

BARNES ROAD PROFESSIONAL CAMPUS

Medical & Dental Office Space for Lease



11750 SW BARNES ROAD, PORTLAND, OR 97225

 **Kidder
Mathews**

BUILDING DESCRIPTION

Rental Rate	\$36.00/RSF/YR, MG
Address	11750 SW Barnes Road, Portland, OR
Building SF	±20,700 SF
Year Built	2009
Parking Ratio	4.1/1,000 (Surface & Covered)



**MEDICAL / DENTAL
PRACTICE OPPORTUNITY**



**4.1/1,000
PARKING RATIO**



**96-100% HEALTH
INSURANCE COVERAGE**



**AVERAGE HOUSEHOLD
INCOME \$111,246**



**WALKING DISTANCE TO
RESTAURANTS & SHOPPING**



**1 MINUTE
TO HWY-26**

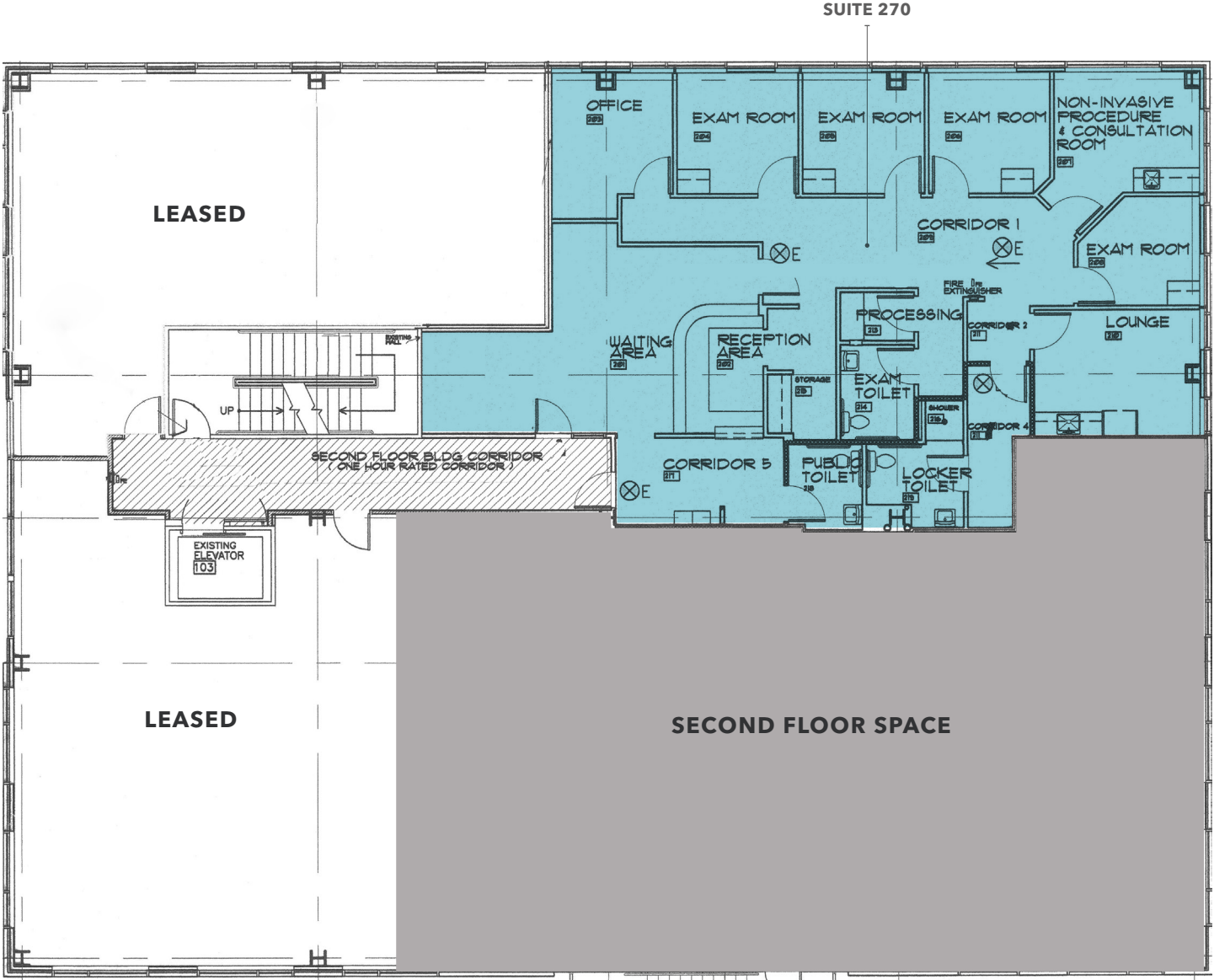


**COMPLEMENTARY MEDICAL &
DENTAL SPECIALTIES ON-CAMPUS**



**CLOSE PROXIMITY
TO MAJOR HOSPITALS**

FLOOR PLANS



BUILDING A
11790 SW BARNES RD

BUILDING B - SUITE 270

2,272 RSF

High-end, built-out medical office space
(i.e. Pain Clinic)

4 exam rooms

X-ray room

1 procedure room

1 office

3 restrooms

Staff lounge

Reception area

BUILDING B
11750 SW BARNES RD

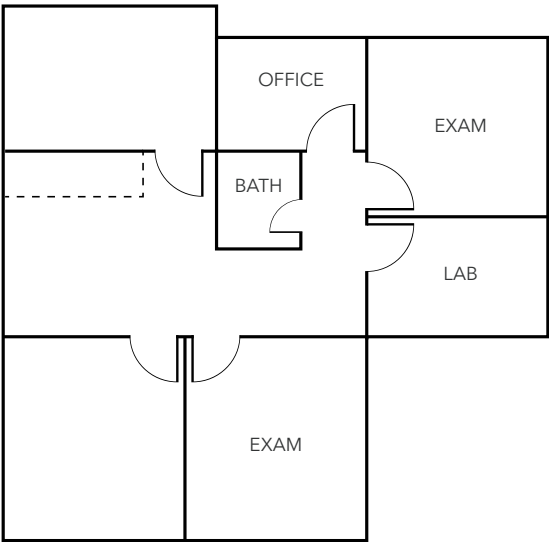
BUILDING B - SECOND FLOOR SUITE

2,760 RSF

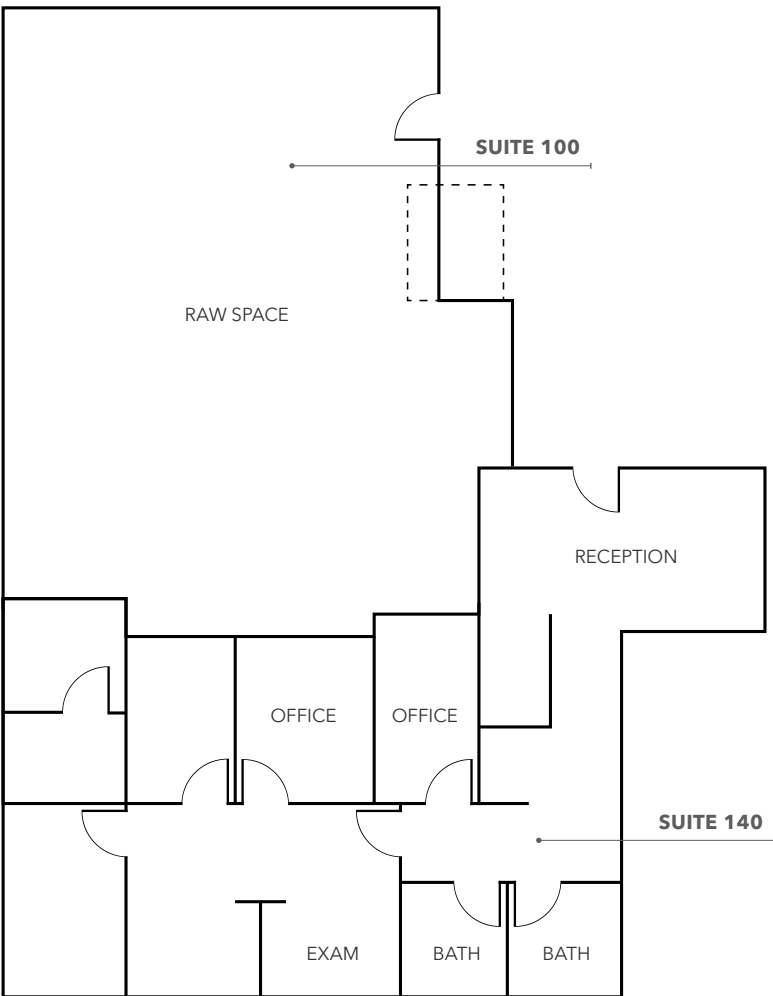
Warm gray shell space

FLOOR PLANS

BUILDING A



BUILDING B



BUILDING A 11790 SW BARNES RD

1ST FLOOR - SUITE 120

1,182 RSF

Second-generation medical build-out

Reception area

3 exam rooms

Lab room

1 office

1 restroom

BUILDING B 11750 SW BARNES RD

FIRST FLOOR - SUITE 100/140

Suite 100: 1,721 RSF

Suite 140: 1,245 RSF

3,376 RSF Combined

Half of the space is has medical build-out

2 restrooms

Waiting room

2 exam rooms

3 offices

Breakroom

AMENITIES



RESTAURANTS

- 1 SI SEÑOR FAMILY MEXICAN RESTAURANT
- 2 BLU OLIVE MEDITERRANEAN BISTRO
- 3 LA SEN VIETNAMESE RESTAURANT
- 4 BY DESIGN PIZZA
- 5 KIZUKI RAMEN & IZAKAYA
- 6 SUSHI MIOGA
- 7 LAUGHING PLANET



GROCERY STORES

- 1 MARKET OF CHOICE
- 2 SAFEWAY



BANKS

- 1 WELLS FARGO BANK
- 2 U.S. BANK BRANCH
- 3 BANK OF AMERICA
- 4 WELLS FARGO BANK

BARNES ROAD PROFESSIONAL CAMPUS

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