

PROPERTY DESCRIPTION

Upper-level office space available for lease. Space has a separate, secure entrance, new carpet, and paint recently installed. The building has immediate access to Highway 217, Beaverton Hillsdale Highway, and several neighboring amenities.

PROPERTY HIGHLIGHTS

- Suite 201 & 200 can be combined for a total of 10,758 SF
- New LED light fixtures
- 2.0/1,000 parking
- Secure entrance
- Flexible layout
- Skylights

OFFERING SUMMARY

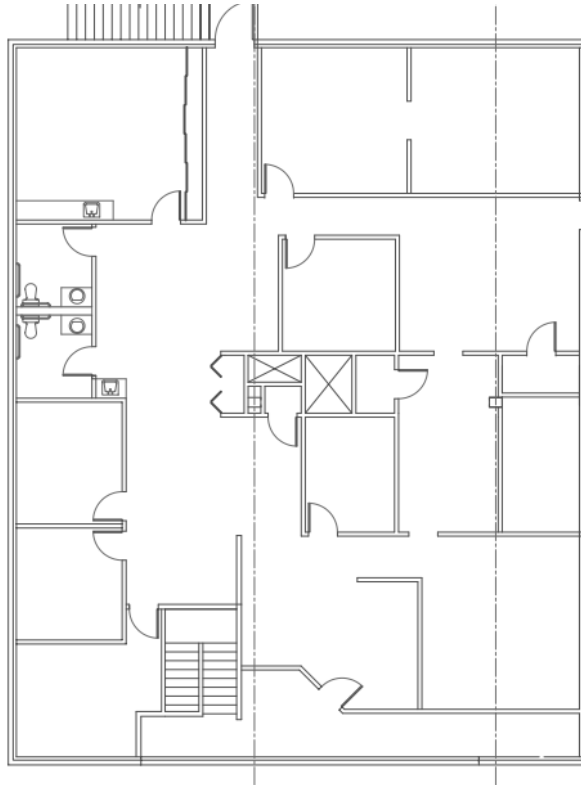
Lease Rate:	\$14.50 SF/yr (MG)
Available SF:	4,600 - 6,158 SF
Building Size:	25,265 SF
Zoning:	IP, Beaverton

SPACES	LEASE RATE	SPACE SIZE
Suite 201	\$14.50 SF/yr	6,158 SF
Suite 200	\$14.50 SF/yr	4,600 SF

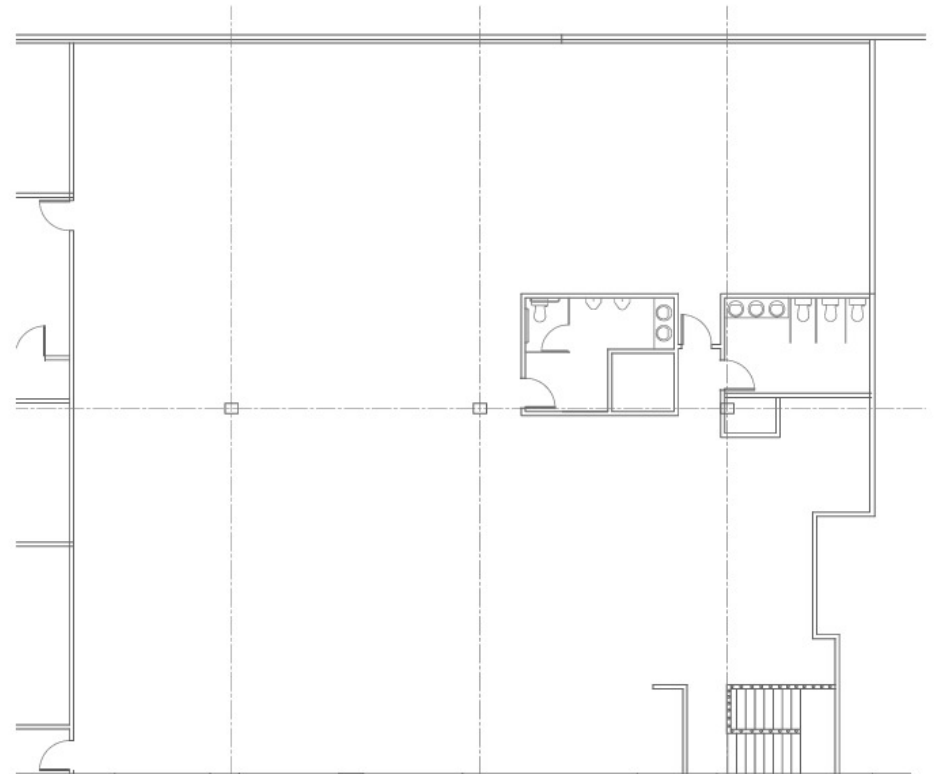


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Suite 200



Suite 201

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 201	6,158 SF	MG, except janitorial	\$14.50 SF/yr	Can be combined with Suite 200 for 10,000 SF+ contiguous space
■ Suite 200	4,600 SF	MG, except janitorial	\$14.50 SF/yr	-



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LOCATION OVERVIEW

Conveniently located 5 minutes from Downtown Beaverton, the property benefits from easy access to Highway 217, I-5 corridor, and Highway 26. The property is surrounded by numerous amenities including restaurants and retail.



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