



# For Lease

532 N Main Avenue Gresham, OR 97030



## Property Description

- Well Maintained 2528 SF (1568 SF Main Floor, 960 SF Second Floor) Professional Building, Recently Updated
- Located in Vibrant Historic Downtown Business District
- Prior Use as Pediatric Therapy Clinic
- On-site Parking Available
- Reception, Multiple Office/Therapy Rooms, Possible Conference Area
- ADA Accessible and Restroom
- HVAC
- Sign Monument on N. Main Avenue
- Base Rent \$2844.00 per Month plus Taxes, Insurance and CAM
- TI Negotiable for Qualified Tenant, Minimum 3 Year Term

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