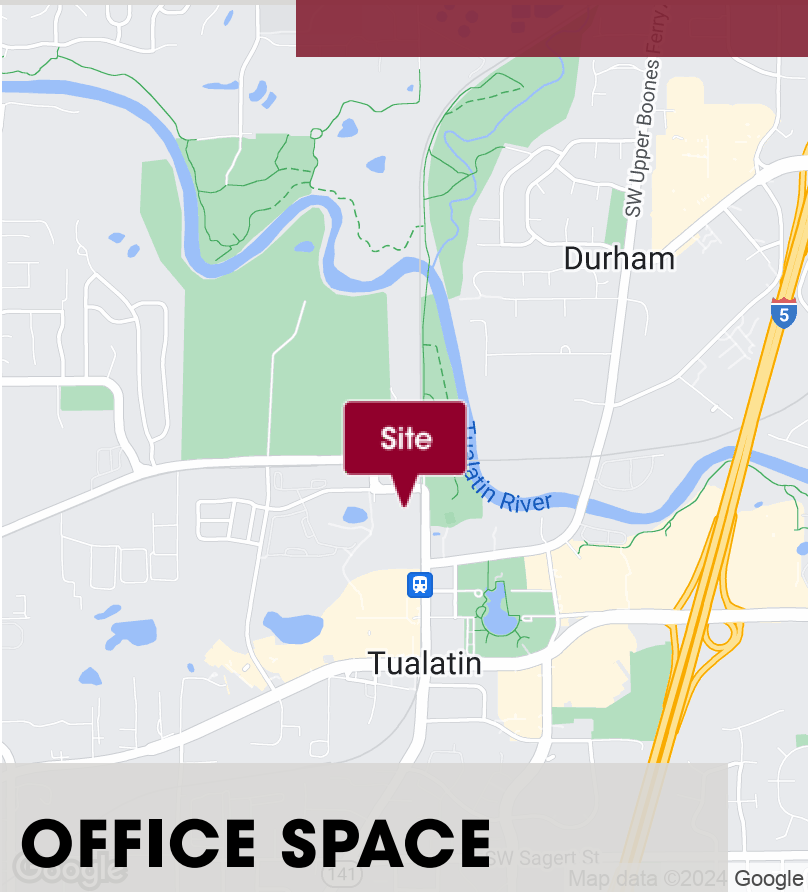


8655 SW Tualatin Rd, Tualatin OR, 97062

FOR LEASE



HIGH-VISIBILITY OFFICE SPACE

OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Available SF: | Fully Leased |
| Lease Rate: | \$24/SF/YR |
| Lot Size: | 0.19 Acres |
| Building Size: | 1,025 SF |
| Zoning: | CC (Central Commercial) |

PROPERTY OVERVIEW

Great opportunity for a group seeking an office with excellent visibility and access. The building has two street signage opportunities and possible building signage, with a parking lot that can accommodate 7+ vehicles.

LOCATION OVERVIEW

Conveniently located on a prominent Tualatin intersection, directly across the street from the Tualatin Municipal Office and the Tualatin Police Department. The building is 1 minute from Tualatin Country Club, and allows access to nearby restaurant and retail amenities.

PROPERTY HIGHLIGHTS

- Two Street Signage Opportunities
- Dedicated Seven-Car Parking Lot
- Back Patio Area
- Direct Access on Tualatin Rd



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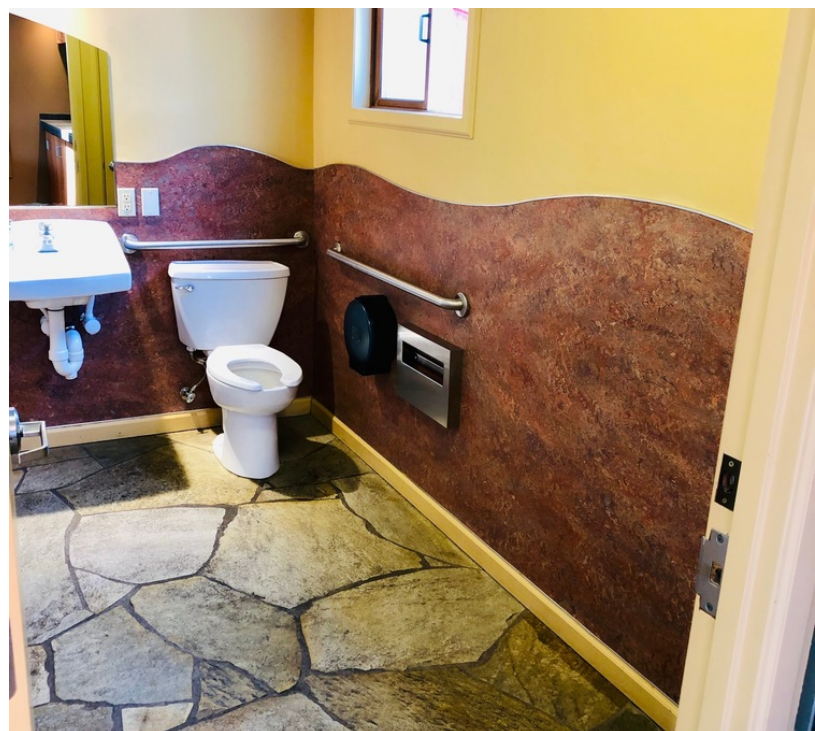
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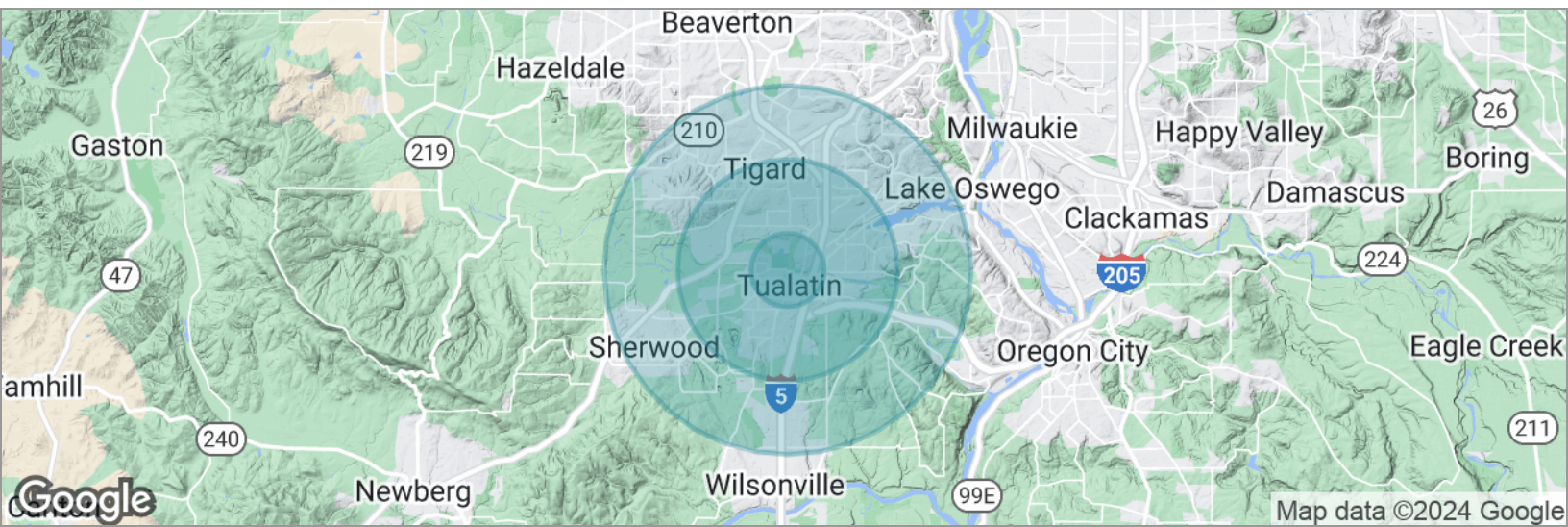
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 7,670 | 72,460 | 188,677 |
| Median age | 34.3 | 38.1 | 38.5 |
| Median age (Male) | 32.6 | 36.9 | 37.5 |
| Median age (Female) | 37.3 | 40.0 | 39.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,268 | 29,653 | 76,539 |
| # of persons per HH | 2.3 | 2.4 | 2.5 |
| Average HH income | \$58,762 | \$74,151 | \$84,710 |
| Average house value | \$293,130 | \$338,398 | \$397,607 |

* Demographic data derived from 2020 ACS - US Census



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