

Flex Opportunity in Sunset Corridor

3485 NE JOHN OLSEN AVENUE, HILLSBORO, OR 97124

Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Seth Platsman

503.416.0091

seth@macadamforbes.com

Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

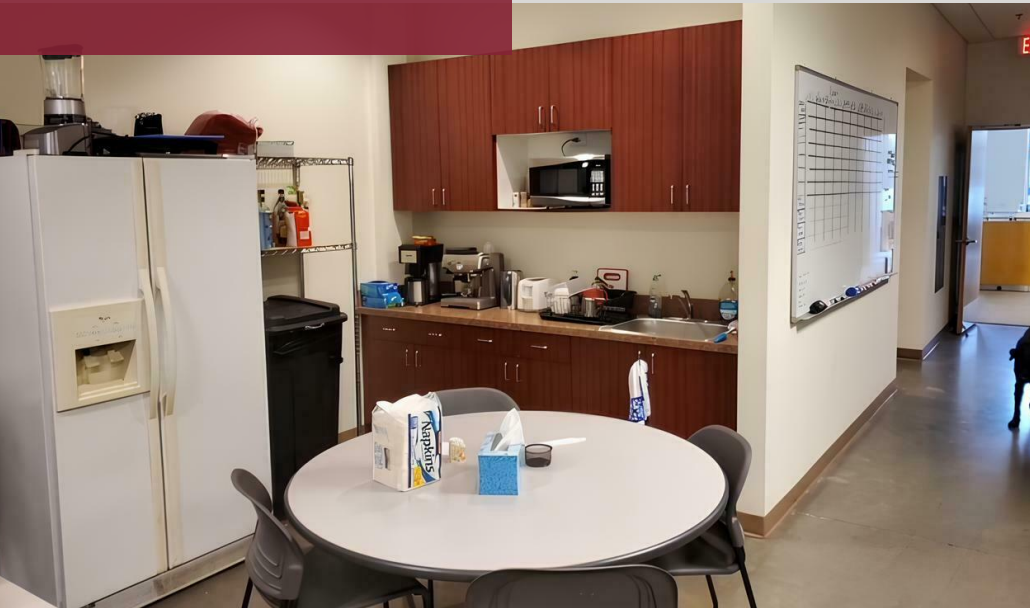
All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

3485 NE John Olsen Avenue, Hillsboro, OR 97124



LEASE DESCRIPTION

Rare 3,000 SF flex opportunity! The space has been converted to traditional office, but can easily be converted back to a flex use with the removal of the drop ceiling to expose the approximate 24' ceilings and the addition of a roll up door in the storefront window. The existing office space features a reception, ground floor conference room, kitchenette, two private ADA bathrooms, and 3 private offices upstairs.

LOCATION DESCRIPTION

An ideal office location in Hillsboro that seamlessly combines accessibility, convenience, and proximity to key amenities. Immediate proximity to Highway 26 ensures easy access to Portland and other key locations, making the daily commute efficient for both employees and clients. 3485 NE John Olsen Ave is strategically positioned near major corporate giants. The proximity to Intel, Nike, and Columbia places your business at the center of innovation and industry leaders.

PROPERTY HIGHLIGHTS

- Ground Floor Entry
- 2 private ADA restrooms
- 24' ceilings
- Reception, conference room, 3 private offices
- Kitchenette

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	3,002 SF



Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Seth Platsman

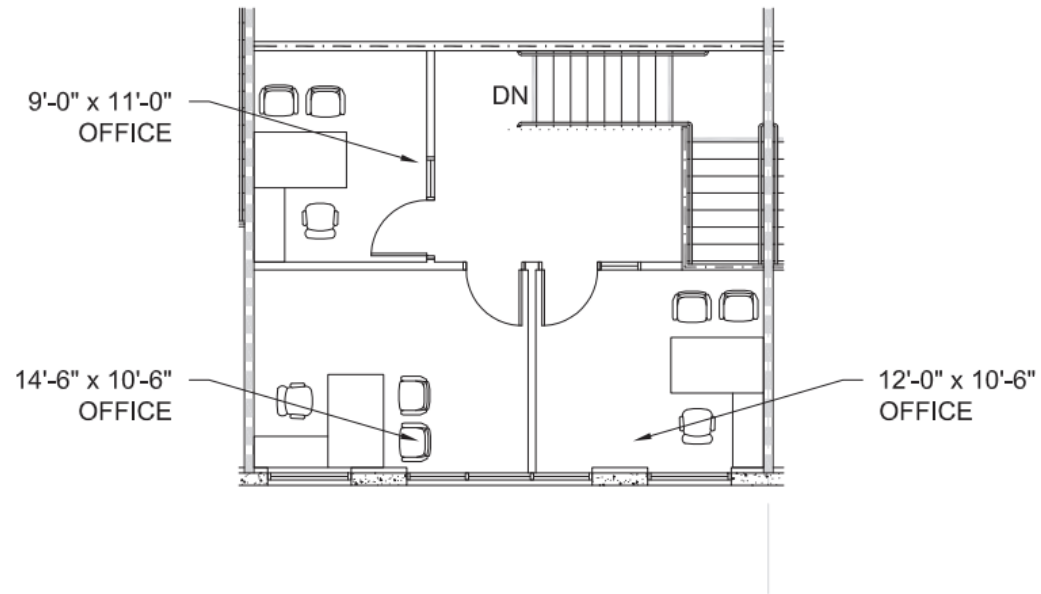
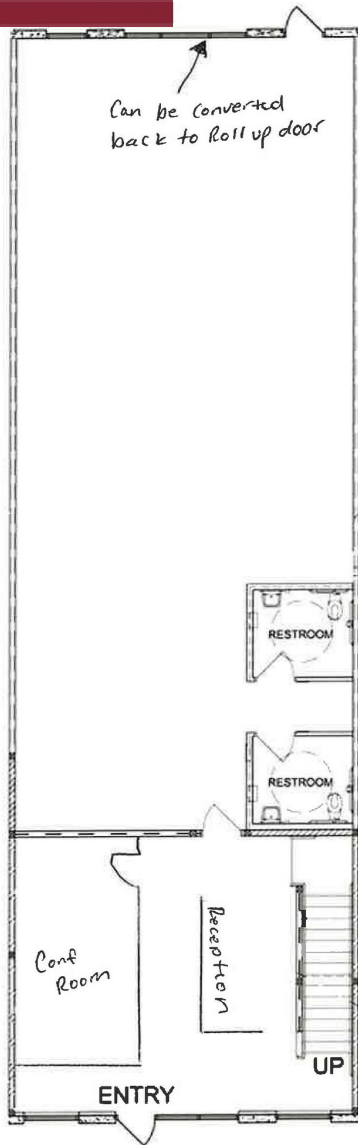
503.416.0091

seth@macadamforbes.com

Licensed in OR

FOR LEASE

3485 NE John Olsen Avenue, Hillsboro, OR 97124



SECOND FLOOR

First Floor

Second Floor

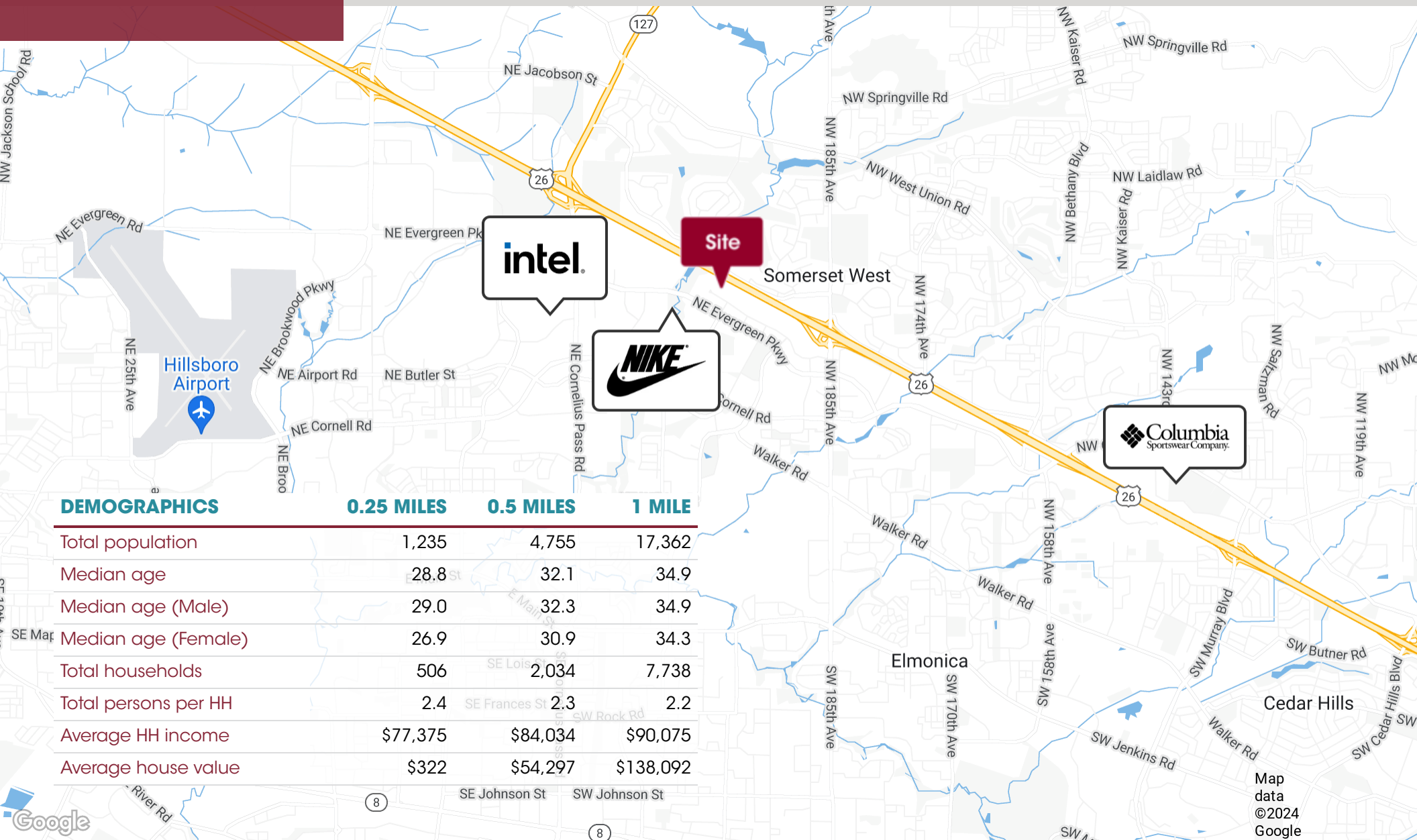


Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR

FOR LEASE

3485 NE John Olsen Avenue, Hillsboro, OR 97124



Joe Curran
 503.616.0992
 jcurran@macadamforbes.com
 Licensed in OR & WA

Seth Platsman
 503.416.0091
 seth@macadamforbes.com
 Licensed in OR

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.

MACADAMFORBES.COM | 503.227.2500