



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,475,000
<b>Lot Size:</b>	0.81 Acres
<b>Year Built:</b>	1965
<b>Building Size:</b>	8,841 SF*
<b>Zoning:</b>	GC, General Commercial District

## PROPERTY OVERVIEW

This office/ flex building is two floors and consists of a mix of open space and private offices. The 2nd floor is built out with perimeter private offices, an open area and a large training room plus a breakroom. The ceiling height is limited on the 2nd floor. The property benefits from parking up front and a large gravel parking/ yard area in the back. The existing Tenant plans to vacate within months after closing.

\*Note:

The 2nd floor (consisting of 3,441 SF does not meet current code)

## LOCATION OVERVIEW

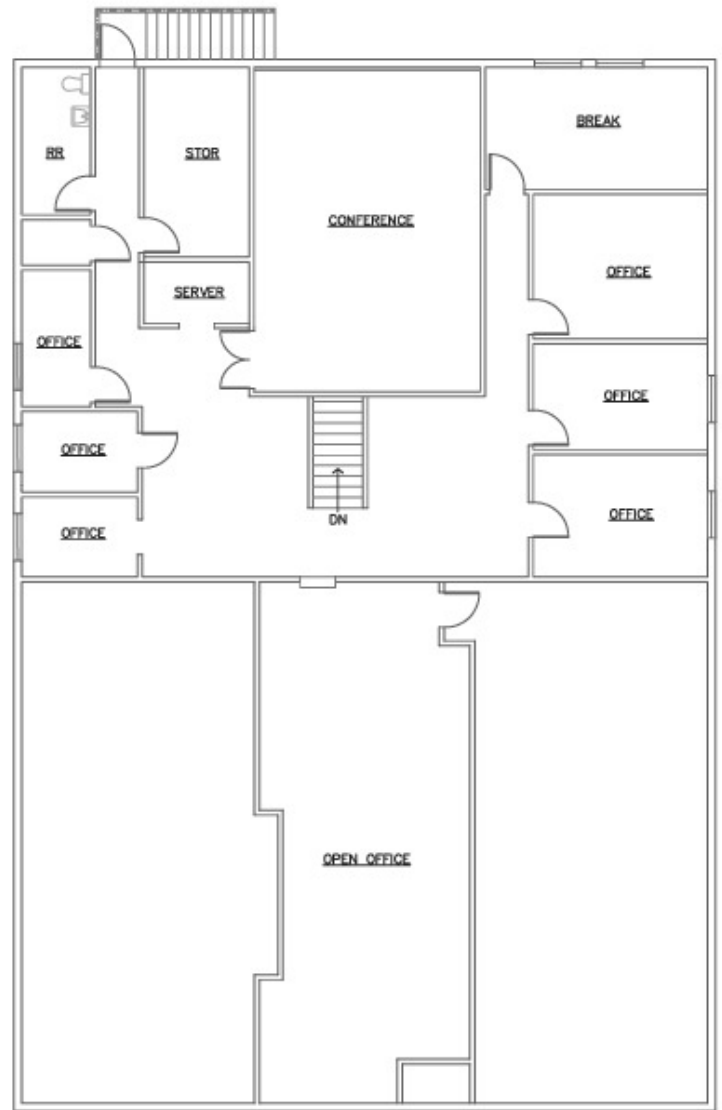
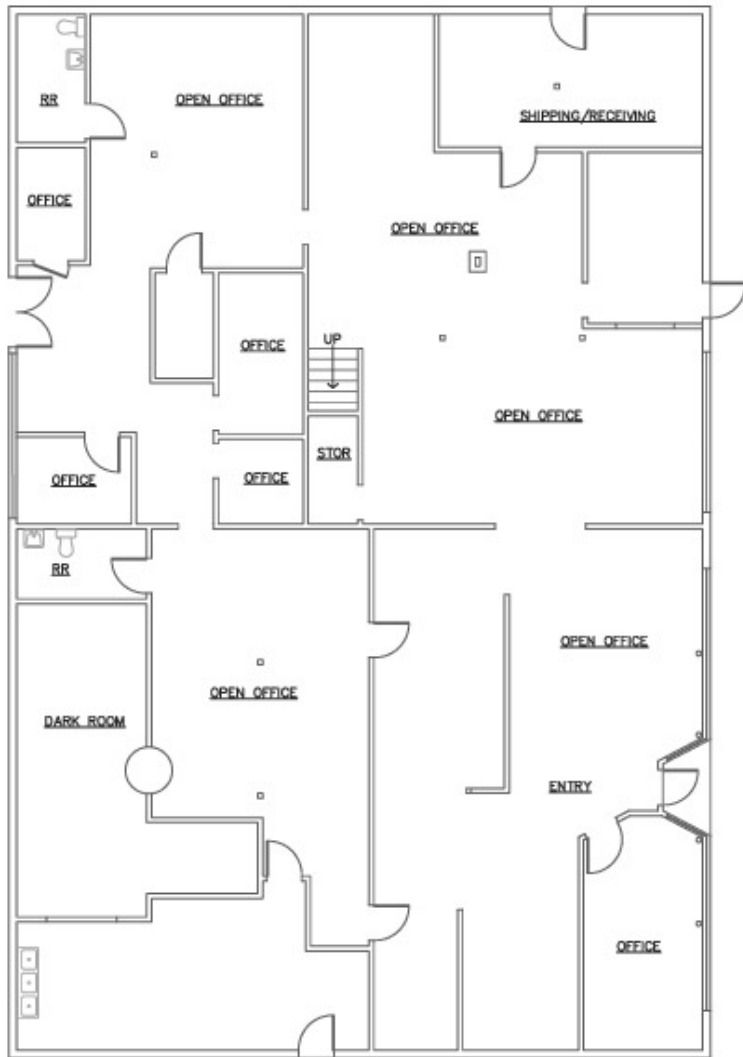
Located across the street from the Nike campus, the subject property is easily accessible from Hwy 26 and Hwy 217. Shopping and restaurants are nearby on 185th and Walker Rd. along with the Cedar Hills retail corridor.



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# FOR SALE

595 SW 150th Avenue, Beaverton, OR 97006



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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.

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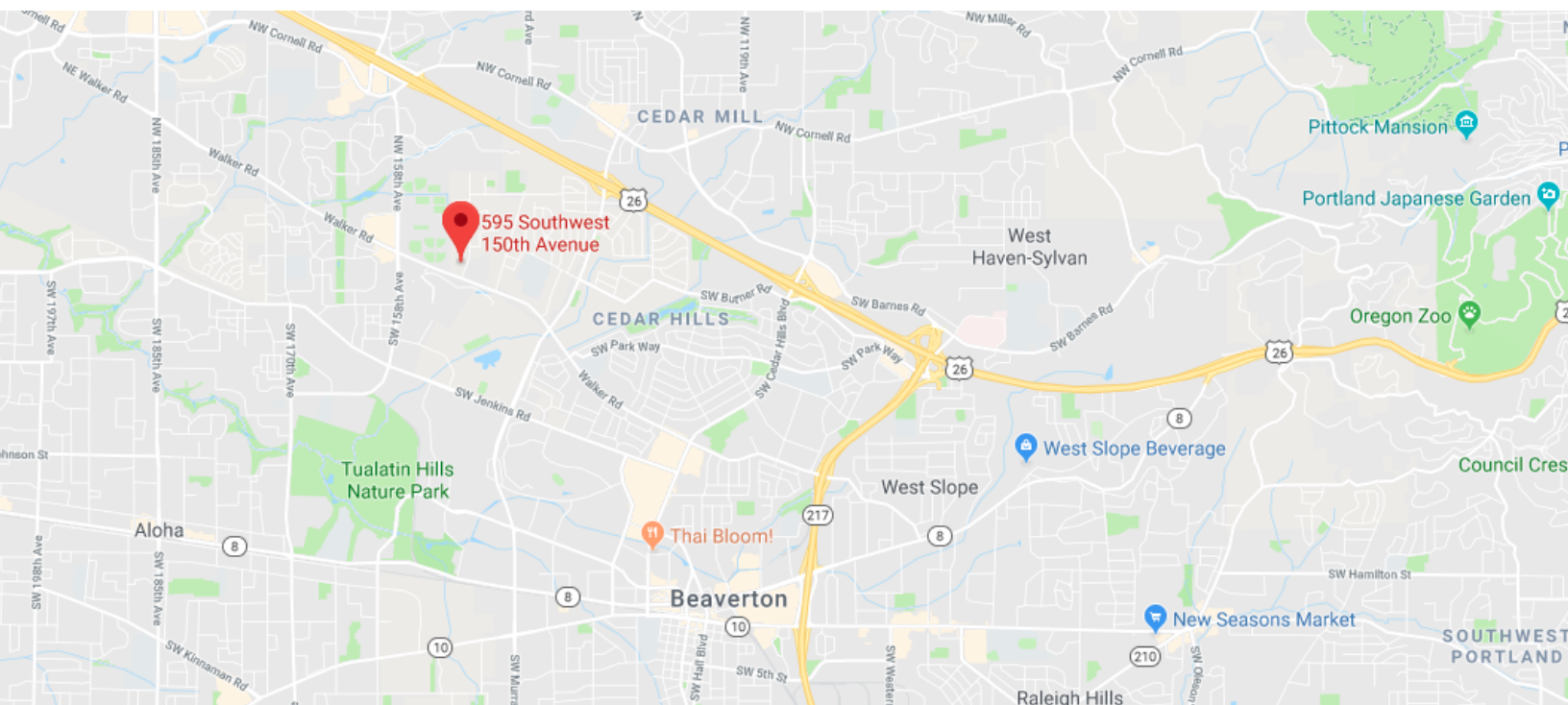
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