

Epic Imaging

8950 SW Nimbus Avenue, Beaverton, OR



FOR SALE

Medical Imaging Center

INVESTMENT SPECIALIST

Jake Haas
503.721.2728
jhaas@kiddermathews.com

LEASING SPECIALIST

Josh Schweitz
503.221.2297
joshs@kiddermathews.com

kiddermathews.com

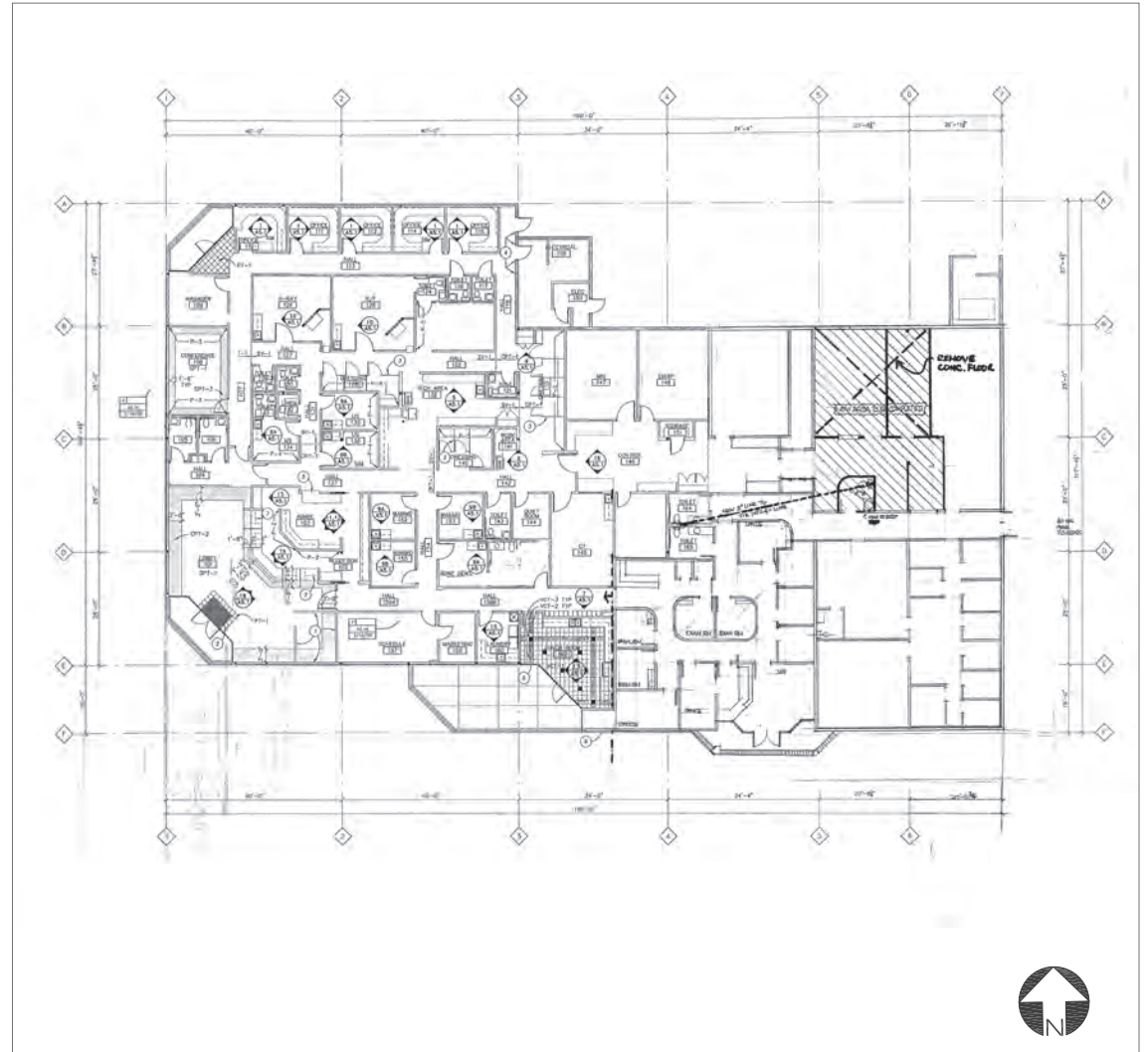


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Investment Summary

Offering Price	\$5,000,000
Cap Rate	6.15%
NOI	\$307,529/YR
Annual Increases	2.5%
Expiration	7/31/2027



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TENANT	SF	\$/SF/YR	\$/MONTH	\$/YR	INCREASES	EXPIRATION	OPTIONS
EPIC	17,950	\$17.12	\$1.39	\$307,259	2.5% annual	5/31/2027	(2) Five-Year at FMV



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HIGHLIGHTS

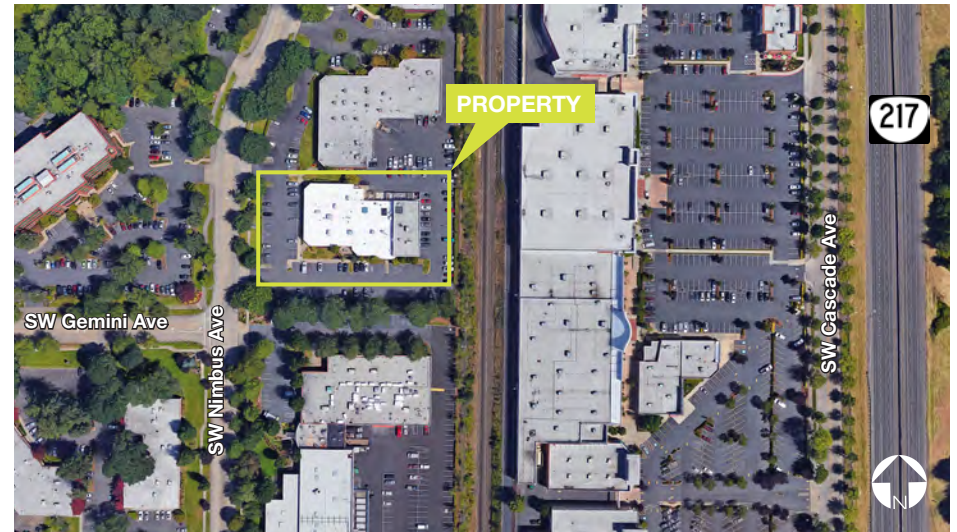
Absolute Net Lease

10 year lease term

Low to mid market medical rent

Close proximity to Washington Square & Portland

Single tenant building



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Aerial Map



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