

VERSATILE OFFICE/FLEX BUILDING

FOR SALE OR LEASE



GRESHAM FLEX BUILDING

454 SE 187TH AVE, BLDG D | GRESHAM, OR 97233

For more information or a property tour, please contact:

RAYMOND DUCHEK

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

03/26/2026

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DETAILS

- Asking price: \$1,800,000 (\$220 PSF)
- Lease rate: \$19.50 PSF, NNN
- Year built: 2019
- Zoning: RTC Rockwood Town Center
- Tenancy: Vacant
- GLA: ± 8,193 SF
- Land size: ± 0.33 AC (± 14,375 SF)
- Property is subject to ground lease with Gresham Redevelopment Commission
- Off-street parking
- Flexible office and large warehouse area with roll-up door

SUITABLE USES

1. Professional services with light storage/field operations
2. Trade/contractor headquarters
3. Creative/production + showroom
4. Light repair and maintenance services (enclosed)
5. Last-mile retail/omnichannel storefronts (office + small fulfillment)
6. Food and beverage business HQ with limited production (subject to health/permitting)
7. Medical/clinical support offices and allied health
8. Office-oriented co-working / small business incubator
9. Trade school / training center (small scale)

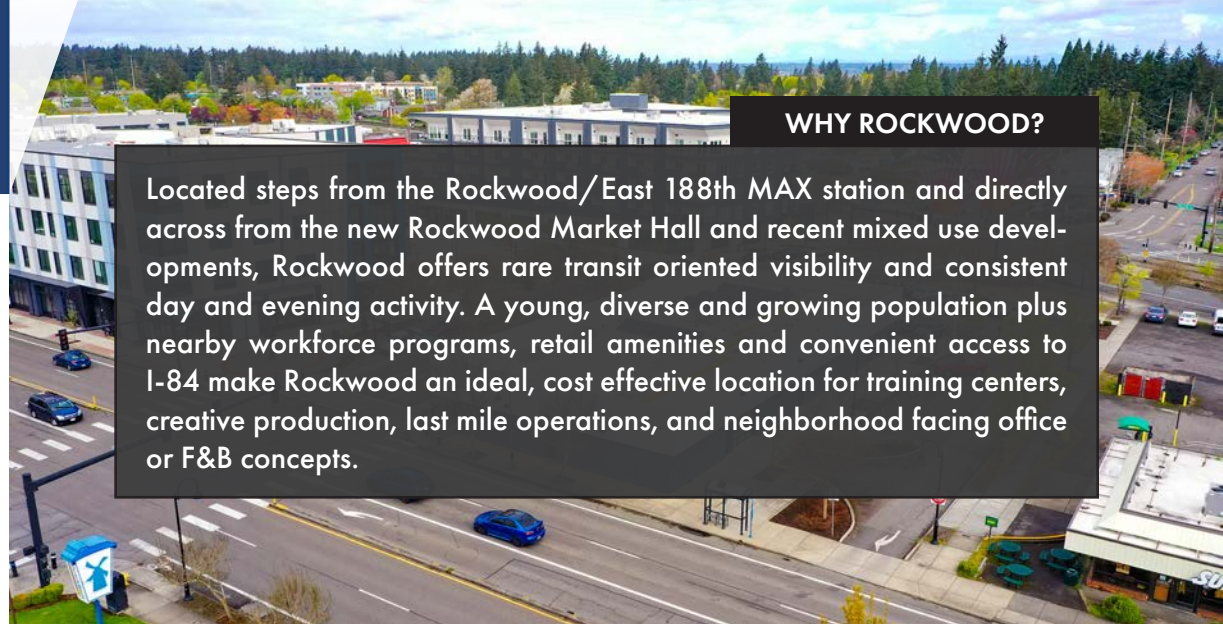
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WHY ROCKWOOD?

Located steps from the Rockwood/East 188th MAX station and directly across from the new Rockwood Market Hall and recent mixed use developments, Rockwood offers rare transit oriented visibility and consistent day and evening activity. A young, diverse and growing population plus nearby workforce programs, retail amenities and convenient access to I-84 make Rockwood an ideal, cost effective location for training centers, creative production, last mile operations, and neighborhood facing office or F&B concepts.



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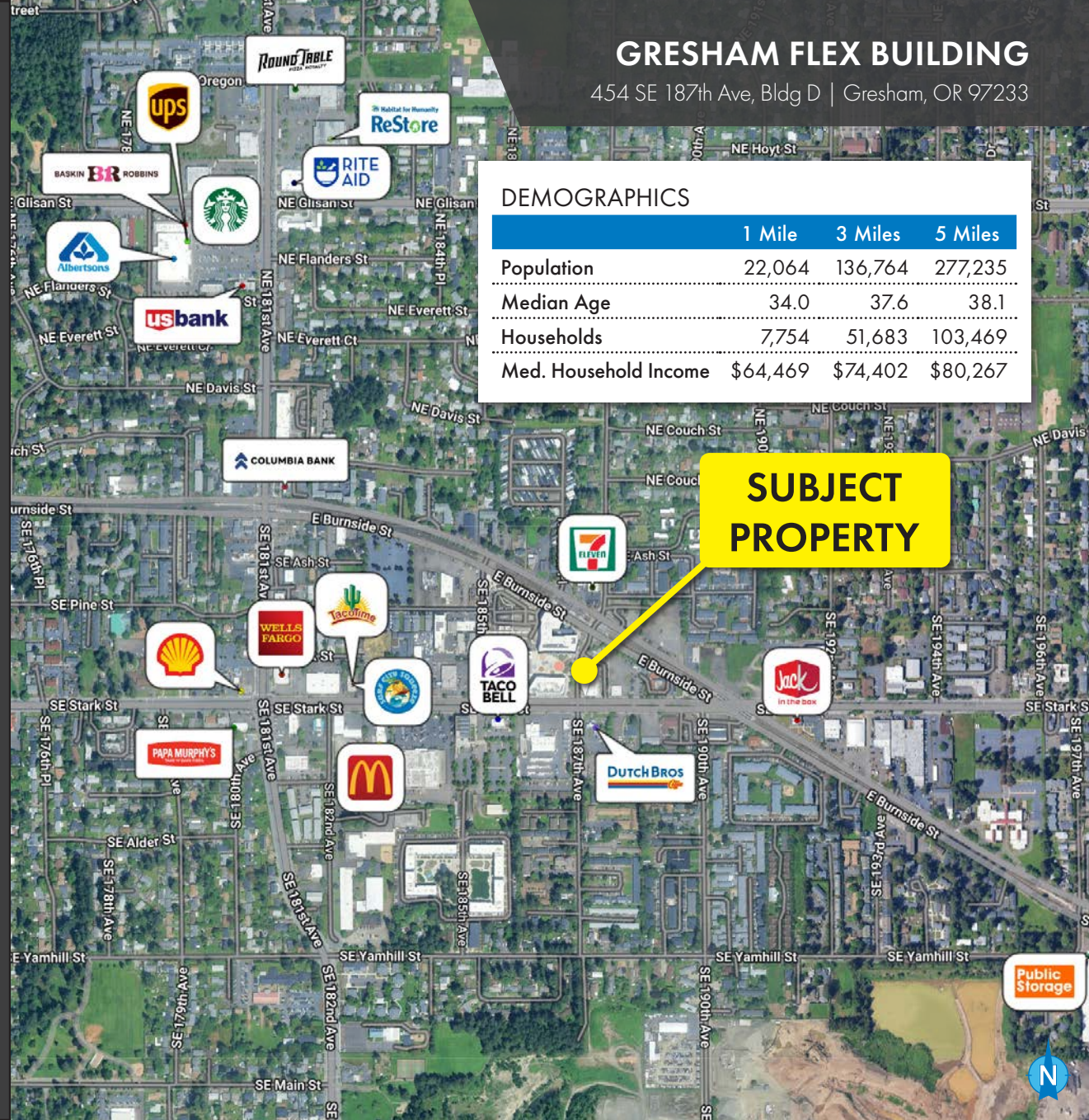
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LOCATION OVERVIEW

- **Steps to MAX & transit:** Adjacent to the Rockwood/ East 188th MAX station — excellent transit access to downtown Portland and regional connections
- **Rockwood Market Hall / new mixed use development:** Directly across a recently completed 108 unit mixed use project — built in daytime and evening activities
- **High pedestrian visibility & corner exposure:** Prominent corner frontage at SE 187th & Burnside / Stark with consistent walk by traffic and nearby civic improvements
- **Strong traffic counts:** SE Stark ~6,000 VPD; SE 187th ~618 VPD — signalized intersections and transit stops support retail/office capture
- **Growing residential density:** Multiple new apartment projects give a large local workforce and customer base
- **Diverse, younger population with rising incomes:** 1 mile median age ~34 and household incomes rising — a good match for workforce training, creative uses, F&B, and service
- **Community & workforce hub:** Property is near workforce development, training centers and community services
- **Convenient regional access:** Proximity to I-84 and downtown Gresham — easy for employees and service fleets



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,064	136,764	277,235
Median Age	34.0	37.6	38.1
Households	7,754	51,683	103,469
Med. Household Income	\$64,469	\$74,402	\$80,267

**SUBJECT
PROPERTY**

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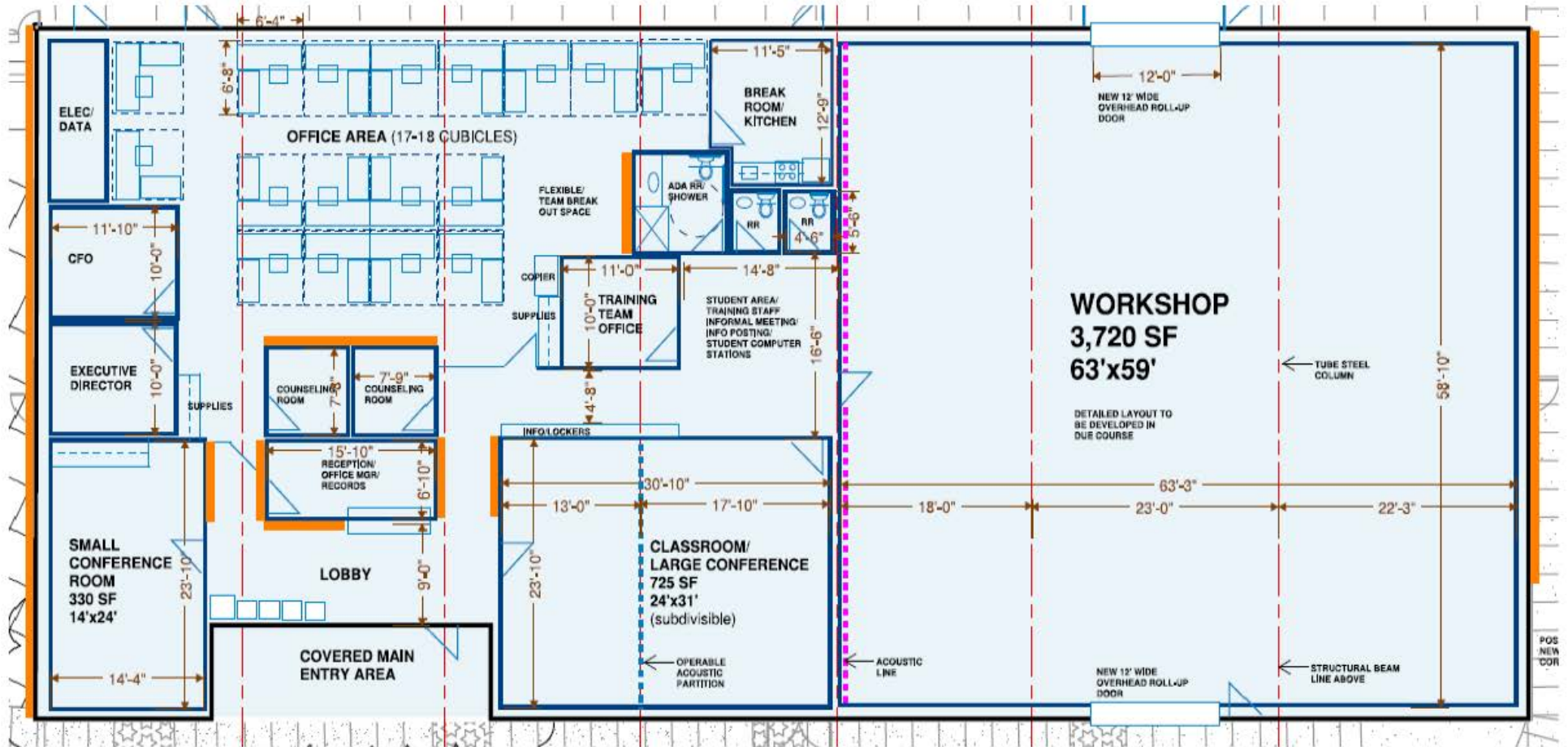
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PROPERTY PHOTOS



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