

Freestanding Tigard Triangle Office Building

6750 SW FRANKLIN STREET, TIGARD, OR 97223



FOR LEASE

Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



FOR LEASE

6750 SW Franklin Street, Tigard, OR 97223



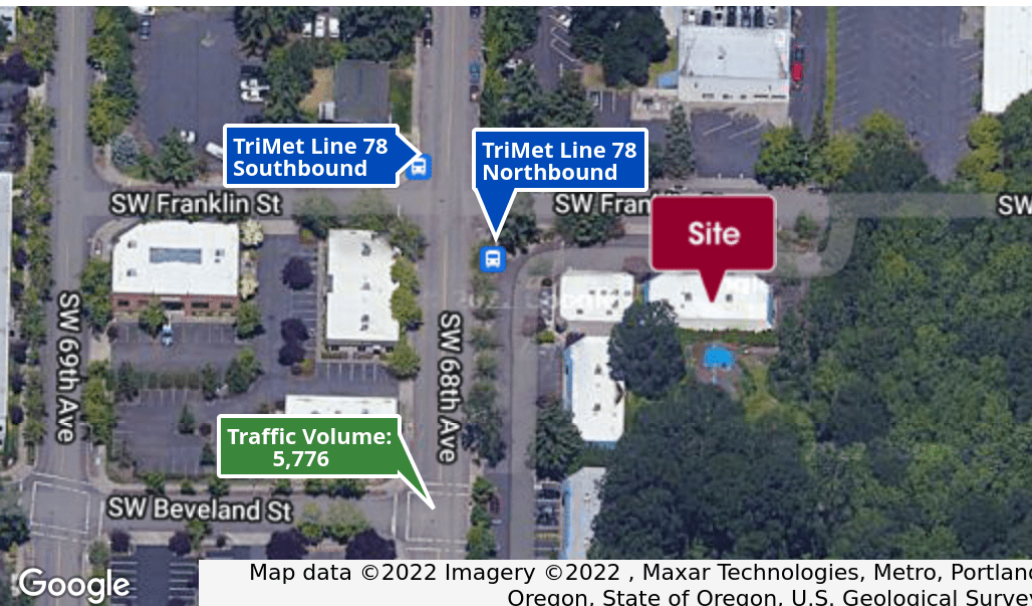
PROPERTY DESCRIPTION

6750 SW Franklin Street is a single-story office building in the highly desirable Tigard Triangle area. The building is 3,700 square feet and will be 100% vacant by August 2022. Previously, the building had been occupied by one tenant, but it can be demised down to 1,200 square feet. The property also has 14 off-street parking spaces.

As it is located within the Tigard Triangle, the property and future occupants are subject to friendly business tax policies, especially in comparison to Multnomah County.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Available SF:	3,700 SF
Building Size:	3,700 SF
Zoning:	MUE, Tigard
Parking Ratio:	3.6/1,000



DEMOGRAPHICS

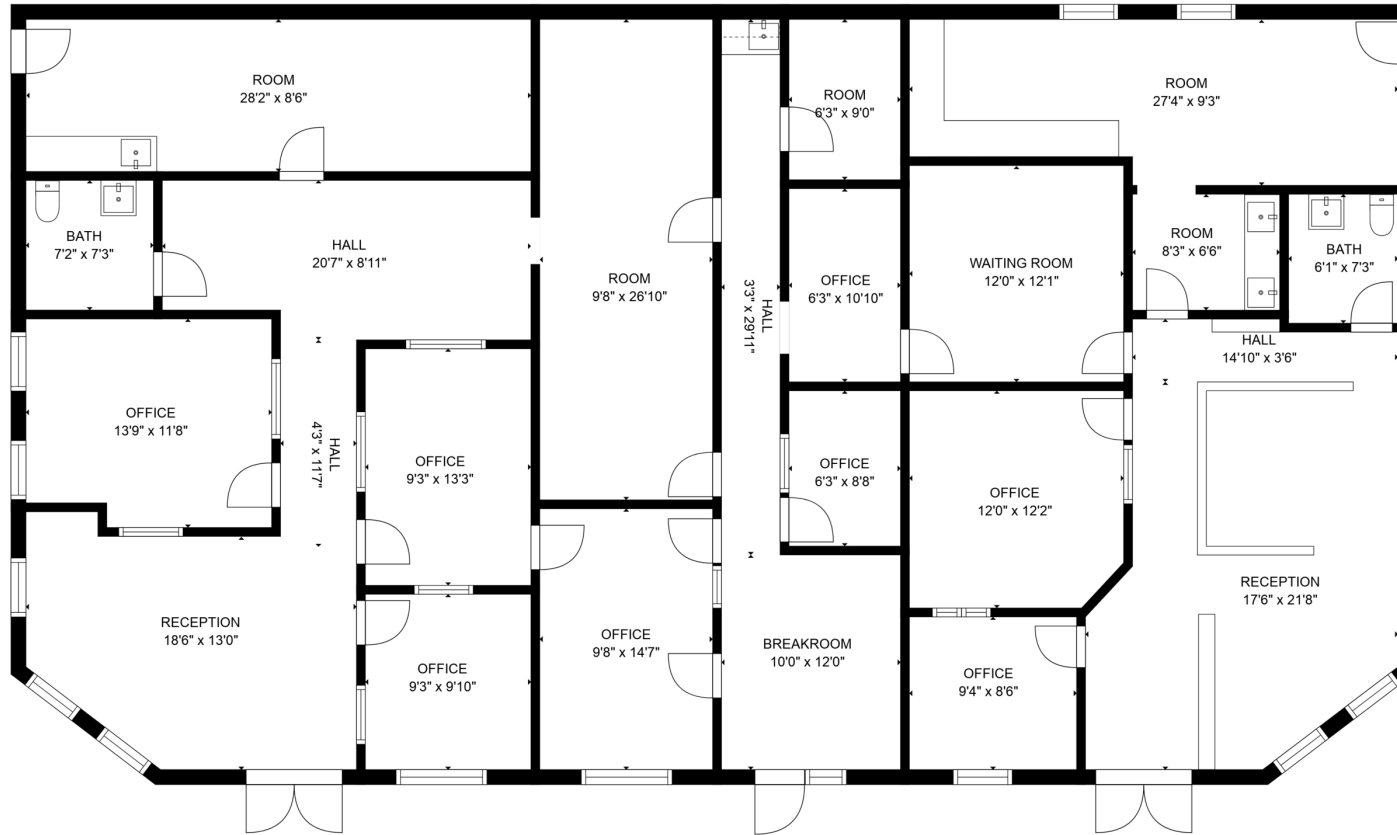
	1 MILE	3 MILES	5 MILES
Total Households	2,643	39,872	116,422
Total Population	5,114	90,939	268,941
Average HH Income	\$84,674	\$113,152	\$114,867



Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 6750 SW Franklin Street	3,700 SF	Gross	\$24.00 SF/yr	Space can be leased to one user or demised into three smaller spaces.



Seth Platsman
 503.416.0091
 seth@macadamforbes.com
 Licensed in OR


FOR LEASE

6750 SW Franklin Street, Tigard, OR 97223

SAVE MONEY WITH FREE PARKING

approximate savings compared to parking costs within Downtown Portland:

 save \$250/month per vehicle

 save \$3,000/year per employee

For 125 employees, that's nearly \$375,000 of savings every year.

WASHINGTON COUNTY TAX SAVINGS

approximate savings compared to tax costs within Multnomah County:

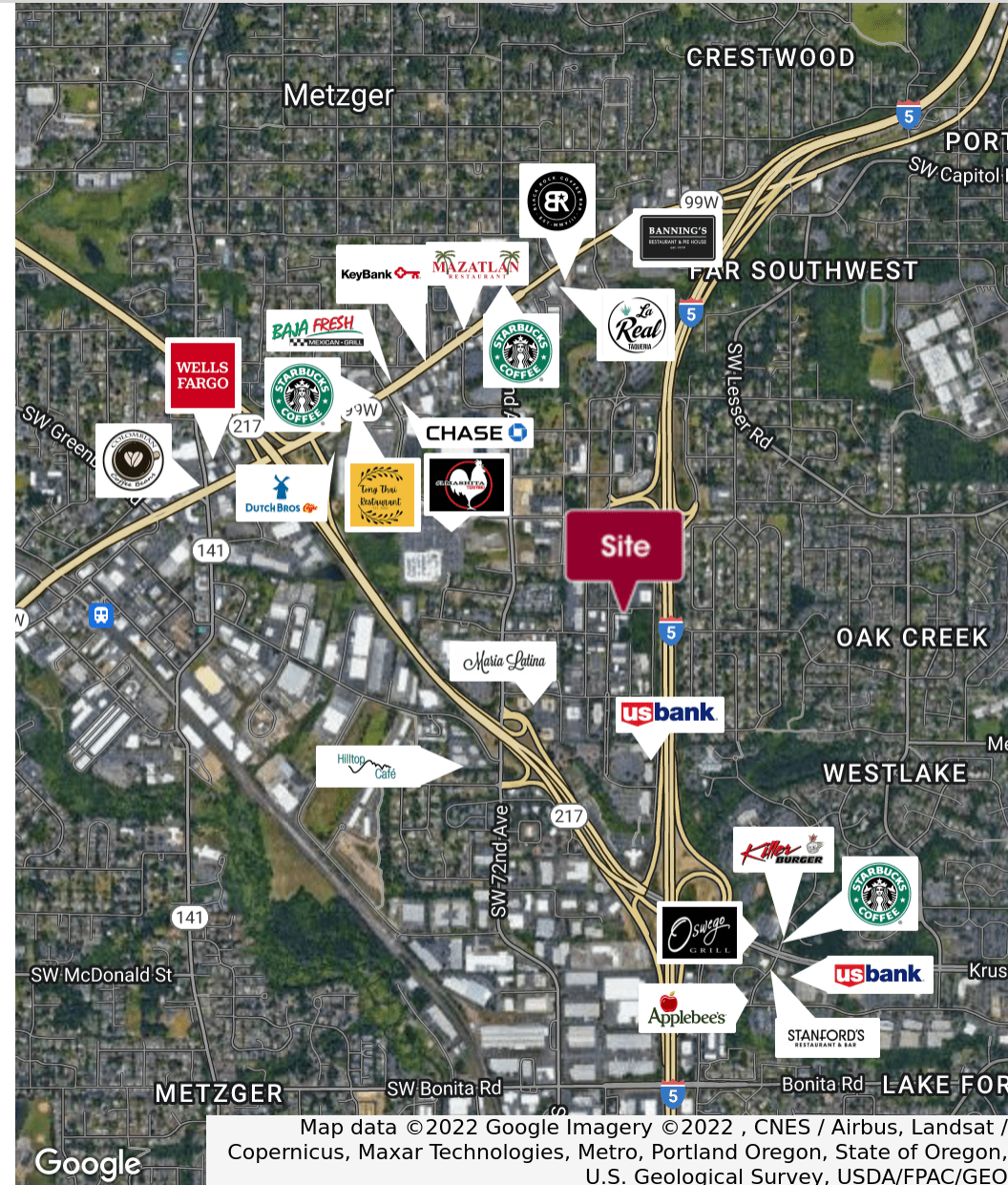
 Businesses producing \$1M Pre-tax Income save \$40,000/year

 Businesses producing \$5M Pre-tax Income save \$121,500/year

LOCATION OVERVIEW

The property is located in the easily accessible Tigard Triangle. It is located in the northeast corner of the city, just east of Downtown Tigard. Its name comes from the triangle that is created by the major thoroughfares that surround it such as Highway 99W (Pacific Highway), Highway 217, and Interstate 5.

LOCATION	TIME	DISTANCE
Interstate 5	2 min	1.0 mi
Highway 217	5 min	1.5 mi
Highway 99W	4 min	1.4 mi
Kruse Way	6 min	2.0 mi
Portland City Center	15 min	9.4 mi



Map data ©2022 Google Imagery ©2022, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500