

FOR LEASE

MT. SCOTT PROFESSIONAL CENTER

*3,031 RSF clinical space and
3,512 RSF sleep center*

9200 SE 91ST AVE, HAPPY VALLEY, OR

KIDDER.COM

ANCHOR
HEALTH PROPERTIES

km Kidder
Mathews

MT. SCOTT PROFESSIONAL CENTER



Located right off of I-205 with close proximity to major hospitals and minutes to restaurants and shopping off of 82nd Ave.

ADDRESS	9200 SE 91st Ave Happy Valley, OR
BUILDING SF	±38,860 RSF
YEAR BUILT	2002
PARKING	155 spaces
STORIES	Three
OWNERSHIP	Anchor Health Properties
LEASE RATE	Call for pricing

2002
YEAR BUILT

THREE
STORIES

MT. SCOTT PROFESSIONAL CENTER



MEDICAL
PRACTICE
OPPORTUNITY



SURGERY
CENTER ON-SITE



FANTASTIC VIEWS



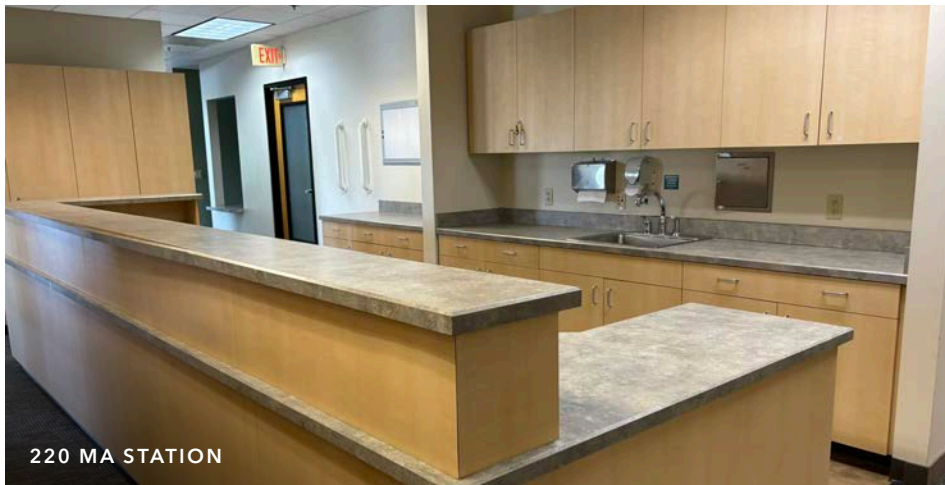
CLOSE
PROXIMITY
TO MAJOR
HOSPITALS



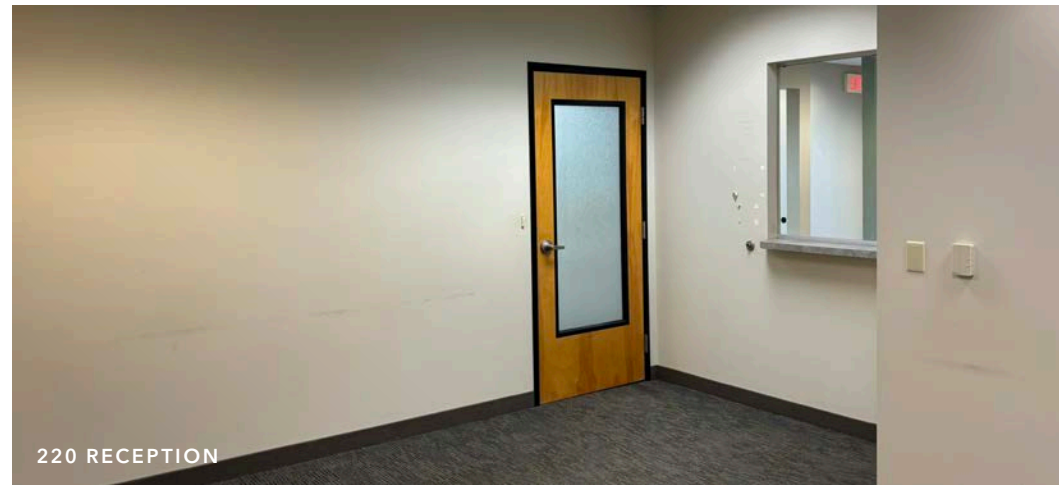
2ND FLOOR CORRIDOR



220 EXAM ROOM



220 MA STATION



220 RECEPTION

SECOND FLOOR PLAN

SUITE 240: 3,512 RSF

Currently configured as a sleep lab

6 suites, each with restroom and shower

Staff area with room for three techs

Reception

Break area

Clean/dirty rooms

Private office

Available immediately

SUITE 220: 3,031 RSF

Second generation medical build-out
(former primary care clinic)

Reception area

Kitchen and break room

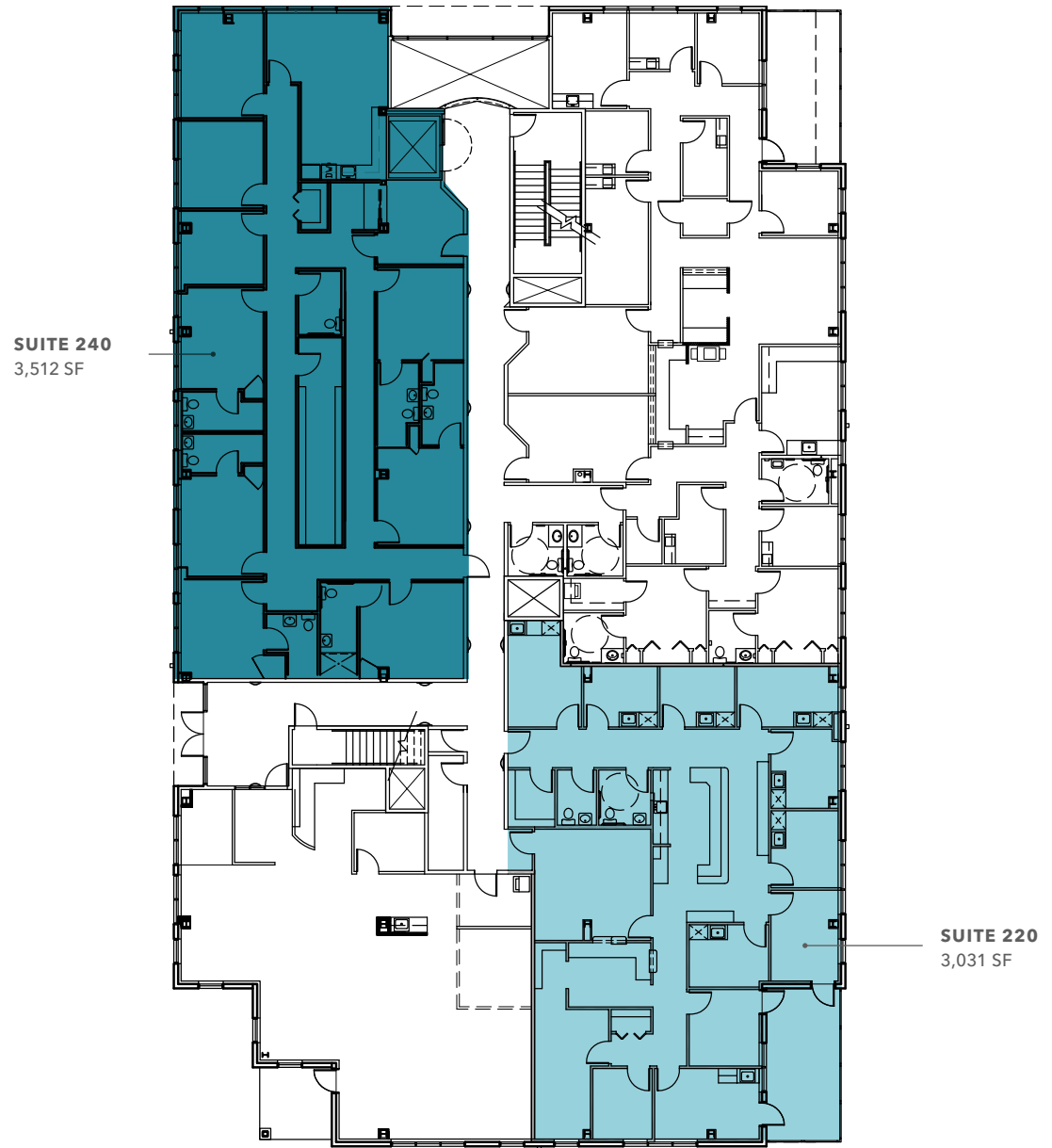
6 exam rooms

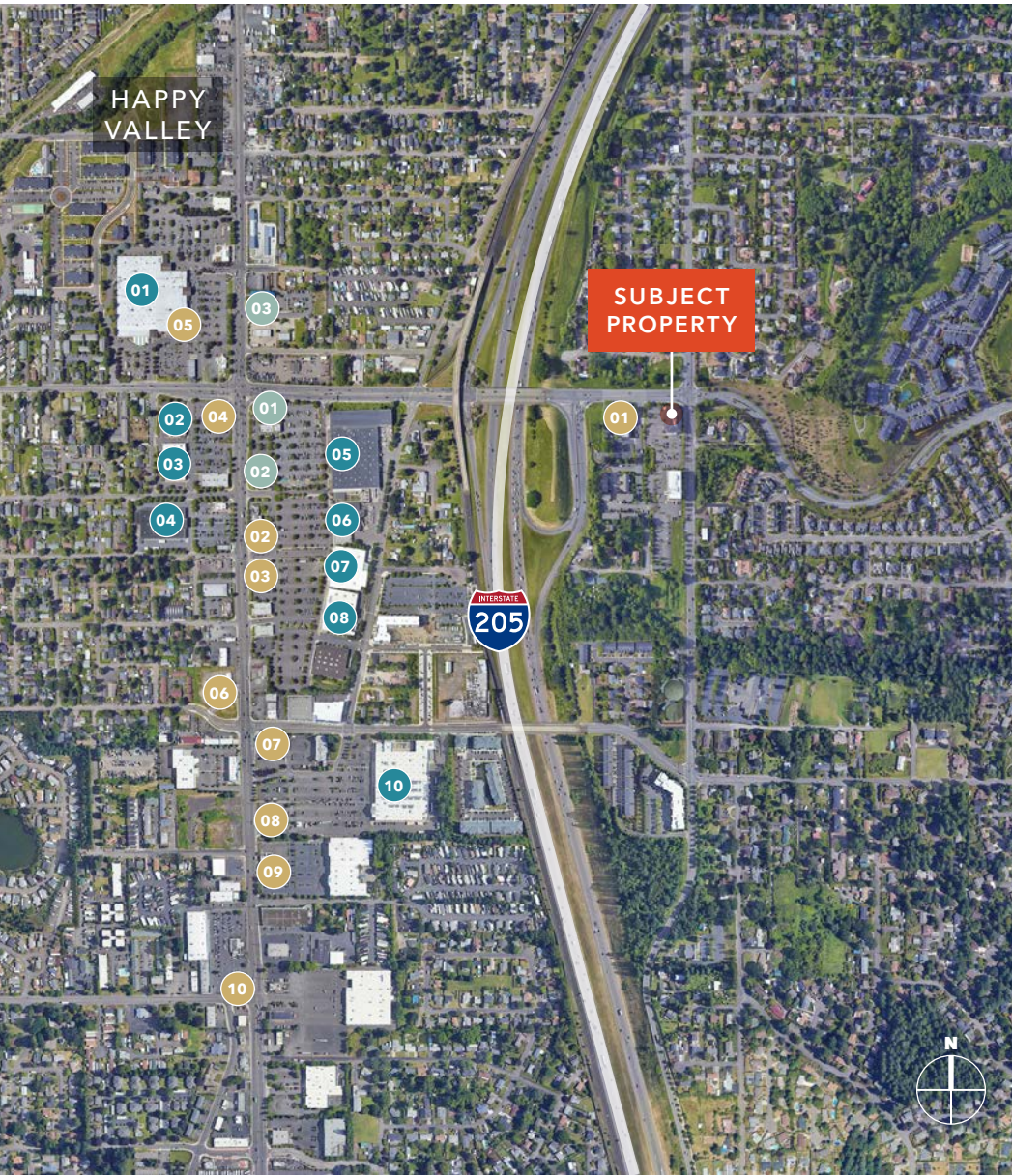
4 private offices with views

2 bathrooms

2 document production rooms

Private balcony and storage room





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Biscuits Cafe
- 02 Outback Steakhouse
- 03 Starbucks
- 04 Panda Express
- 05 Five Guys
- 06 Dutch Bros
- 07 Krispy Kreme Doughnuts
- 08 Carl's Jr
- 09 Applebee's
- 10 Arby's

GROCERY & RETAIL

- 01 Fred Meyer
- 02 Walgreens
- 03 Trader Joe's
- 04 Sportsman Warehouse
- 05 Home Depot
- 06 Petsmart
- 07 Dick's Sporting Goods
- 08 Best Buy
- 09 Goodwill
- 10 Walmart

BANKS

- 01 Unitus Community Credit Union
- 02 Wells Fargo Bank
- 03 Columbia Bank



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