

Free-Standing Office Opportunity

4100 SW 109TH AVENUE | BEAVERTON, OR 97005



Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR

Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

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

FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

4100 SW 109th Avenue, Beaverton, OR 97005



PROPERTY DESCRIPTION

This is a unique opportunity to lease a free-standing building with excellent off-street parking. The building has previously been used as a chiropractor's office and features a nice blend of private office space and open storage area. The building has been meticulously maintained and is in close proximity to many neighboring amenities.

PROPERTY HIGHLIGHTS

- Reception, staffroom, eight private offices, and bathroom with shower
- 14 off-street parking spaces
- Located in Washington County

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	2,750 SF



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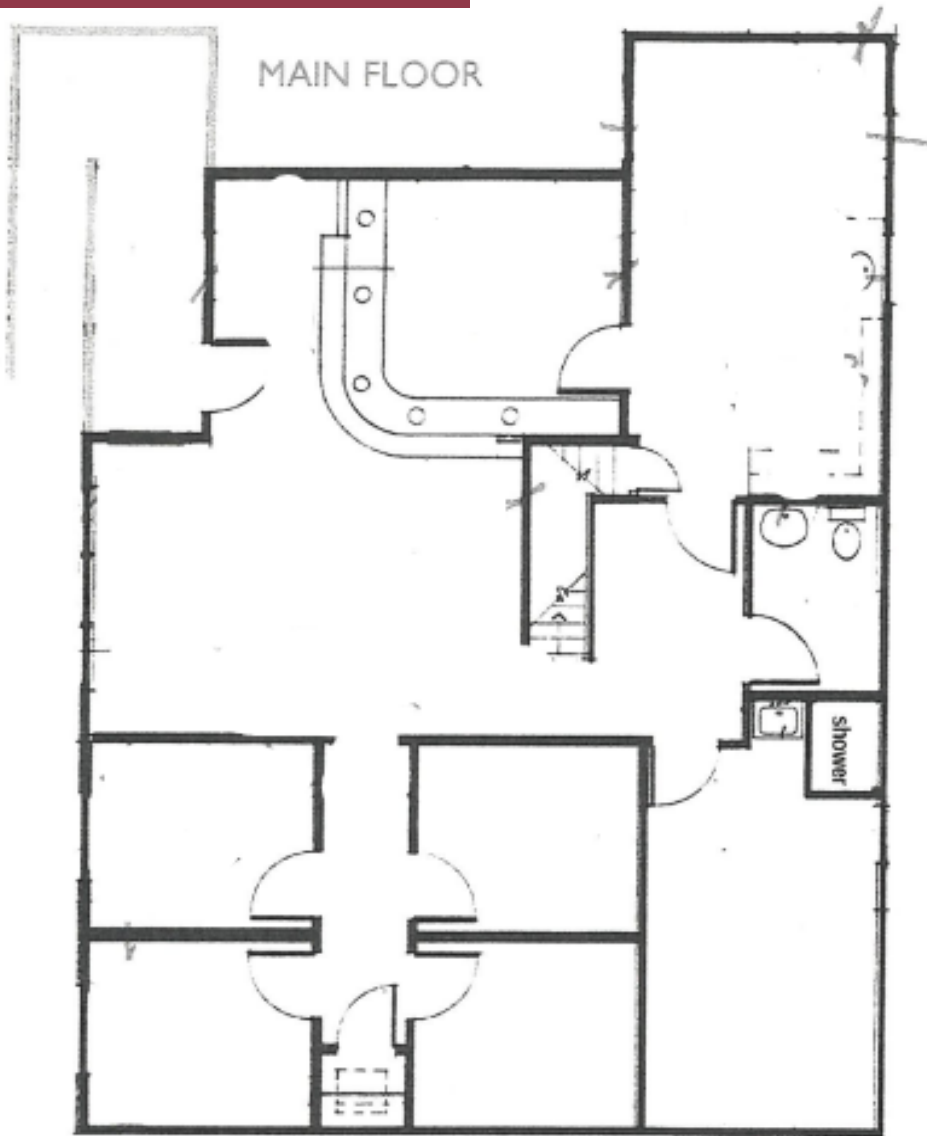
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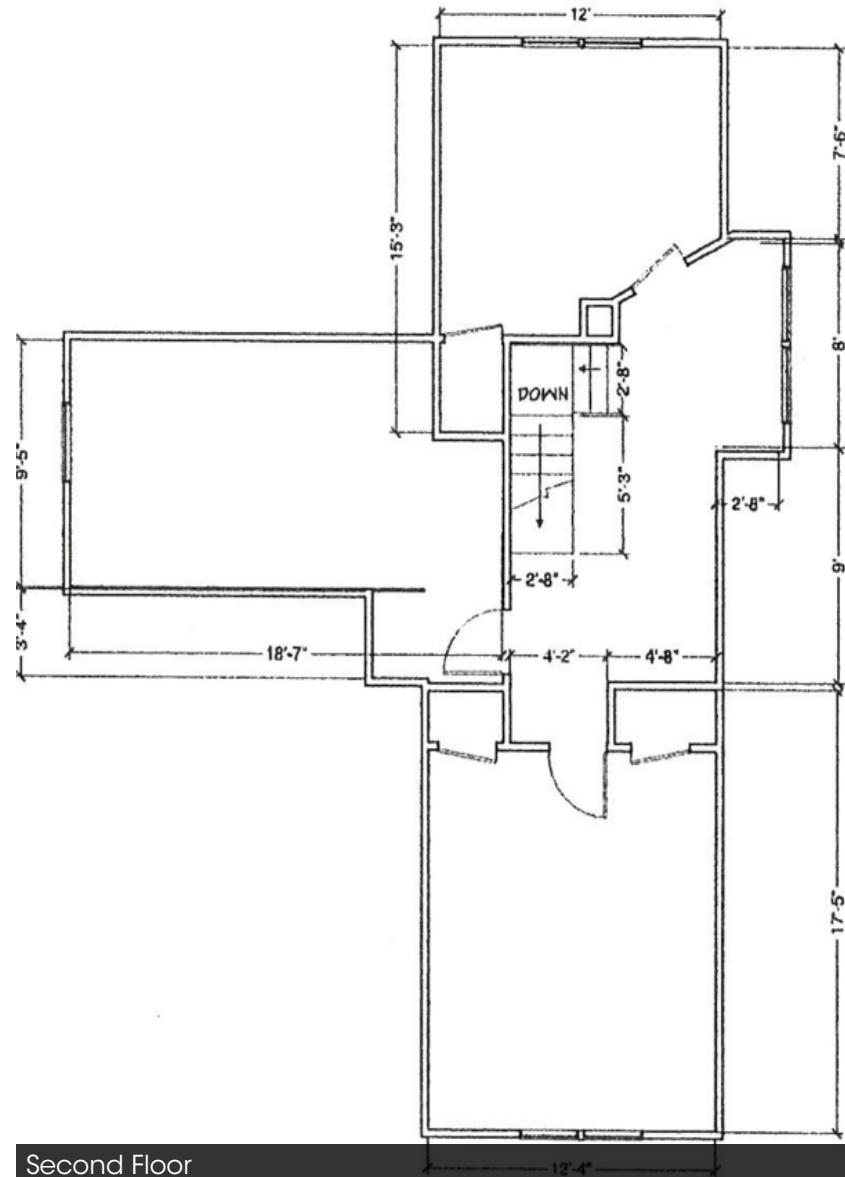
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4100 SW 109th Avenue, Beaverton, OR 97005



Main Floor



Second Floor



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Hallway with Storage



Hallway



Front Lobby



Parking Lot



Office Space



Office Space



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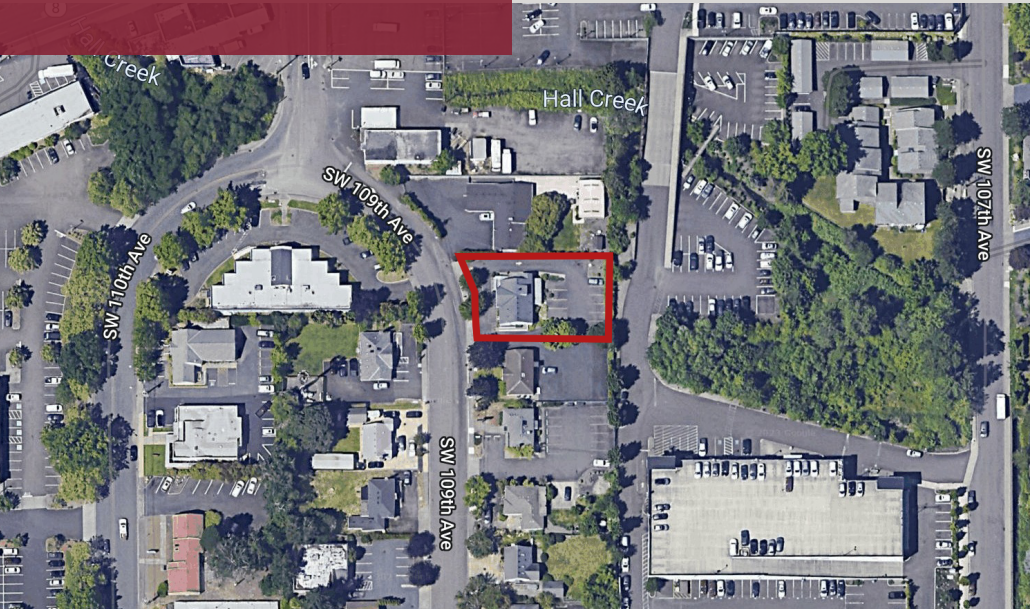
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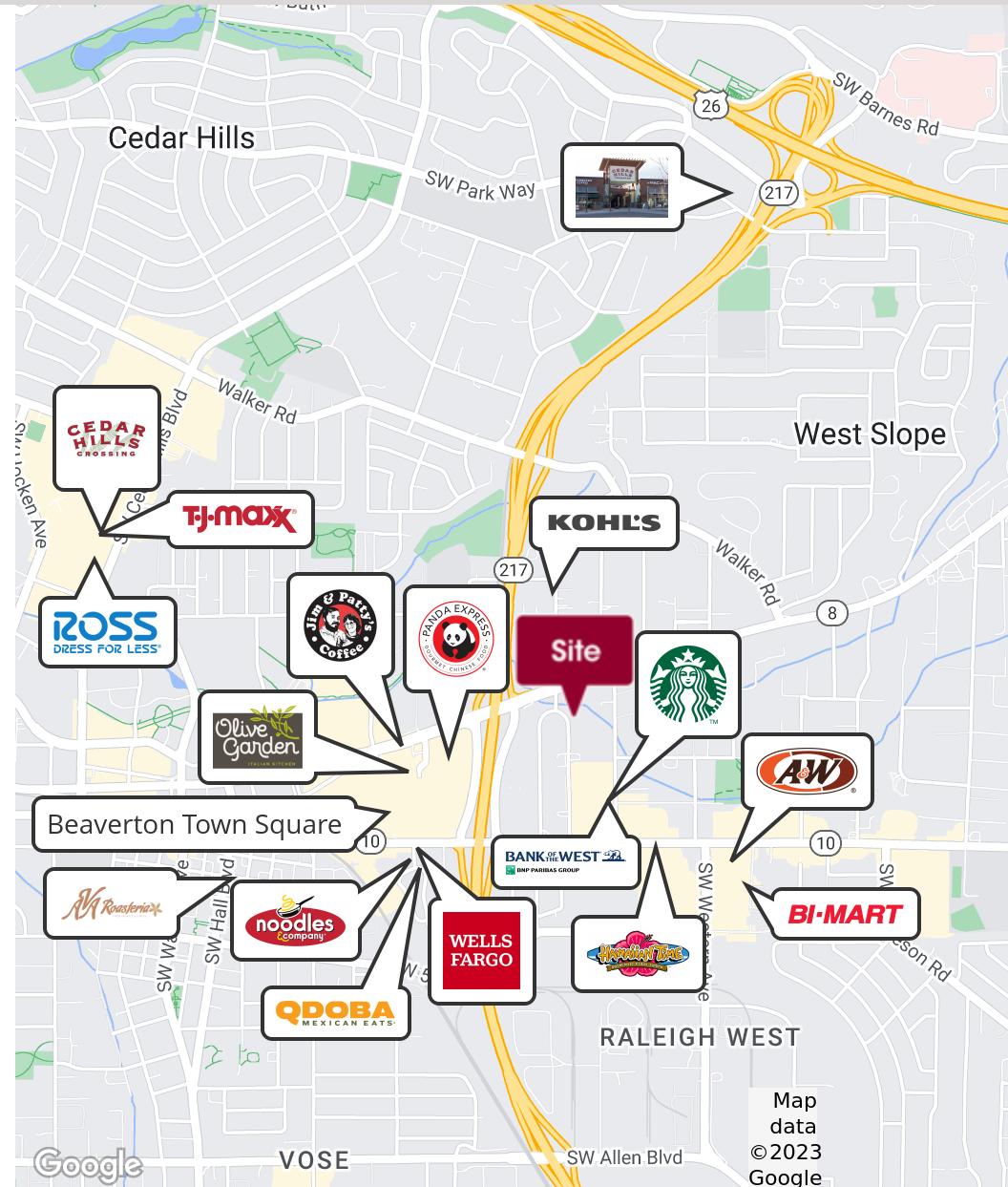


LOCATION OVERVIEW

This property is located at 4100 SW 109th Avenue in Beaverton, Oregon. It's situated in a highly desirable neighborhood with plenty of nearby amenities. It's located just a short distance from several local parks, including Tualatin Hills Nature Park and Greenway Park, which offer miles of hiking trails and beautiful scenery. The property is also within a few miles of several shopping centers, including the Beaverton Town Square and the Cedar Hills Crossing shopping center. The Beaverton Transit Center, which provides access to the MAX light rail system and several bus lines, is about 2 miles away. The building also has immediate access to major thoroughfares including Beaverton Hillsdale Highway, Canyon Road, and Highway 217.

POINTS OF INTEREST

POINTS OF INTEREST	DISTANCE	TIME
MAX Blue Line	0.8 mi	3 min
Beaverton Hillsdale Highway	0.9 mi	9 min
Highway 217	2.4 mi	11 min



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