

6800 SW 105th Avenue, Beaverton, OR 97008

FOR LEASE



## SMALL OFFICE SPACE AVAILABLE

### OFFERING SUMMARY

<b>Space:</b>	Suite 200
<b>Available Space:</b>	627 RSF - 12% Load Factor
<b>Lease Rate:</b>	\$900 per month (Full Service)
<b>Available:</b>	Immediately
<b>Parking</b>	5/1,000 SF
<b>Term</b>	3 - 5 Years

### SPACE OVERVIEW

One large private office with spacious reception area and work area. Conveniently located with immediate access and visibility to Hwy 217. (on glass line)

### PROPERTY HIGHLIGHTS

- Monument signage available
- Professional interior decoration in common area
- Elevator served
- Common area break room



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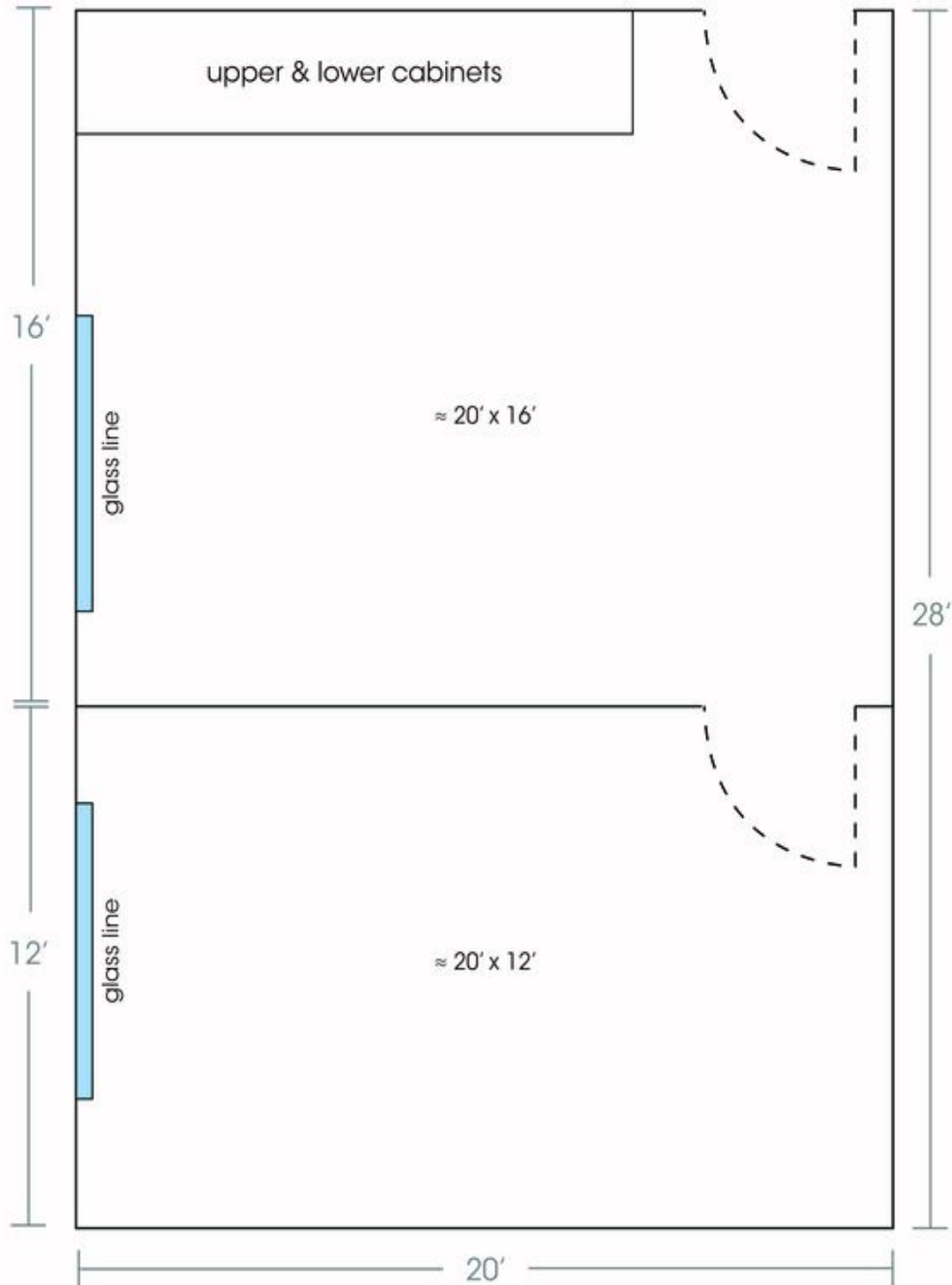
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\*drawing not to scale



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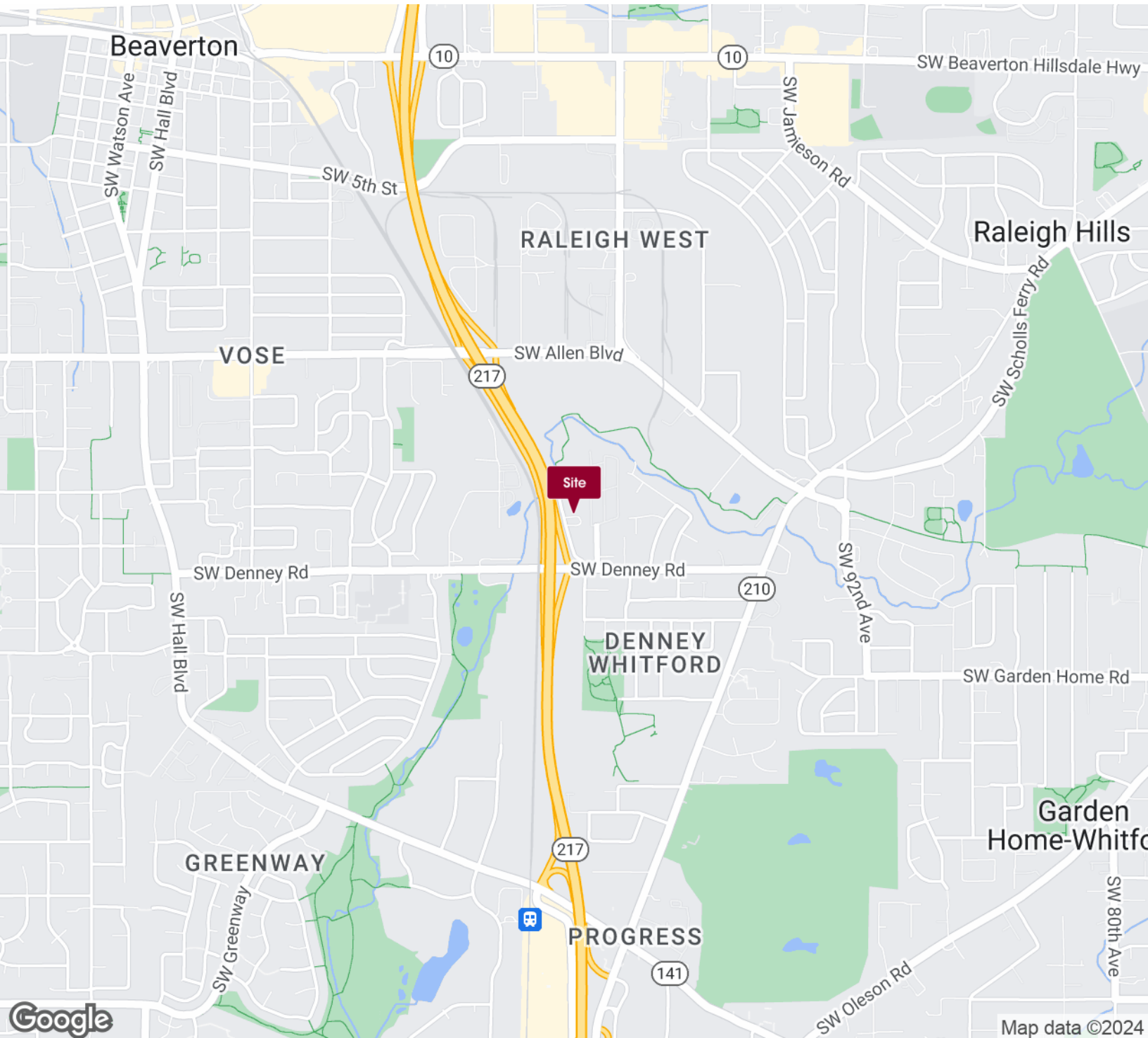
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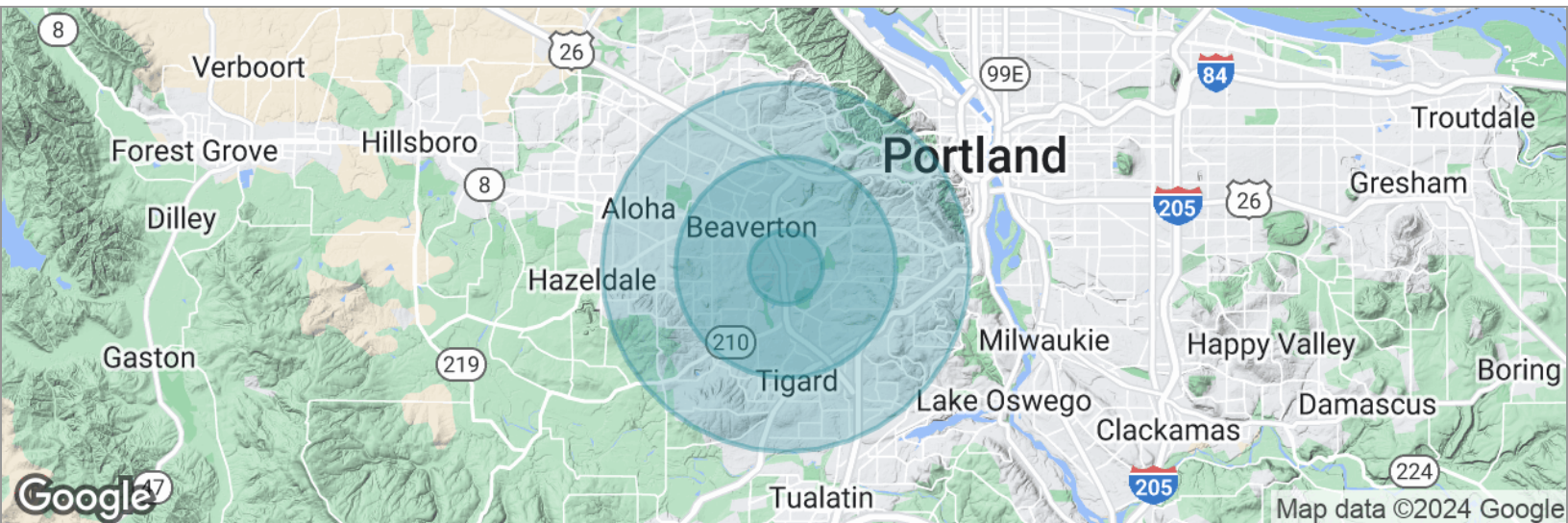
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,499	126,800	322,901
Median age	39.4	38.1	37.7
Median age (Male)	38.7	36.5	36.8
Median age (Female)	40.5	39.6	38.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,757	54,314	134,384
# of persons per HH	2.3	2.3	2.4
Average HH income	\$62,349	\$70,800	\$82,670
Average house value	\$288,349	\$351,739	\$382,158

\* Demographic data derived from 2020 ACS - US Census



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