

217 Corporate Place

6600 SW 105TH AVENUE, BEAVERTON, OR 97008



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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



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6600 SW 105th Avenue, Beaverton, OR 97008



PROPERTY DESCRIPTION

50,000 sf of Class A suburban office building located just off Highway 217. Three move-in ready office options with two (2) on the first floor measuring 2,707 RSF and the other at 3,848 RSF. The third option in the building is on the 2nd floor measuring 11,073 RSF. All of the suites offer tenants a balanced layout with a mix of open and private offices. Building signage is available for any tenant leasing the 11,073 SF space. Local ownership and on-site management creates a convenient and efficient office experience. The building is exceptionally maintained and the tenant mix includes corporate neighbors.

PROPERTY HIGHLIGHTS

- Owned and managed by Pacific NW Properties, a local landlord who prioritizes tenants and is open to creative deal structures
- Building signage available.
- 4/1000 Free Parking ratio
- Quick access to Hwy 217
- Save on property taxes outside of Multnomah County
- Washington County/ City of Beaverton jurisdiction

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$19.50 SF/yr (NNN) |
| Available SF: | 2,707 - 11,073 SF |
| Building Size: | 50,446 SF |
| Parking Ratio: | 4.0 |

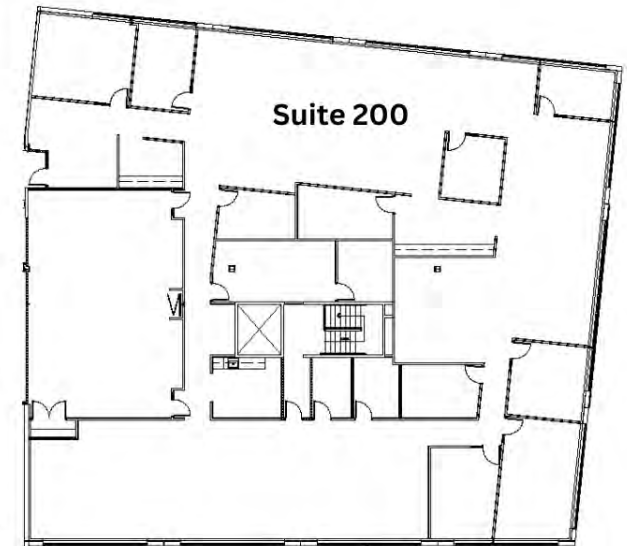
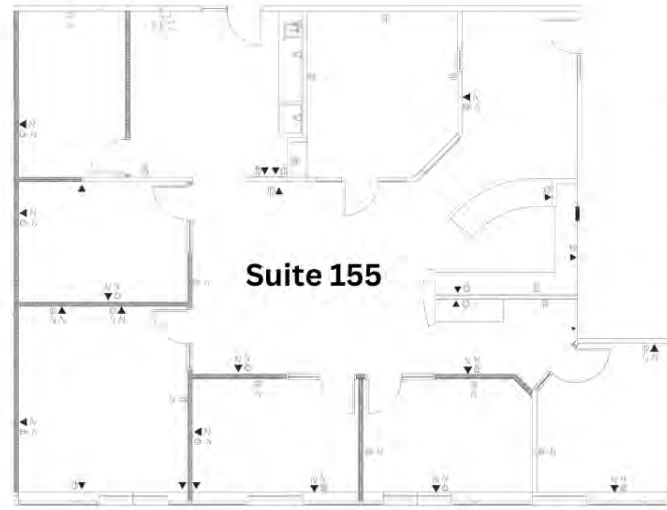
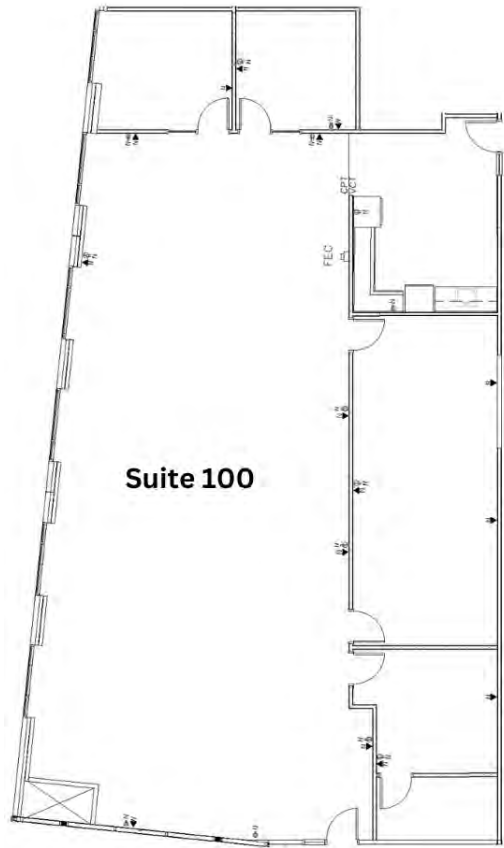


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AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION | VIDEO |
|-------------|-----------|------------|---------------|--------------------|---------------------------|
| ■ Suite 200 | 11,073 SF | NNN | \$19.50 SF/yr | 2023 NNN \$9.70/SF | - |
| ■ Suite 100 | 3,848 SF | NNN | \$19.50 SF/yr | 2023 NNN \$9.70/SF | View Here |
| ■ Suite 155 | 2,707 SF | NNN | \$19.50 SF/yr | 2023 NNN \$9.70/SF | - |



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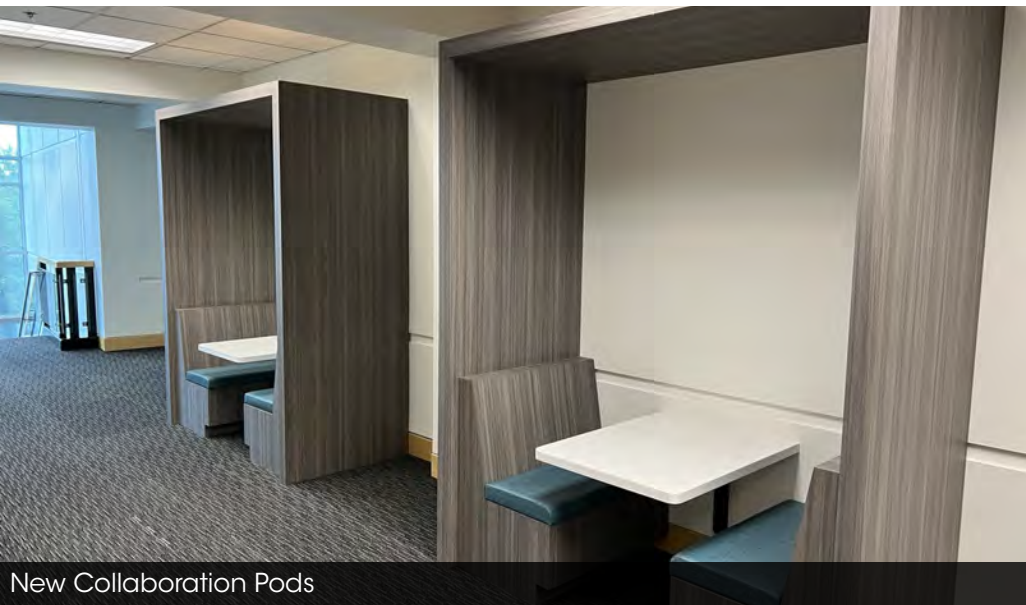
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Solar panels



Newly Remodeled Lobby



New Collaboration Pods



Newly Renovated Restrooms



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LOCATION OVERVIEW

Amazing location with Highway 217 frontage and signage opportunities. Only 3 miles from Highway 26, 4.5 Miles to I-5, and only one exit north of Washington Square.



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