

MURRAY SCHOLLS TOWN CENTER - SUITE 200

OFFICE/MEDICAL SPACE

Beautiful 29,000 SF
space at Murray Scholls
Town Center!



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EXCLUSIVELY LEASED BY

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MURRAY SCHOLLS TOWN CENTER - SUITE 200

OFFICE/MEDICAL SPACE



Special opportunity for a full floor with outdoor patio at Murray Scholls!

ADDRESS	14795 SW Murray Scholls Dr Beaverton, OR 97007
AVAILABLE	±29,000 SF (divisible to 2,800 RSF)
MEDICAL RENTAL RATE	\$27.00 - 30.00/SF, NNN (Est. Opex.\$11.93/SF/yr)
OFFICE RENTAL RATE	\$27.00 - \$30.00/SF/Full Service
PARKING	On-site with 4:1000 SF ratio
YEAR BUILT	2000
READY TO GO	Second generation office, ready to customize to suit your practice



OFFICE/MEDICAL SPACE

Property Features



2ND GENERATION SPACE

Yields significant cost savings



EXCELLENT LOCATION

Walkable to many retail and services, nearby pond with pathways offer a tranquil setting



HEALTHCARE SYNERGY

OHSU Pediatric Rehabilitation, Orthopedic & Fracture Clinic, Pediatric Associates of the NW, Beaverton Orthodontics & Behind the Smile



ACCESS

Located on Murray/Scholls Blvd, which provides access to Hwy 217 and I-5



PARKING

Abundant parking at 4:1000 SF ratio with easy access to and from the space



SURROUNDING RETAIL

The center features nearly 200,000 SF of high-end retail and is a 10-minute drive to Washington Square Mall

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Property Features

PROMINENT exterior signage opportunity

DESIGNATED private entry

BUILD-OUT OFFERS numerous offices along window line

ESTABLISHED healthcare providers

SIZE-RANGE that can accommodate growth

PRIVATE outdoor patio for patients/employees to enjoy



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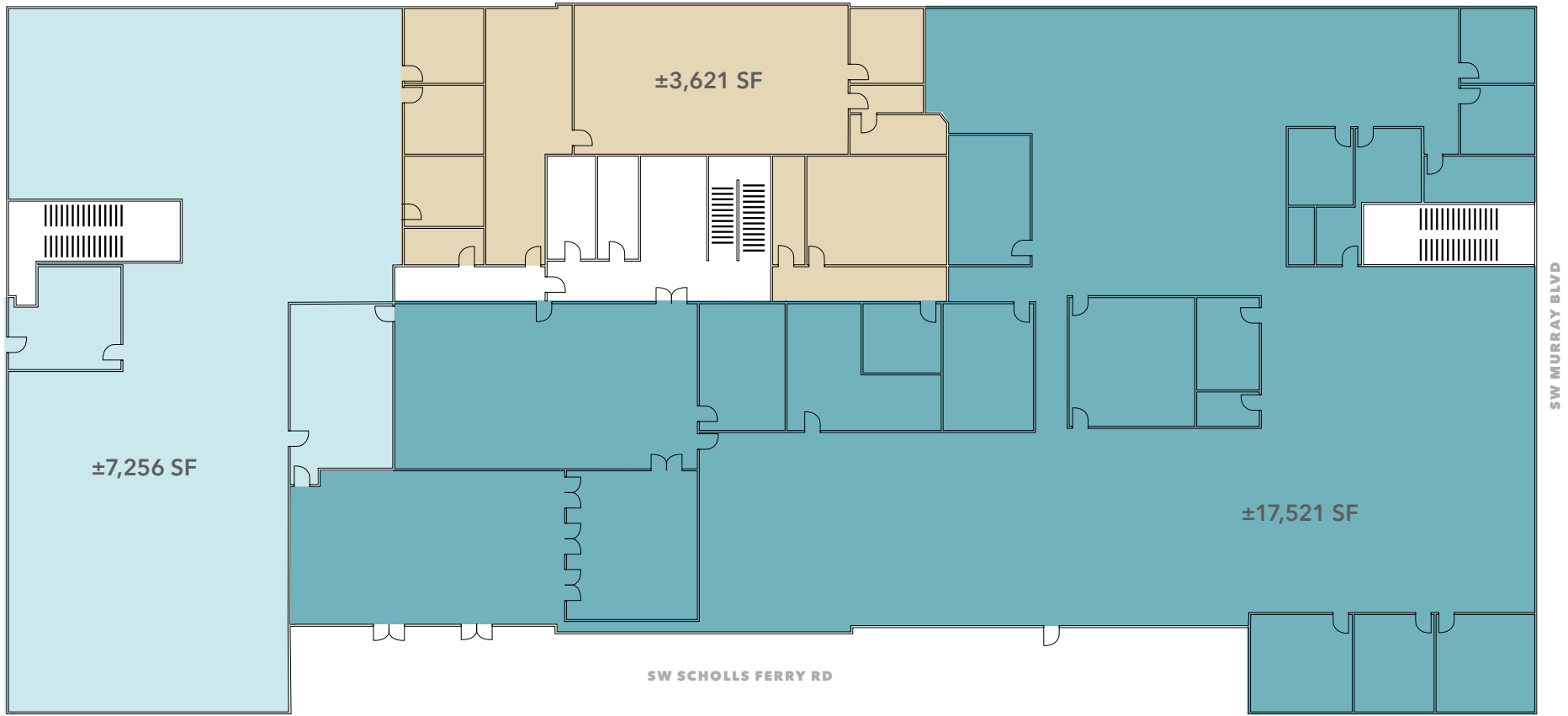
*The square footages are approximate measurements in usable square feet (USF) and still need a load factor applied.

Contemporary space with high end finishes, natural light and abundant amenities within the project.



2,800 SF - 29,000 SF

OFFICE/MEDICAL SPACE AVAILABLE



MURRAY SCHOLLS TOWN CENTER - SUITE 200

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Murray Scholls Town Center is surrounded by an affluent neighborhood and strong demographics with a growing population that will prove to be beneficial.

\$101K

BEAVERTON AVE HH INCOME

98,973

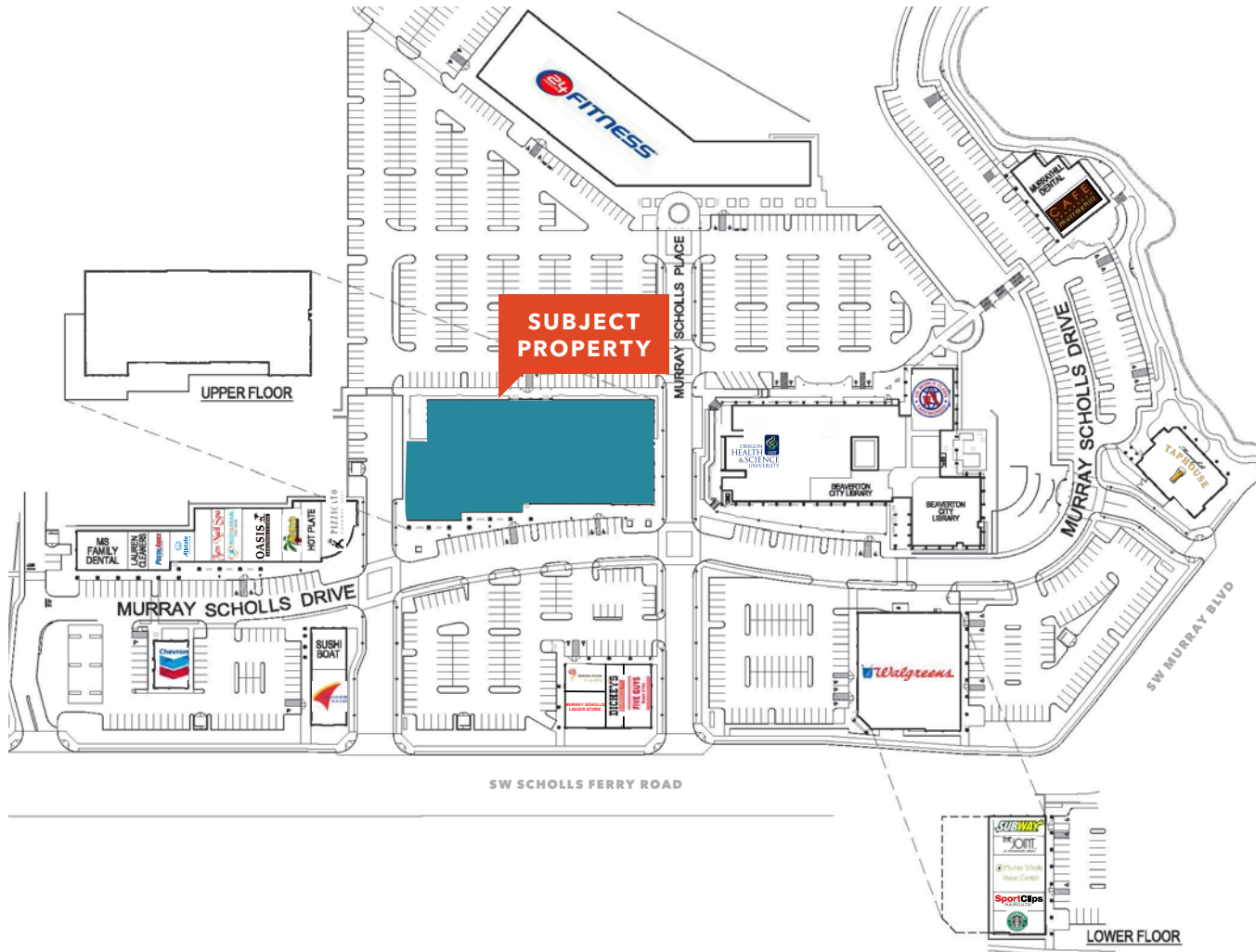
BEAVERTON POPULATION

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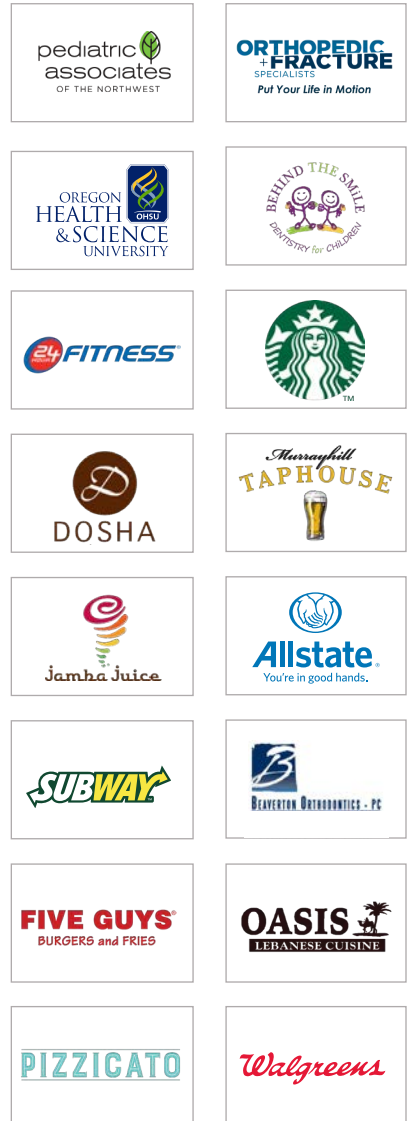


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OFFICE/MEDICAL SPACE



Local Tenants



MURRAY SCHOLLS TOWN CENTER - SUITE 200

OFFICE/MEDICAL SPACE

PORTLAND

PROVIDENCE
St. Vincent
Medical Center

OHSU
Health

BEAVERTON

217

CASCADE PLAZA

WASHINGTON SQUARE MALL

ZOOM+care

Providence

SUBJECT PROPERTY



PROGRESS RIDGE TOWNSQUARE

PROVIDENCE
Express Care
at *Walgreens*

PROVIDENCE
Health Plans

LAKE
OSWEGO

6 MIN

DRIVE TO PROVIDENCE IMMEDIATE CARE

16 MIN

DRIVE TO PROVIDENCE ST. VINCENT MEDICAL CENTER

16 MIN

DRIVE TO LEGACY MERIDIAN PARK MEDICAL CENTER

24 MIN

DRIVE TO OHSU

99W

TIGARD

5

LEGACY
HEALTH

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OFFICE/MEDICAL SPACE

Beaverton Demographics

98,973
POPULATION

\$101K
AVG HH INCOME

2.4
AVG HH SIZE

36.2
MEDIAN AGE

 **HOME OWNERSHIP**



20.5K
RENTERS

20.1K
OWNERS

 **HEALTH INSURANCE**

91.6%
COVERED

55.3%
EMPLOYER COVERAGE

 **EDUCATION**

16.6%
HS GRAD

20%
SOME COLLEGE

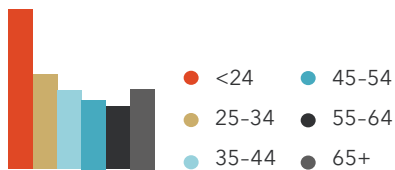
8.5%
ASSOCIATES

29.9%
BACHELORS

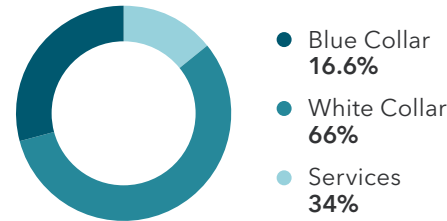
 **GENDER & AGE**

49.1%
MEN

50.9%
WOMEN



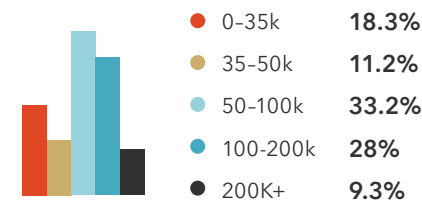
 **EMPLOYMENT**



95.4%
EMPLOYED

4.6%
UNEMPLOYED

 **INCOME BY HOUSEHOLD**



 **AVERAGE HOUSEHOLD SPENDING**

\$5.9K
HOUSING

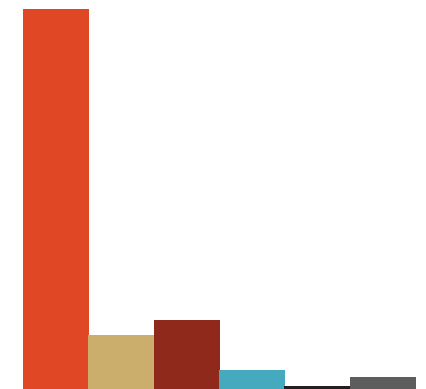
\$870
FOOD

\$1.1K
VEHICLE

\$337
ENTERTAINMENT

\$80
PERSONAL CARE

\$221
APPAREL



DATA SOURCE: REGIS, DATA USA



For additional leasing information, contact

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