

SUBURBAN OWNER/USER OPPORTUNITY

14025 SW Farmington Road, Beaverton, OR 97005



For More Information, Contact:

Kevin VandenBrink

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Licensed in OR

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FOR SALE

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

MACADAMFORBES.COM | 503.227.2500

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FOR SALE

14025 SW Farmington Road, Beaverton, OR 97005



THE FRANCIS

Well-located suburban office owner/user opportunity. Located in Washington County, The Francis consists of approximately 20,795 RSF split equally amongst three floors. The Francis was built in 1983 and has undergone significant improvements in recent years. The existing tenants are primarily on short-term leases, which provides flexibility for an owner/user looking to occupy a portion or all of the building.

OFFERING SUMMARY

Sale Price:	\$4,160,000 (\$200/SF)
Lot Size:	0.78 Acres
Building Size:	20,795 SF
Zoning:	GC



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PROPERTY HIGHLIGHTS

- Excellent signage on Farmington Road
- Construction: Wood frame, torch down roof, cedar siding
- Convenient parking: 66 spaces with additional street parking nearby
- Public Transportation: On bus lines, near Beaverton Transit Center & MAX
- Renovated common areas
- Exterior siding and entry upgrades
- New HVAC throughout
- Flexibility to expand or occupy less in the future, making it an ideal long-term investment.

Operating Expenses	2020 Budget/Actual	2021 Budget
Property Taxes:	\$ 19,940	\$20,559
Property Insurance:	\$ 5,561	\$6,117
Utilities:	\$33,120	\$27,960
Admin Expense:	\$14,589	\$15,409
Maintenace/Repairs:	\$51,130	\$64,618
Total Operating Expenses:	\$124,340	\$134,663
Operating Expenses/SF:	\$5.98/SF	\$6.48/SF

SAVE MONEY WITH FREE PARKING

approximate savings compared to parking costs within Downtown Portland:



save \$250/month
per vehicle



save \$3,000/year
per employee

WASHINGTON COUNTY TAX SAVINGS

approximate tax savings compared to tax costs within Multnomah County:



Businesses producing \$1M Pre-tax Income
save \$40,000/year



Businesses producing \$5M Pre-tax Income
save \$121,500/year

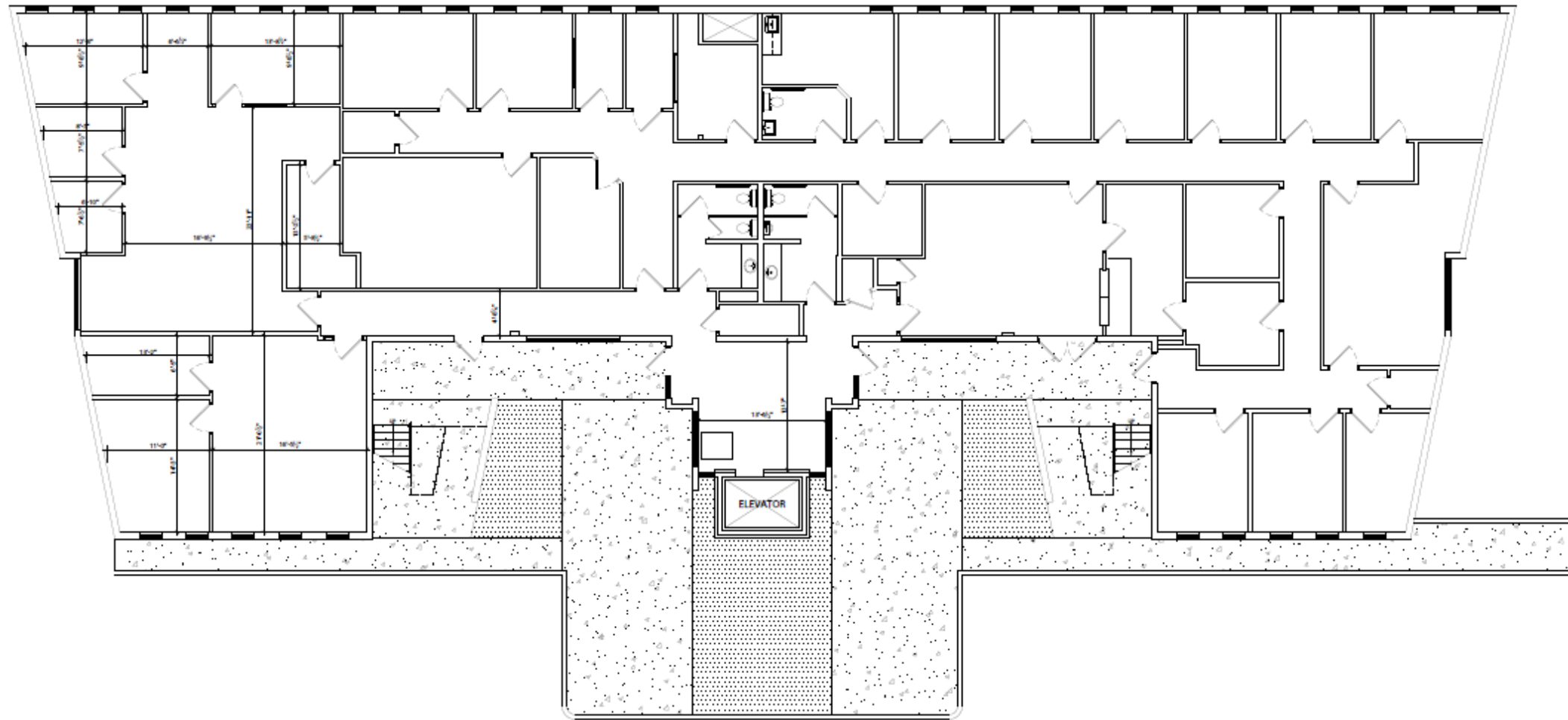


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First Floor: Vacant



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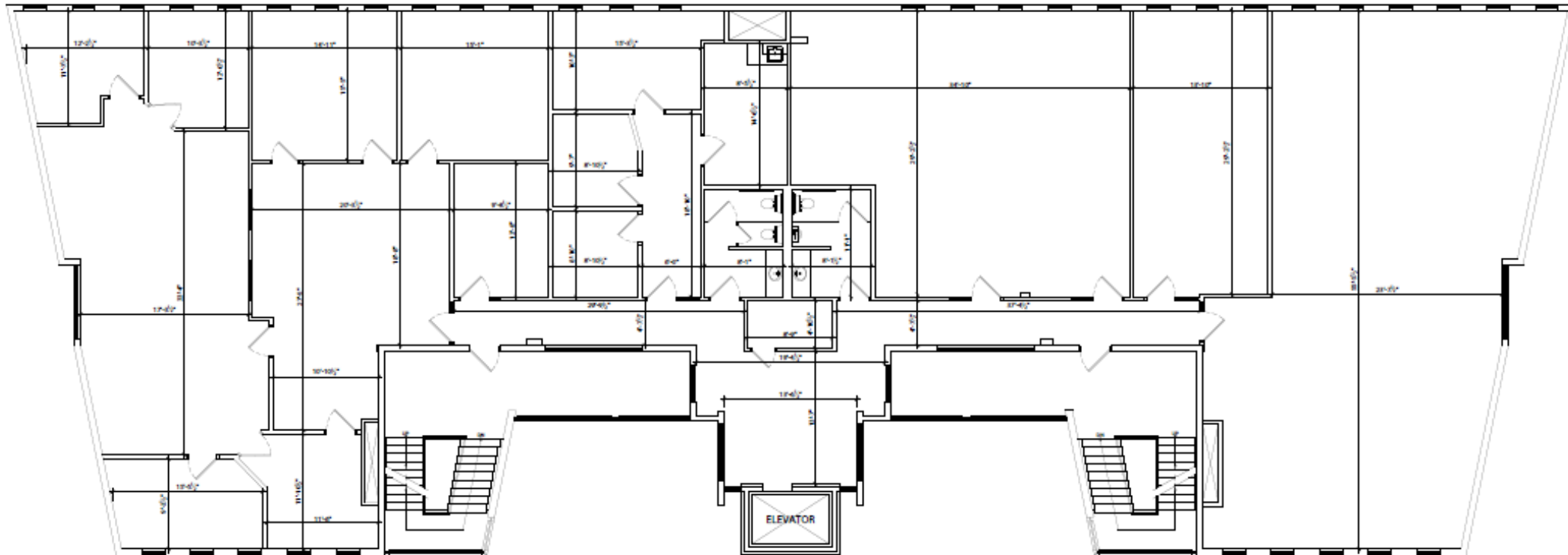
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Second Floor: Leased month-to-month to single tenant. Available to new occupant.

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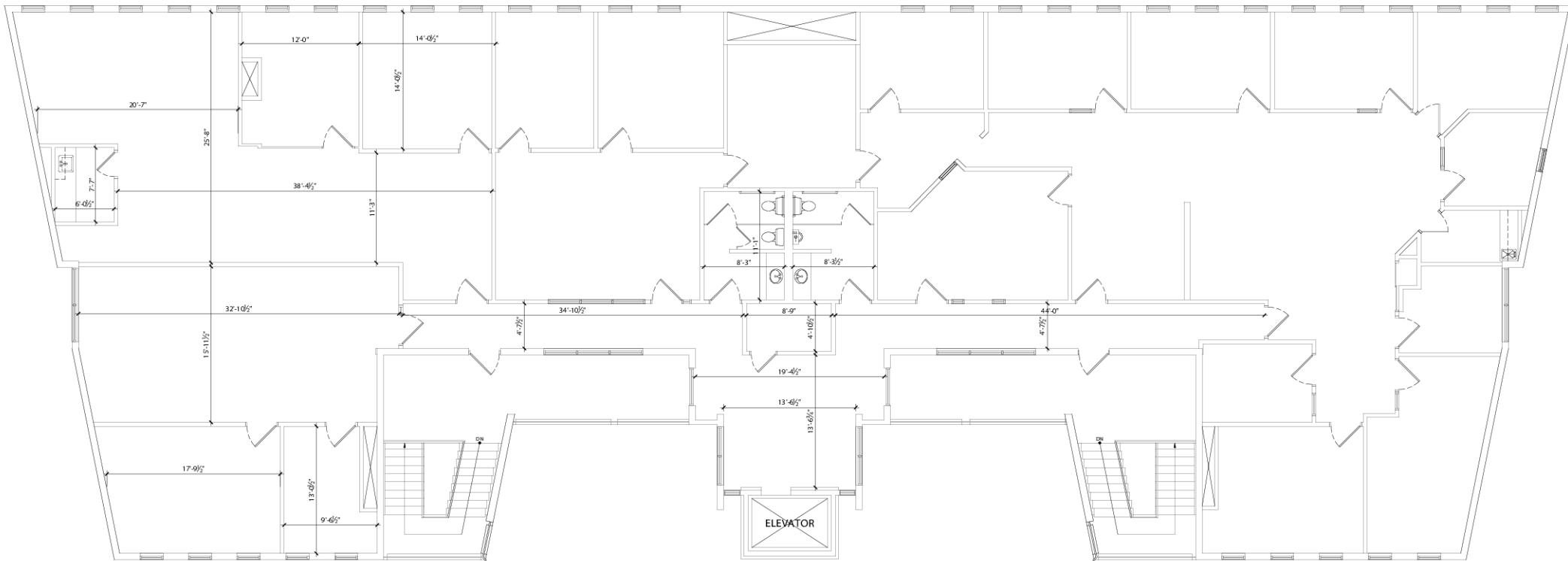
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Third Floor: Occupied with leases expiring no later than 03/31/2022



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DEMOGRAPHICS

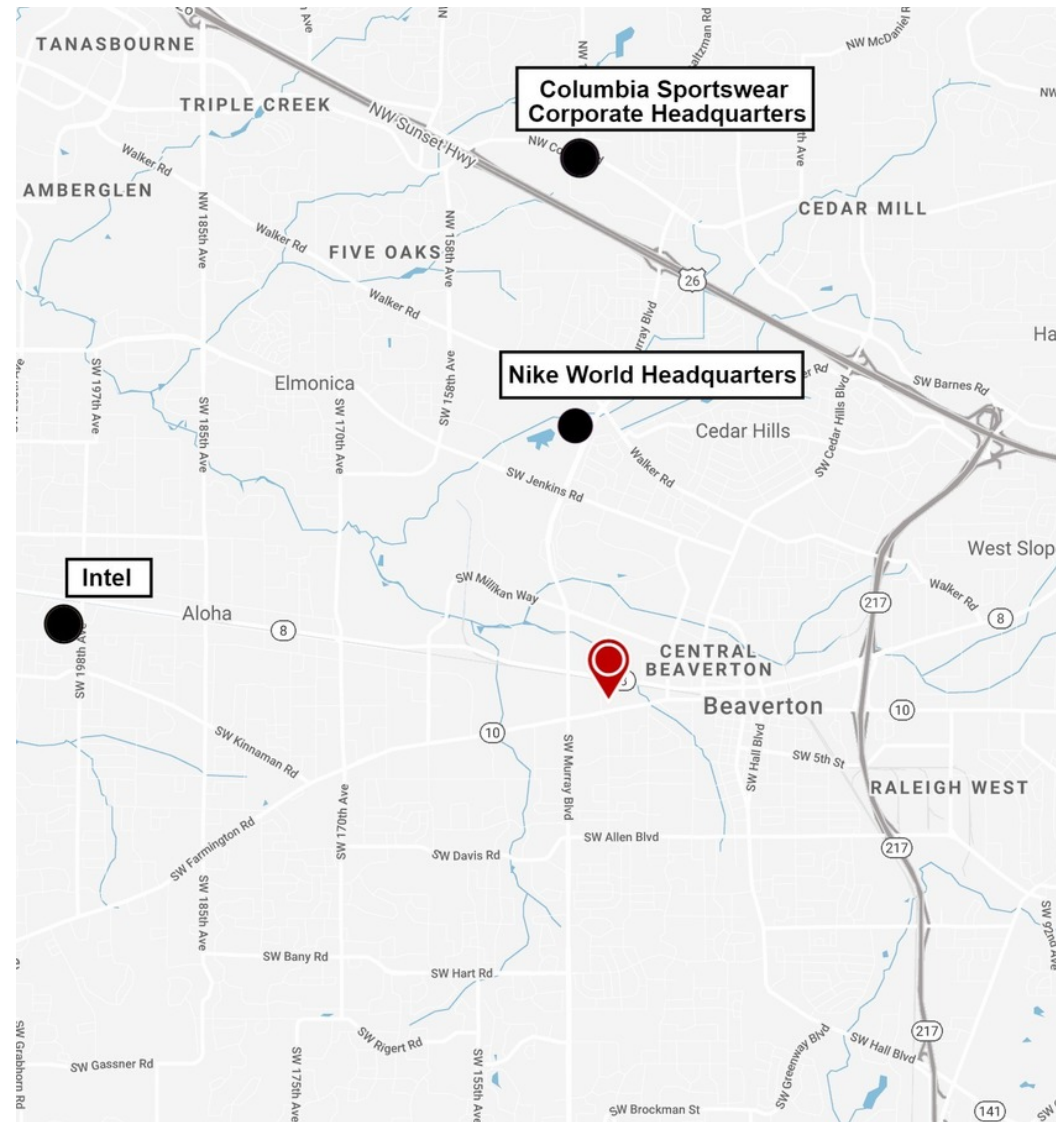
	1 MILE	2 MILES	3 MILES
Total population	16,548	64,306	141,369
Median age	33.6	35.0	35.3
Median age (Male)	30.0	33.1	34.3
Median age (Female)	37.3	36.6	36.3
Total households	6,808	26,327	56,825
Total persons per HH	2.4	2.4	2.5
Average HH income	\$52,619	\$64,200	\$71,093
Average house value	\$299,382	\$298,927	\$326,052

LOCATION OVERVIEW

The Francis is located at SW Farmington Road and SW 139th Place which places it conveniently close to Downtown Beaverton, as well as major company headquarters such as Nike, Intel, and Columbia. The property has great access to Highway 26 & 217. There are ample amenities within walking distance, which include restaurants, shops, and public transportation.

LOCATION

	DISTANCE	TIME
HWY 26	2.9 mi	8 min
HWY 217	1.5 mi	5 min
I-5	6.9 mi	16 min
Portland City Center	9.0 mi	18 min

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Retailer Map



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