



# For Lease

**TOP FLOOR CORNER SPACE**



## The Martin Building

**9430 SOUTHWEST CORAL STREET  
TIGARD, OR 97223**

**PRESENTED BY:**

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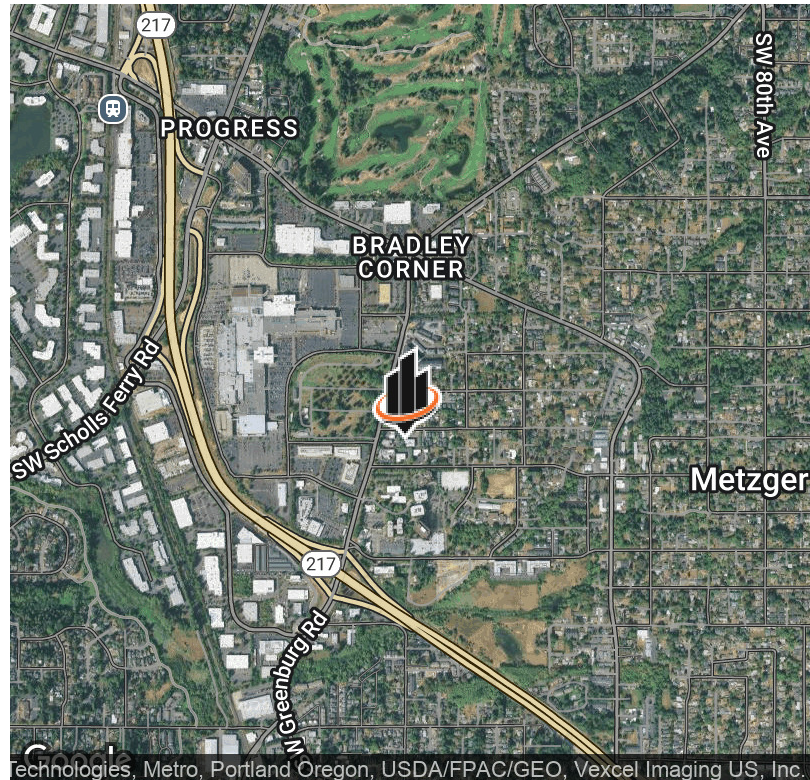




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### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$23.00 SF/yr (Full Service)
<b>AVAILABLE SF:</b>	2,717 SF
<b>BUILDING SIZE:</b>	17,304 SF

### PROPERTY DESCRIPTION

The Martin Building offers modern office suites in a 2-story, suburban setting within convenient reach of 3 major freeways and public transportation. The location provides easy access to all Portland Metro areas, ensuring a seamless connection to business services and entertainment hubs. The quiet, park-like setting, abundant free parking, and on-site management & ownership gives the Martin Building a unique advantage for tenants seeking value office space in this popular southwest suburban market.

### PROPERTY HIGHLIGHTS

- Abundant free parking
- Monument signage opportunity
- Modern and well-maintained building
- Flexible floor plan options
- Easy access to major highways & retail services



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# Available Spaces

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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202 / 204	2,717 SF	Full Service	\$23.00 SF/yr	Top floor corner, divisible

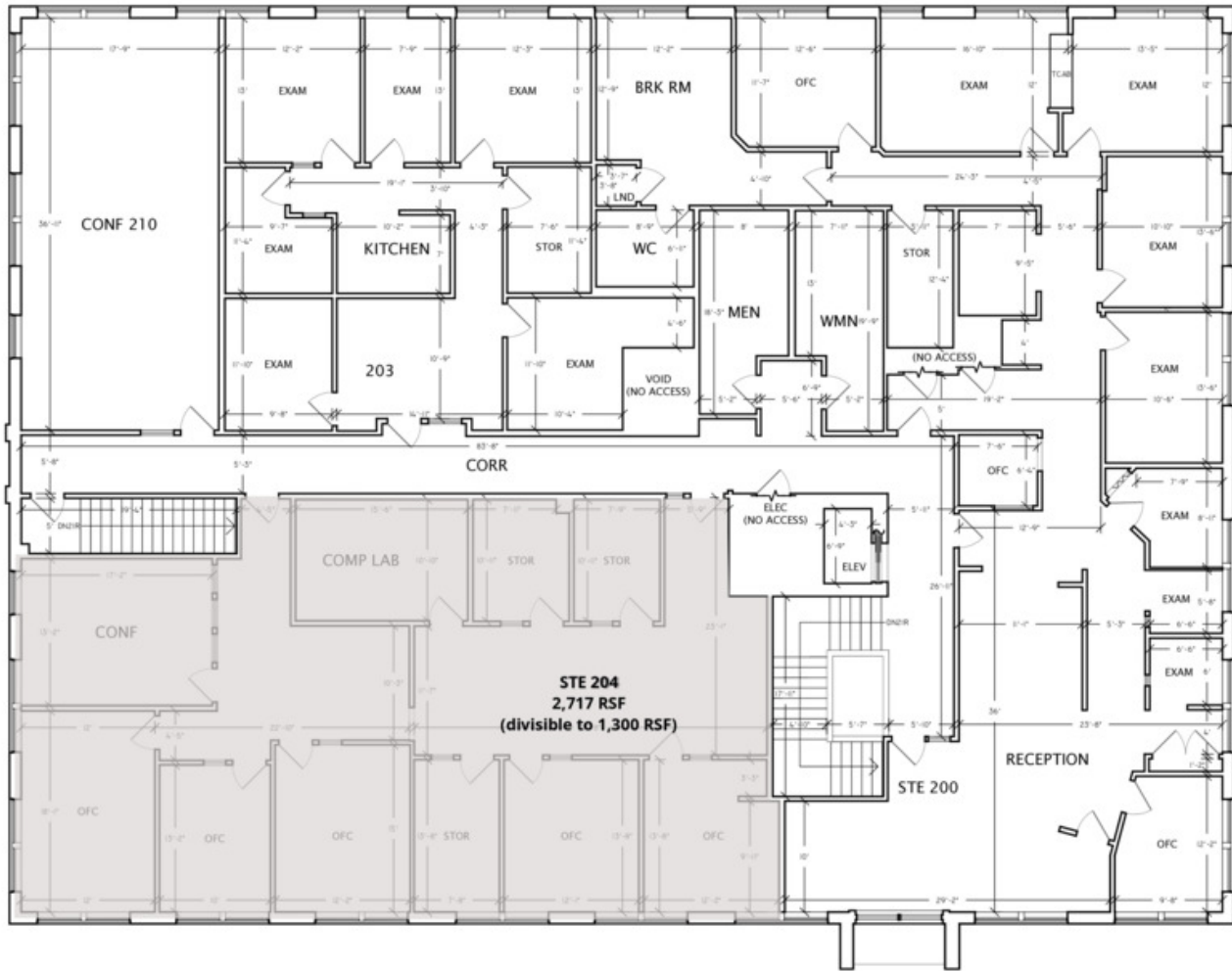


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**2** EXISTING SECOND LEVEL FLOOR PLAN  
9,075 SQFT GROSS MEASURED AREA (GMA)



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## Signage Opportunity / Well-Maintained Common Areas

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