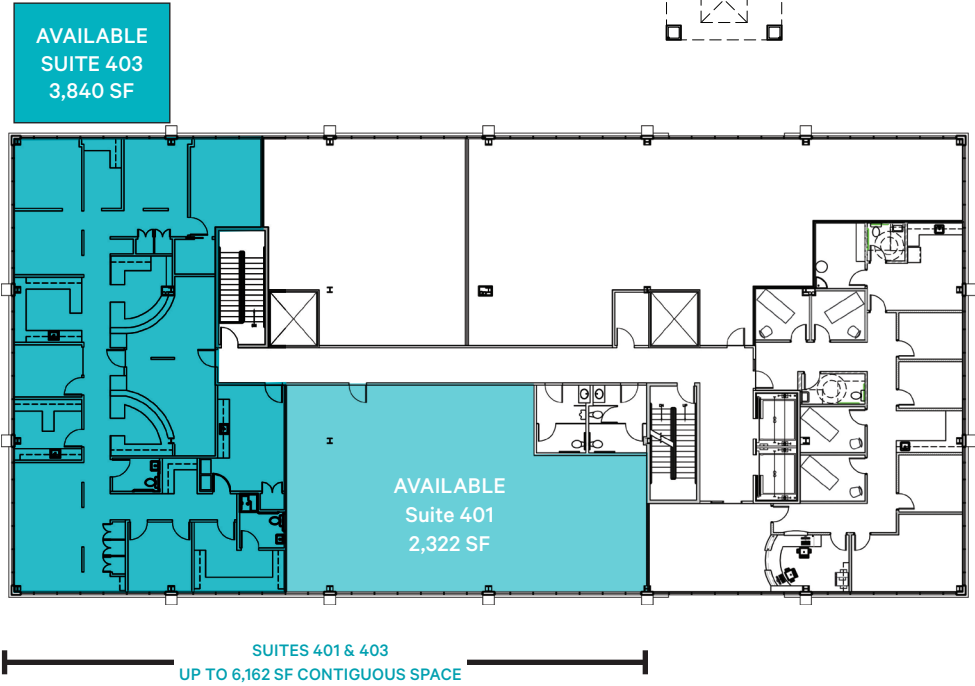
AVAILABILITIES

FLOOR	SUITE	STARTING LEASE RATE	LEASE TYPE	SIZE/±SF	CONDITION
1	100	\$40.00 - \$42.00 SF/Year	Modified gross with base year	2,526 SF	2nd generation medical
1	102	\$40.00 - \$42.00 SF/Year	Modified gross with base year	1,408 SF	Shell
4	401	\$40.00 - \$42.00 SF/Year	Modified gross with base year	2,322 SF	Shell
4	403	\$40.00 - \$42.00 SF/Year	Modified gross with base year	3,840 SF	2nd generation specialty dental

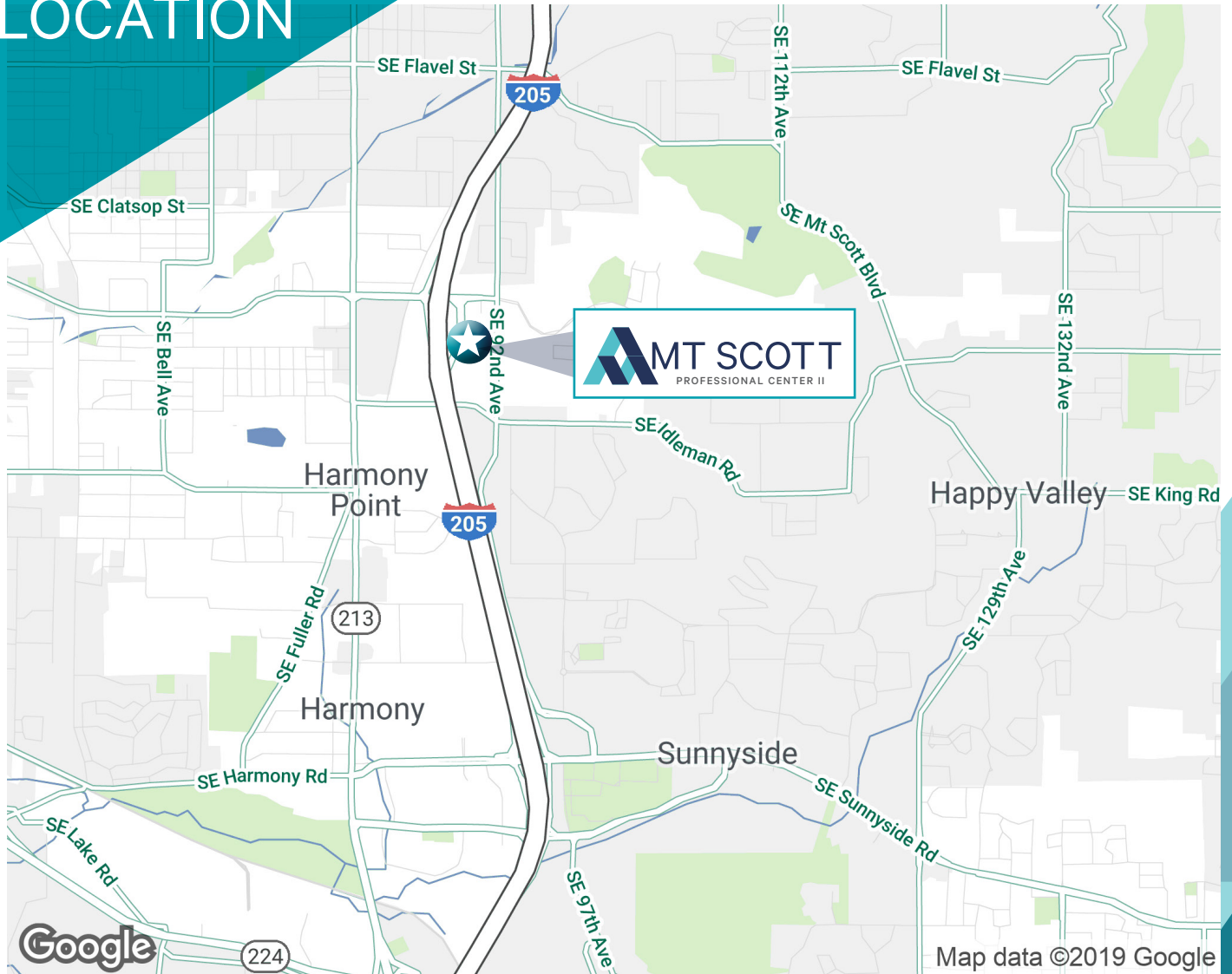
FLOOR 1



FLOOR 4



LOCATION



FOR MORE INFORMATION, CONTACT:

BRIAN NORTON

First Vice President

+1 503 221 4871

brian.norton@cbre.com

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CBRE, Inc. | 1300 SW Fifth Avenue | 35th Floor | Portland, OR 97201

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