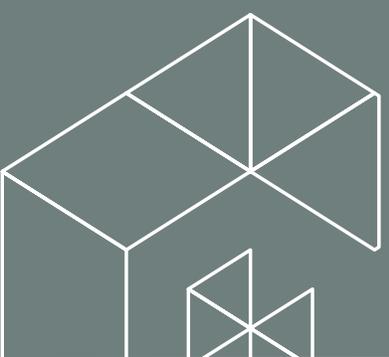


LOVEJOY
MEDICAL

40,000 SQUARE FEET
MID-CENTURY MODERN
MEDICAL OFFICE

2525 NW LOVEJOY STREET | NOB HILL, PORTLAND



WALK SCORE
92

WALKER'S PARADISE
Daily errands do not
require a car

A badge for Walk Score 92, labeled "Walker's Paradise". The badge features a white silhouette of a person walking on a green circular background. Below the score, it states "WALKER'S PARADISE" and "Daily errands do not require a car".

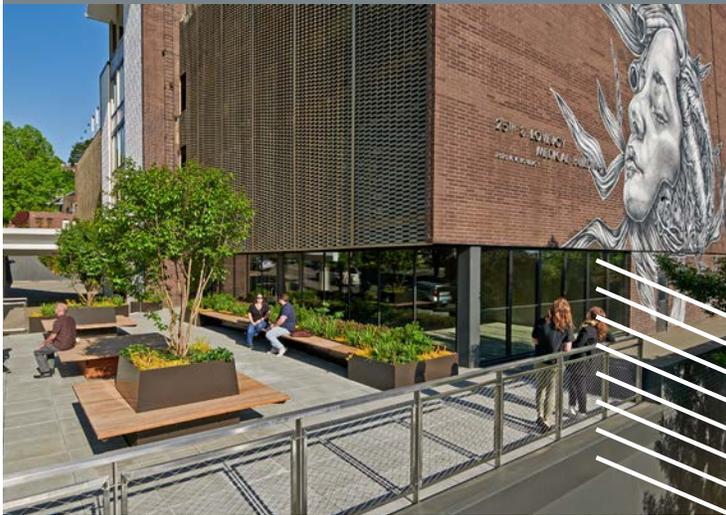
LOVEJOY

MEDICAL

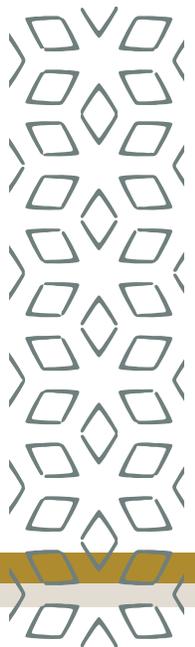
The Lovejoy Medical Building has faithfully served the Nob Hill medical community for over 40 years. With recent building renovations and classic mid-century design the building is the preeminent medical office building in the market.

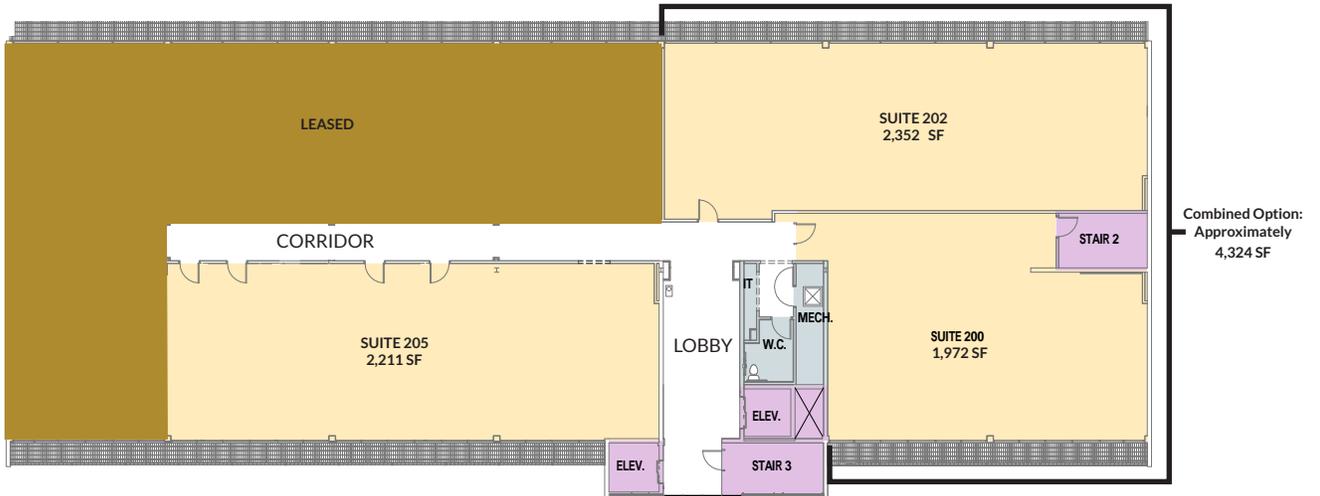
Recent building renovations include a new lobby, upgraded corridors and restrooms, an outdoor patio and a multi-story mural on the eastern facing wall featuring world-renowned Mexican muralist Paola Delfin.

Lovejoy Medical has above standard parking of 3.0/1,000 that is convenient for both patients and physicians.

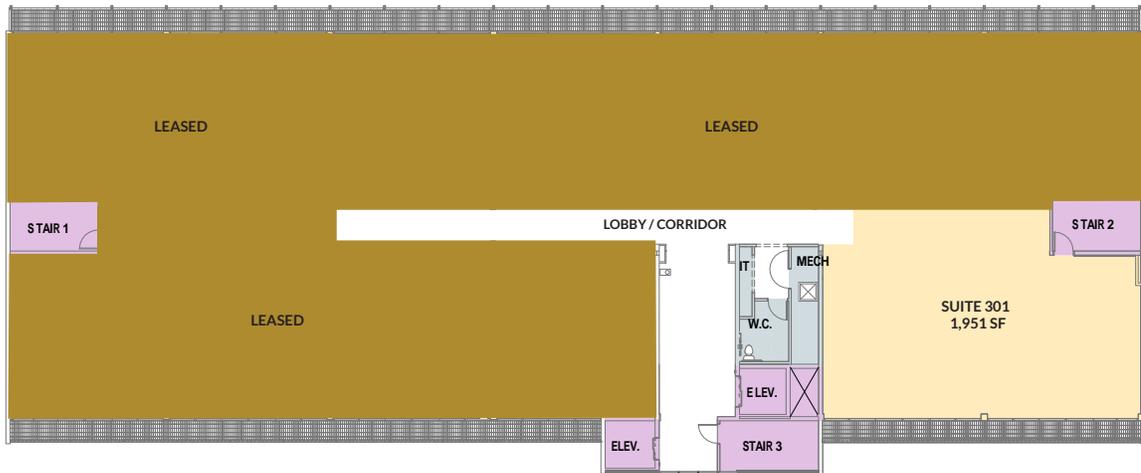


- » **RATE:** \$33.00 - \$35.00 NNN
- » **TENANT IMPROVEMENTS:** Negotiable
- » **3.0/1,000 PARKING:** 1.0/1,000 Paid Physician, 2.0/1,000 Free Patient
- » **BUILDING FEATURES:**
 - New Lobby
 - Renovated Building Systems
 - Bike Parking with Shower Facilities
 - Close proximity to Good Samaritan Hospital
 - Easy Access to Public Transit

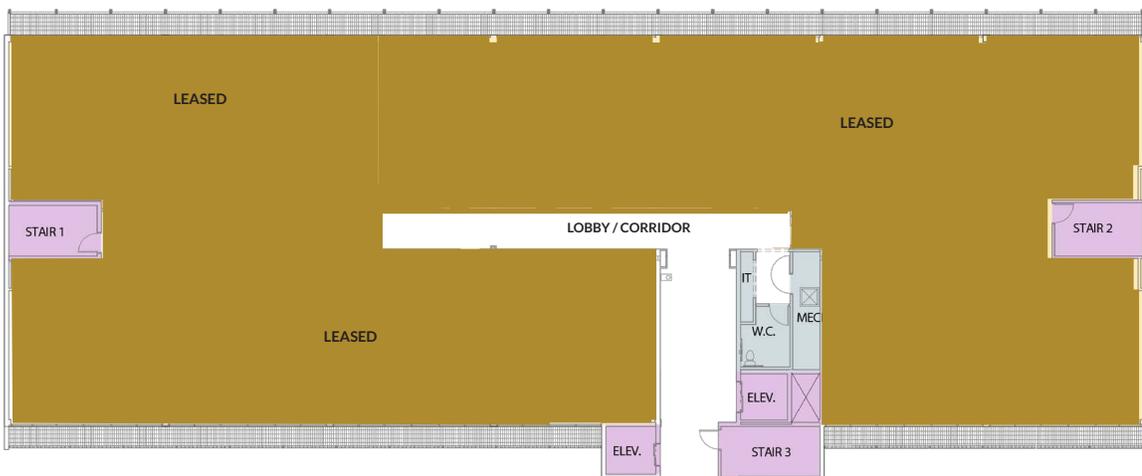




Floor 2

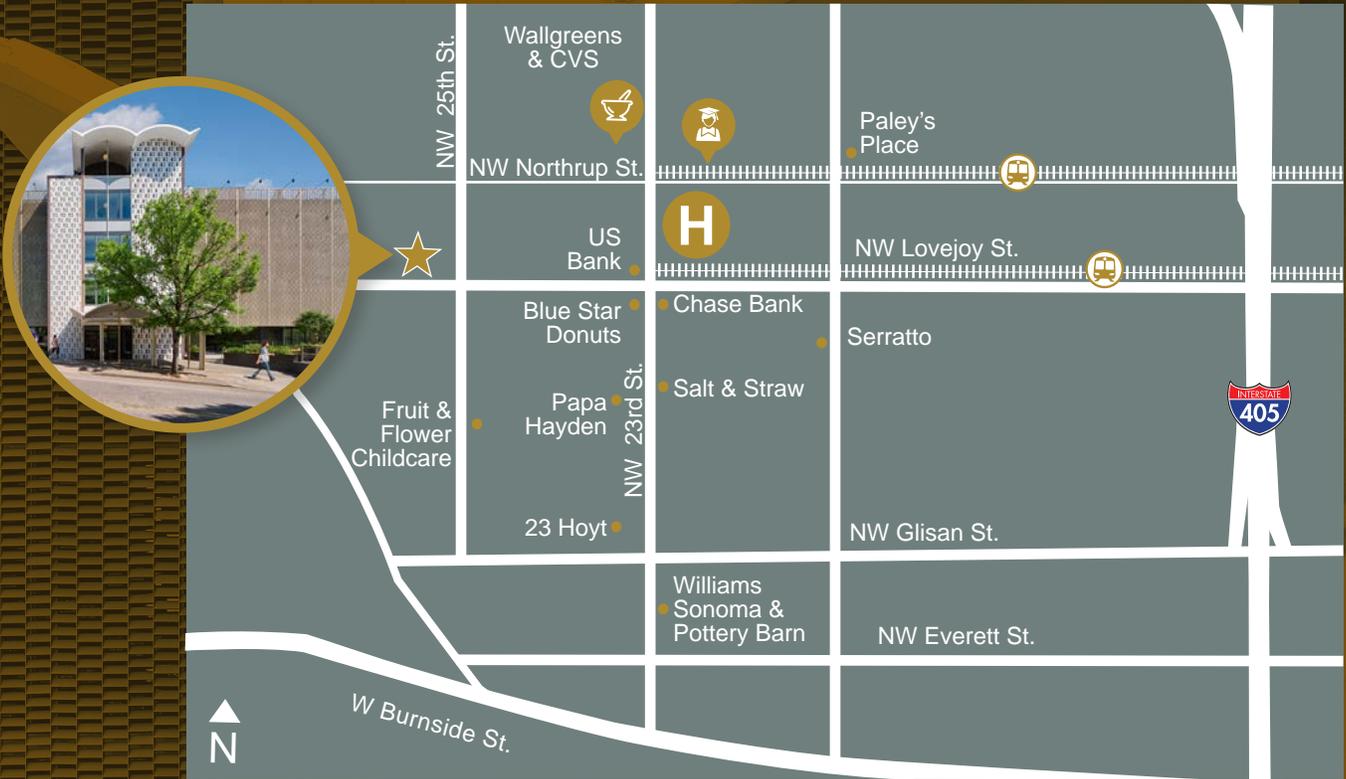


Floor 3



Floor 4

LOVEJOY MEDICAL



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LICENSED IN OR & WA

KILLIAN PACIFIC
CBRE