

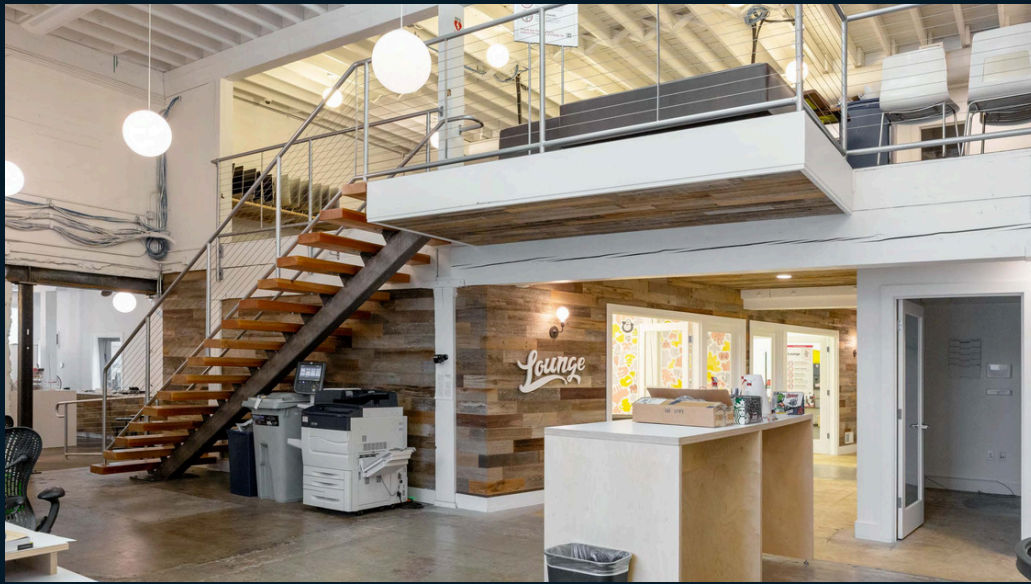


For lease or sale

3747 NE Sandy Blvd, Portland, OR 97232

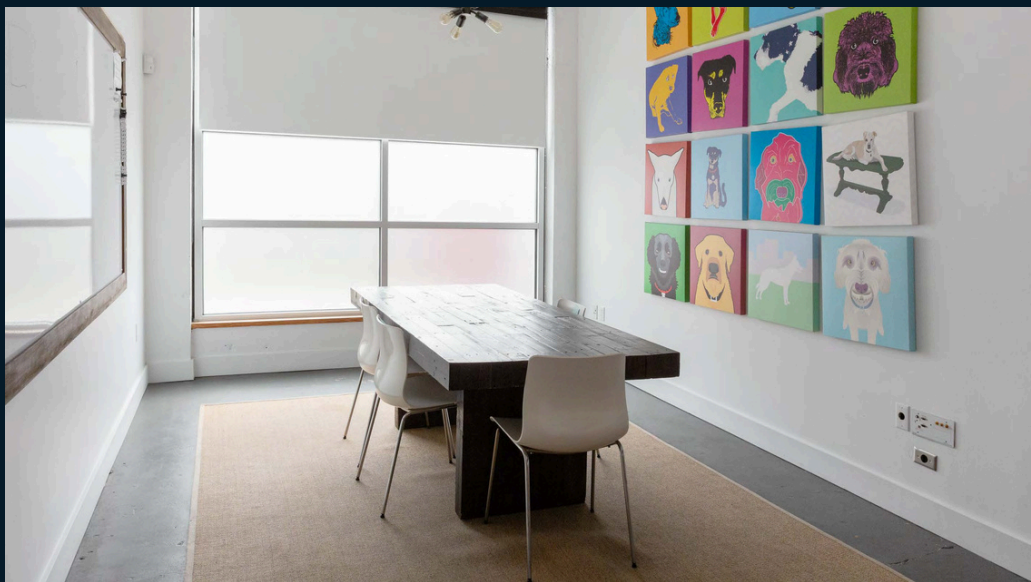
12,725 SF Available

Located in the Hollywood Neighborhood, the property is a fantastic owner/user or lease opportunity with great visibility, updated systems and creative office buildout.



Building Details

- 12,725 SF (including +/- 1,000 SF mezzanine)
- Zoned CM3 (commercial mixed use 3)
- +/-600 SF soundproof studio with cyc wall
- Off-site street parking
- Built: 1924 (Major renovations completed in 2014, new roof in 2016)
- On-site off street parking



- 10 minutes to Downtown PDX
- 13 minutes to PDX International



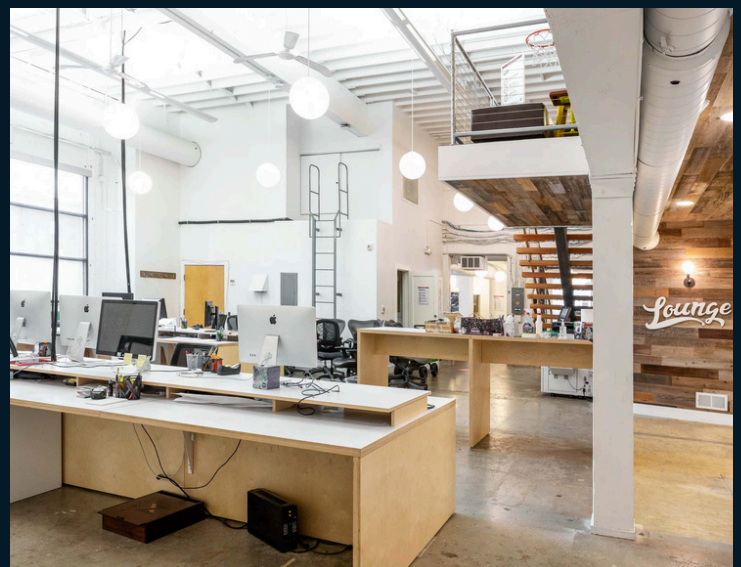
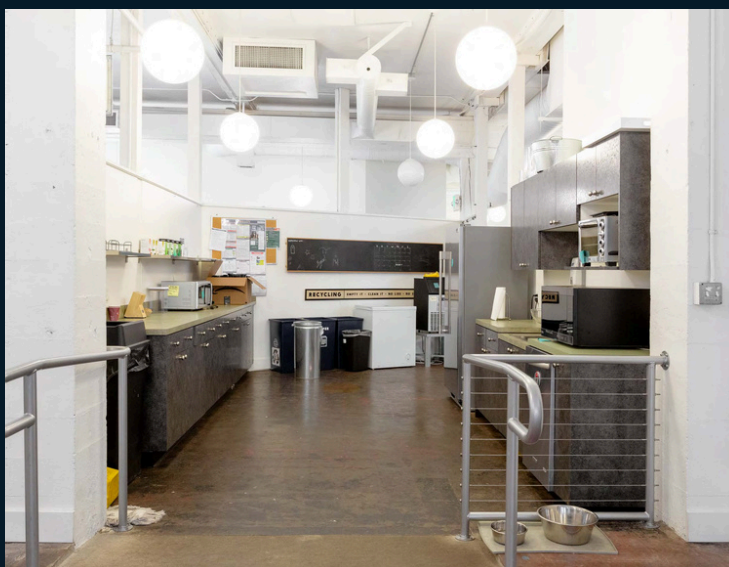
Bike Score 90

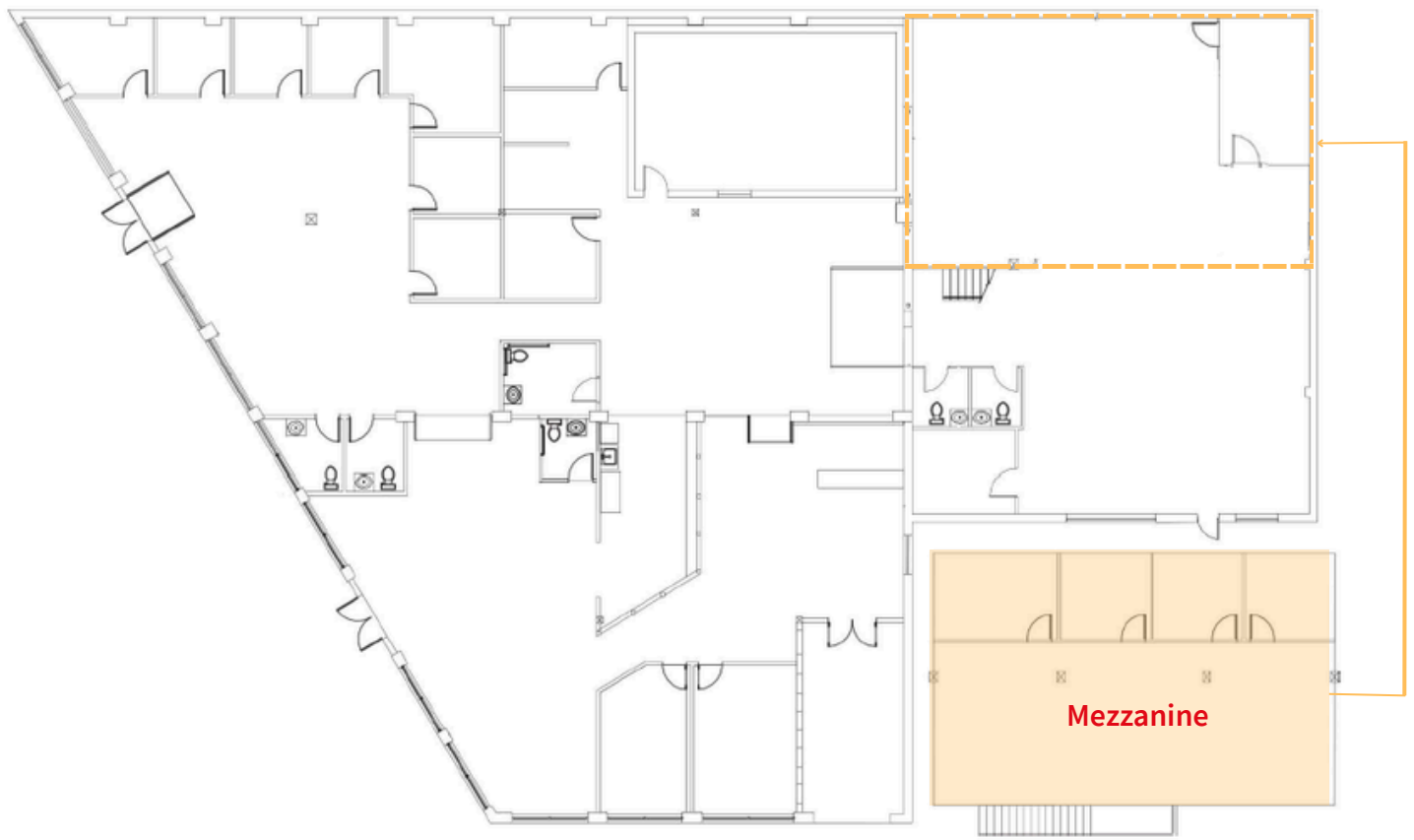


Walk Score 95



Transit Score 71





NE 38th Ave

7 13



Within the surrounding neighborhood

- | | | | | |
|-----------------------------|----------------|------------------------|--------------------|------------------|
| 1 Multnomah Country Library | 4 Trader Joe's | 7 Dara Thai & Teriyaki | 10 Gado Gado | 13 Movie Madness |
| 2 Providence Medical Center | 5 New Season's | 8 Hollywood Theatre | 11 24 Hour Fitness | 14 Hollywood Q |
| 3 Whole Foods Market | 6 TapTap PDX | 9 Transit Center | 12 Bank of America | |

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