

WALL STREET COMMERCE CENTER

SW Wall Street, Tigard, OR 97223



For More Information, Contact:

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Licensed in OR & WA

Building C

**FOR
LEASE**

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MACADAMFORBES.COM | 503.227.2500

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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PROPERTY DESCRIPTION

Portland's most central location for industrial properties. 10 minutes from downtown, 5 minutes from I-205, 5-10 minutes to the Sunset Corridor, and right at the intersection of I-5 and 217, the most strategic location in the PDX market.

The buildings are heavily fenestrated with glass, skylights, and relights on the upper panels, providing an ideal work environment for industrial and office uses.

PROPERTY HIGHLIGHTS

- Utilities: Gas - Pacific NW Gas, Power - Portland General Electric, Sewer - Clean Water Services, Water - City of Tigard
- Building A: 2 dock high doors, 2 street level doors
- Building B: 2 dock hi doors, 1 street level door
- Building C: 34 dock high doors, 2 drive-in
- Building A & B share 384 stalls (3,6/1000), 153 striped auto parks for Building C
- Mezzanine second story can be built for both Building A & B providing for 2x the footprint
- Clear Height: 34'
- ESFR sprinklers
- Existing LED lighting to 40 candles on 15' whips/skylights
- Power, 1600 amps
- Metal decked roof

SPACES

LEASE RATE

SPACE SIZE

Building A & B	Call for Quote	23,467-29,893 SF *can be combined to 55,000+ SF
Building C	Call for Quote	168,610 SF



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FOR LEASE



Building A & B facing Wall Street



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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total population	7,977	272,517	826,713
Median age	33.0	39.1	37.9
Median age (Male)	32.0	38.0	37.3
Median age (Female)	33.5	40.2	38.6
Total households	3,284	115,117	352,674
Total persons per HH	2.4	2.4	2.3
Average HH income	\$65,749	\$82,288	\$84,787
Average house value	\$310,232	\$387,437	\$421,281

LOCATION OVERVIEW

Located at the intersection of Wall Street and Hunziker Street, immediately adjacent to 217/I5 interchange.

