

217 Corporate Place

6600 SW 105TH AVENUE, BEAVERTON, OR 97008



THE CHP GROUP

FOR LEASE

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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.

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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 10,563 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 10,563 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
- New Tenant Amenities coming (outdoor furniture, showers & fitness center)

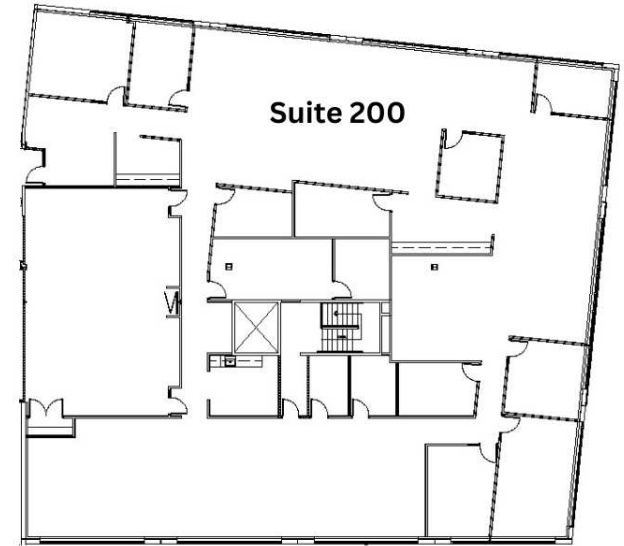
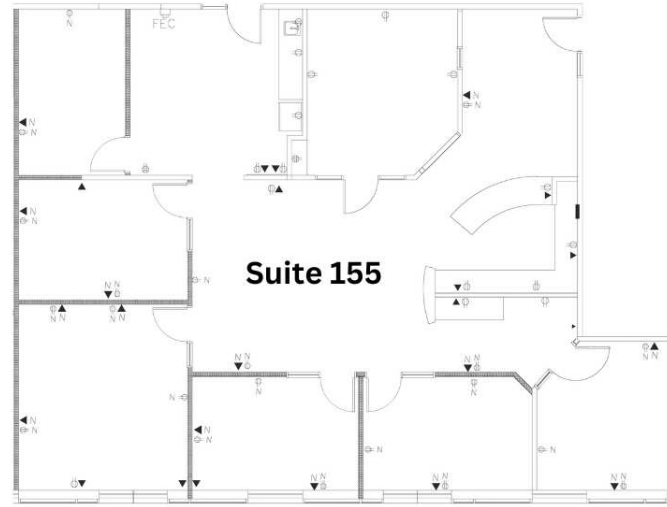
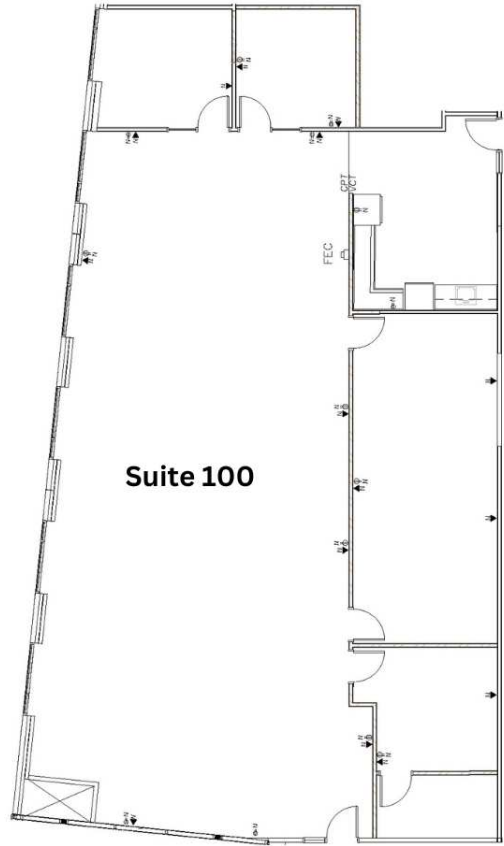
OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	2,707 - 10,563 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	10,563 SF	NNN	\$19.50 SF/yr	2024 NNN \$11.11/SF	-
■ Suite 100	3,848 SF	NNN	\$19.50 SF/yr	2024 NNN \$11.11/SF	View Here
■ Suite 155	2,707 SF	NNN	\$19.50 SF/yr	2024 NNN \$11.11/SF	-



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Solar panels



Newly Remodeled Lobby



New Collaboration Pods



Newly Renovated Restrooms



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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

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



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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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