

# The Arctic Building

10255 SW ARCTIC DR / BEAVERTON, OR 97005



**OFFICE/FLEX WAREHOUSE SPACE FOR LEASE**

## CONTACT

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# Property snapshot

The Arctic Building at **10255 SW Arctic Drive** in Beaverton is a stand-alone, single-tenant office, flex, and warehouse property offering approximately 14,100+ square feet on a 0.85-acre site. The building features a remodeled exterior and landscaping, ample parking, and a secure yard, along with a highly desirable build-to-suit interior that allows tenants to customize office, meeting, or specialized workspace layouts. Located in the Beaverton/217 Corridor, the property offers strong visibility, convenient access to regional transportation, and proximity to an established and vibrant business community.



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## CURRENT AVAILABILITY

- **14,100 +/- SF Single Tenant Bldg on .85 AC**  
**Rate: Call for details**

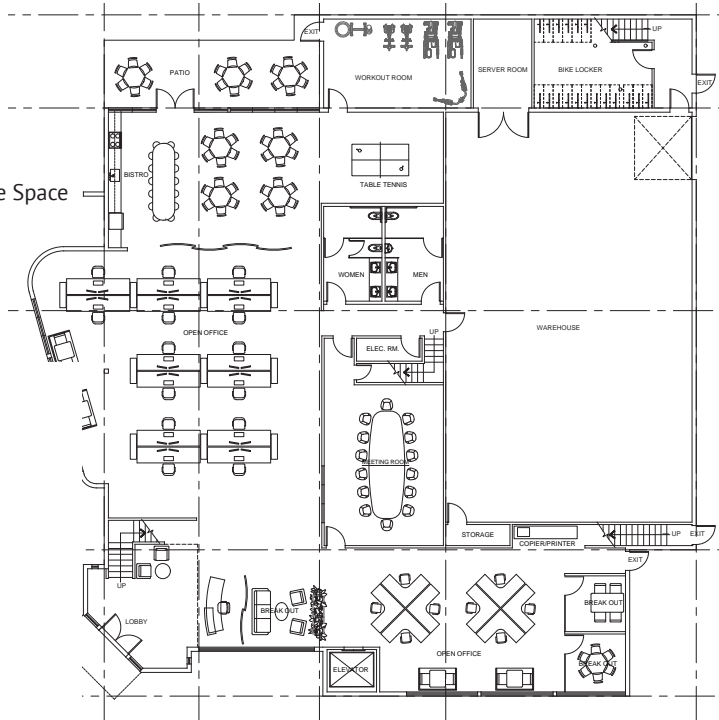
## HIGHLIGHTS

- ±14,100 SF single tenant building with 26 parking spaces on a 0.85-acre site, partially secured for parking or yard use
- 20' clear height warehouse
- One (1) 10' x 12' grade-level door
- Built in 1985; fully renovated in 2023 (exterior & landscaping)
- Second-floor outdoor terrace
- Build-to-suit opportunity for a new tenant
- Zoning: OI (Office / Industrial)

# Site Plan

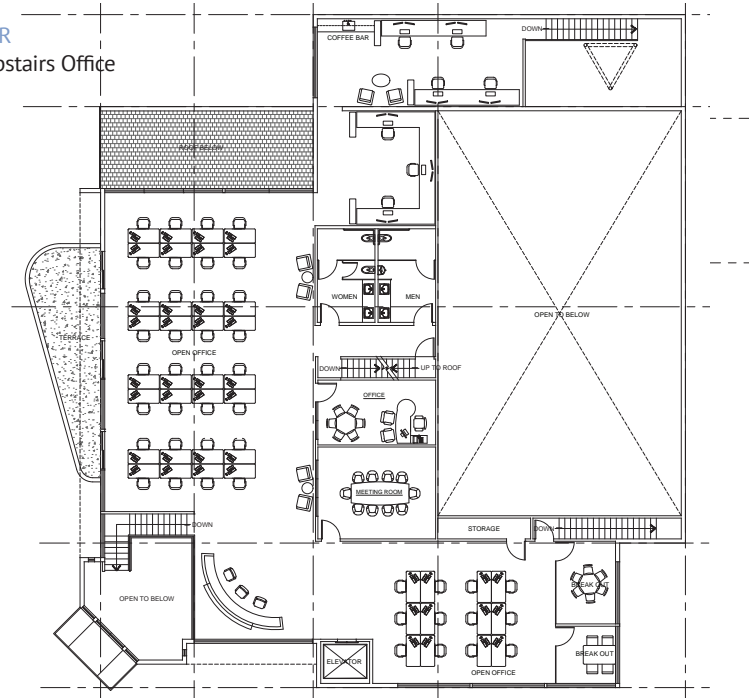
## FIRST FLOOR

6,100 +/- SqFt Office  
 2,700 +/- SqFt Warehouse Space  
 1 Grade 10x12 Door  
 20' Clear height



## SECOND FLOOR

5,300 +/- SqFt Upstairs Office  
 Outdoor Terrace



### AVAILABILITY

±14,100 SF single tenant building with 26 parking spaces

### SIZE

- First floor: ±8,800 SF (±6,100 SF office | ±2,700 SF warehouse)
- Second floor: ±5,300 SF

### LEASE TYPE

NNN

### LEASE RATE

Call for details

Aerial



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# Photos



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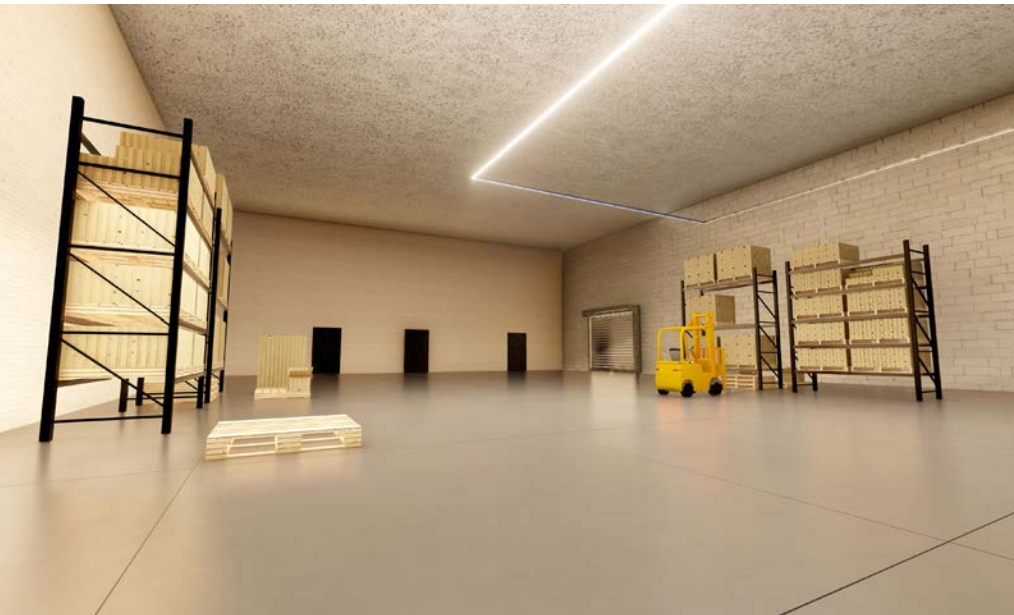
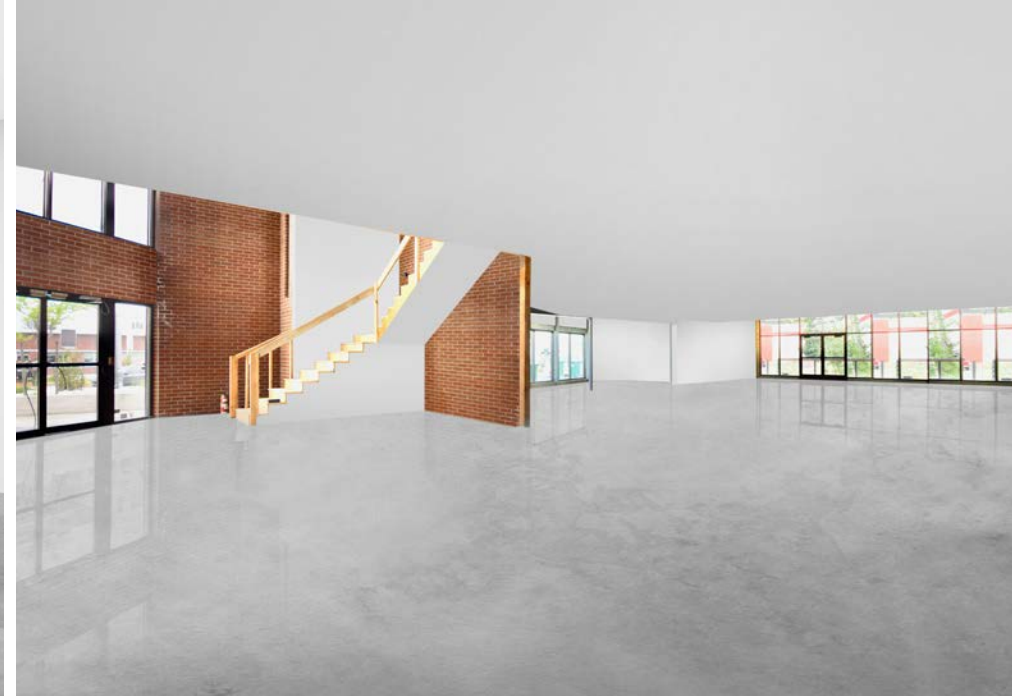
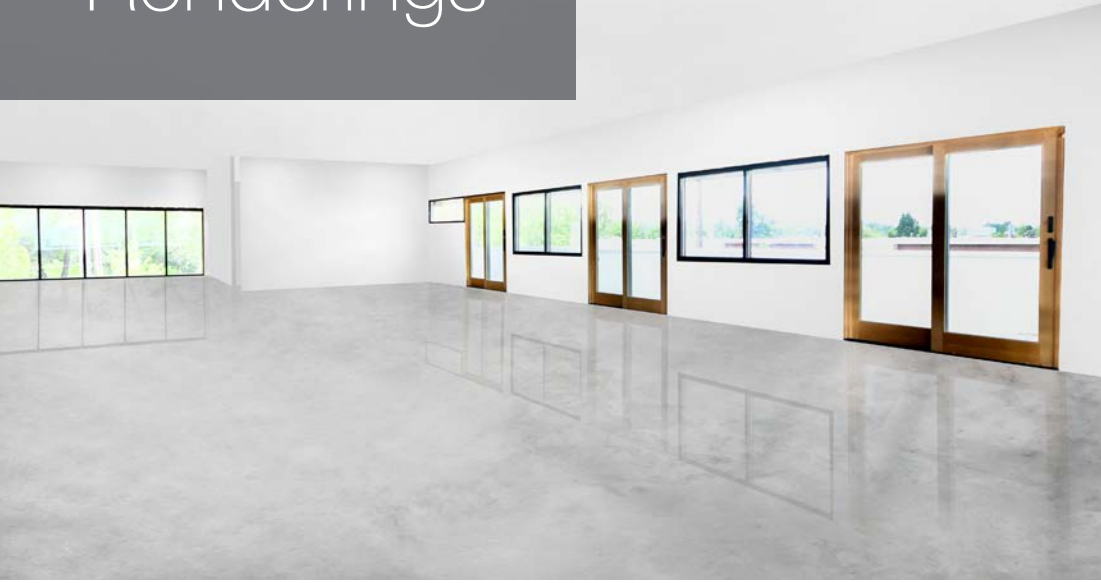
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# Renderings



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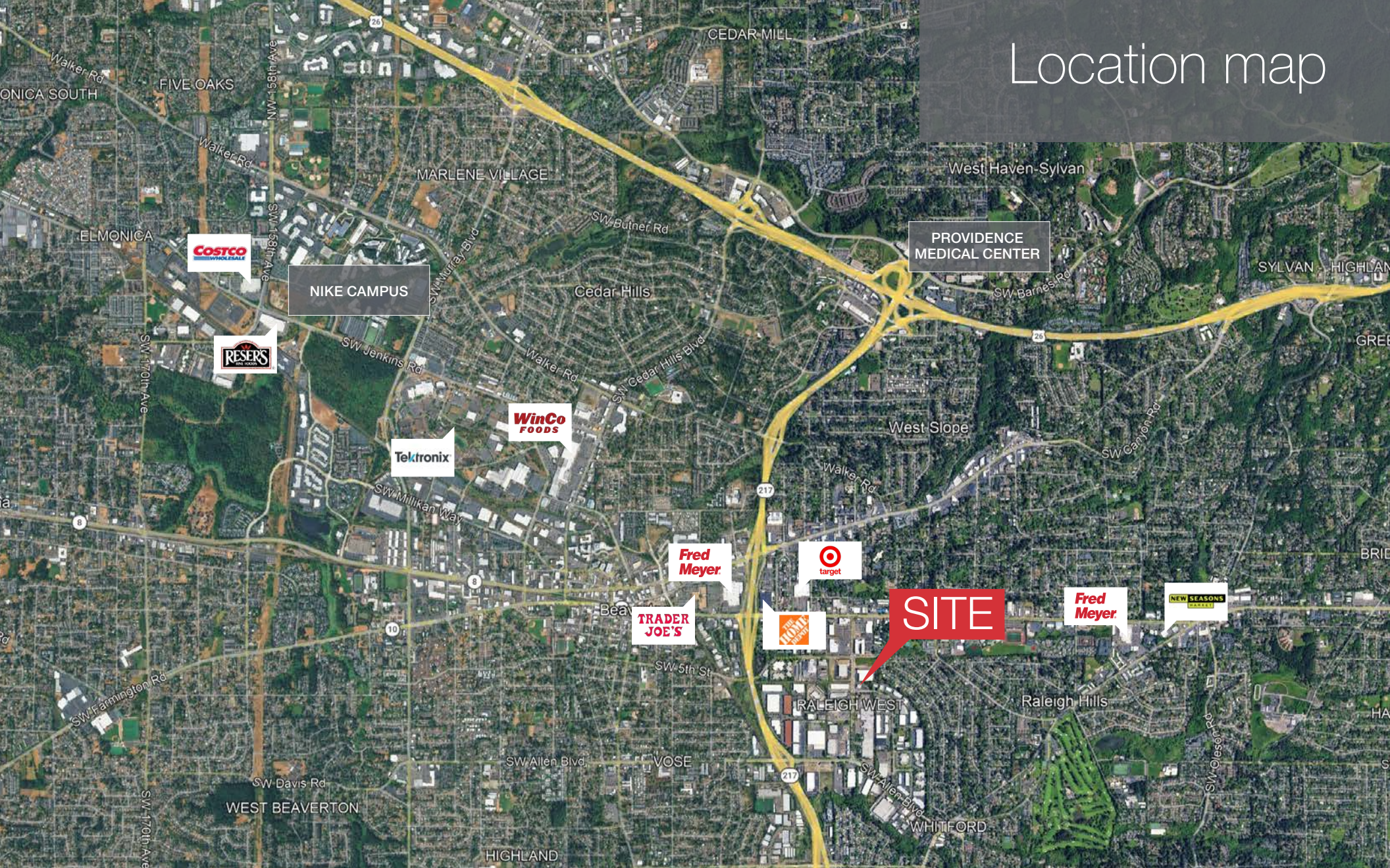
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# Location map



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