



36645 US-26, Sandy, OR 97055

\$24/SF/YR

\$2/SF/MO

Mountain View Professional Building suite B

Office/Retail



Jennifer Betz
OR 6298
503.799.6368

Listing Added: 06/18/2025

Listing Updated: 09/17/2025

 Company logo

Building Details

Property Type	Retail, Office, Special Purpose	Subtype	Medical Office, Traditional Office, Executive Office, Creative Office
Tenancy	Multiple	Total Building SqFt	6,790
Minimum Divisible SqFt	3,003	Total Building Suites	2
Land Acres	0.79	Year Built	2006
Stories	1	Taxes (cost per SqFt)	\$3.60
Total Parking Spaces	12	Elevators	No
Cross Street	HWY 26	Zoning	Commercial
Submarket	Sandy	Submarket Cluster	Portland

Building Description

3,003 SQ FT Professional Office Space for Lease – Sandy, OR
Prime Location on Highway 26 | Free Standing - Mountain View Professional Building

Spacious 3,003 square foot open floorplan available in the highly visible and accessible Mountain View Professional Building in Sandy, Oregon. This beautifully landscaped property is ideal for a variety of professional uses including medical, dental, chiropractic, or other office-based services.

Property Highlights:

Direct frontage on Highway 26 - Excellent Visibility

Triple Net (NNN) Lease

Private entrance and dedicated HVAC/utilities

Shared building with a well-established veterinary clinic

Ample parking for staff and clients

Professional landscaping for an inviting exterior

Flexible open layout ready for custom build-out

This is a rare opportunity to lease premium professional space in a growing community with high traffic exposure.

Contact us today to schedule a tour or request more information!

Building Highlights

Direct frontage on Highway 26

Triple Net (NNN) Lease

Private entrance and dedicated HVAC/utilities

Shared building with a well-established veterinary clinic

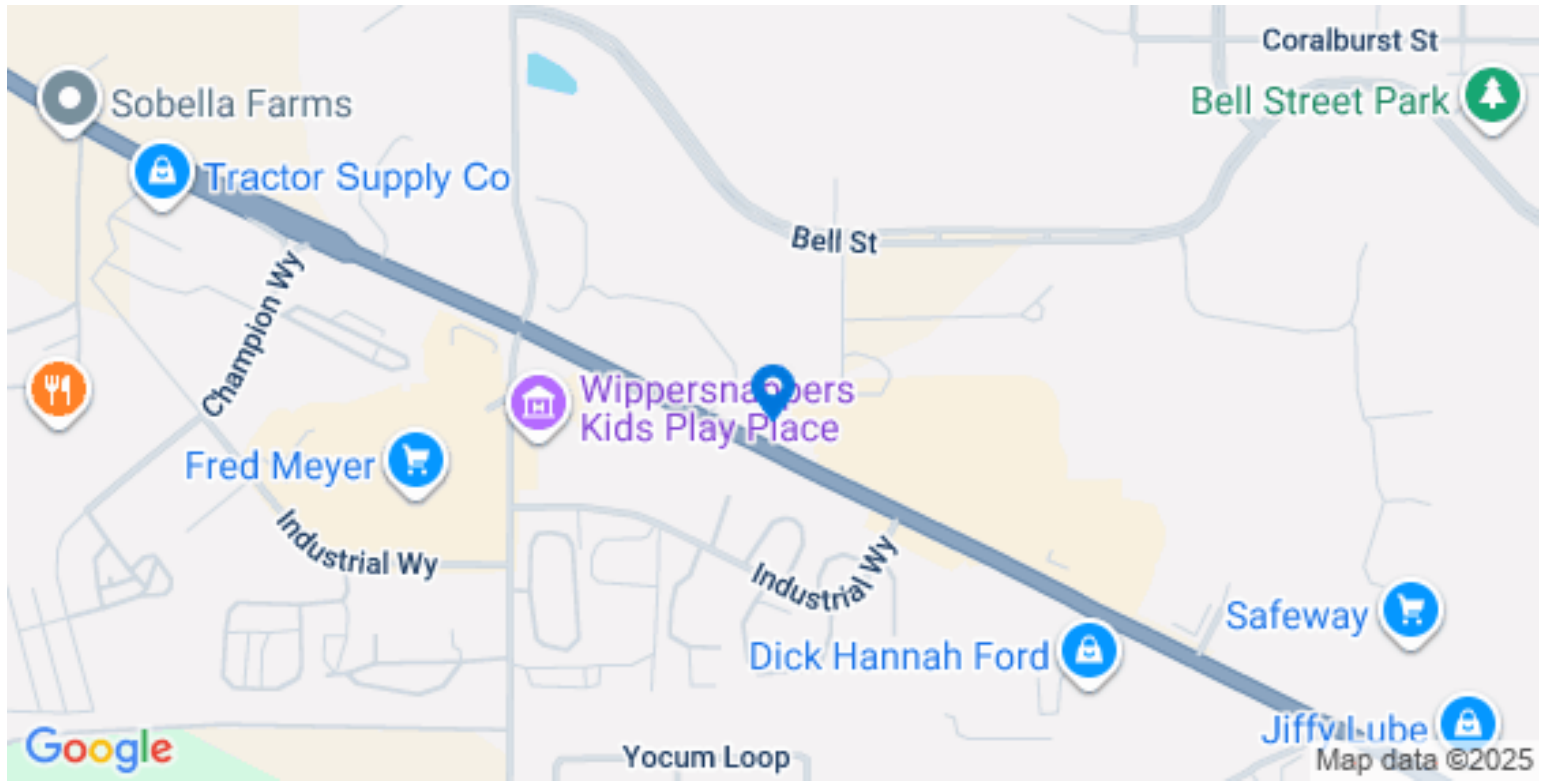
Ample parking for staff and clients

Professional landscaping for an inviting exterior

Flexible open layout ready for custom build-out

This is a rare opportunity to lease premium professional space in a growing community with high traffic exposure.

Building Location (1 Location)



Available Space 1 Details

3,003 sq. ft open space with 2 separate bathrooms and 2 HVAC. Located in the Mountain View Professional building right on HWY 26 in Sandy, Oregon. Entire building is 6,800 sq shared parking with one tenant. \$24.00/sq ft/year

Listing Type	Direct	Space Subtype	Medical Office,Traditional Office,Executive Office,Creative Office
RSF	3,003 SF	USF	3,003 SF
Parking	12 spaces	Rate (Per SF)	\$24 / SF / YR
Lease Type	NNN	Lease term	5+ years
Total CAM (Per SF/YR)	\$1	Expense Rate (Per SF/YR)	\$4.5
Total Rate (Per SF/YR)	\$29.5	Total Monthly Rent	\$7,382.27
Days on Market	90 days		

Property Photos (12 photos)

