



FOR LEASE

# One Warm Springs

8050 SW WARM SPRINGS RD, TUALATIN, OR



## Medical Office Space Available For Lease

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**Kidder  
Mathews**

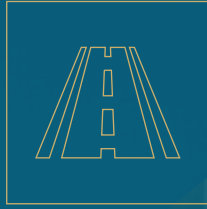
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# BUILDING FEATURES & AMENITIES



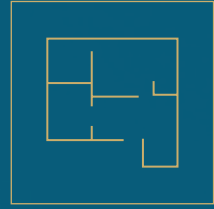
**BUILDING SF**  
26,467 SF



**TWO MINUTES TO**  
I-5 AND I-205



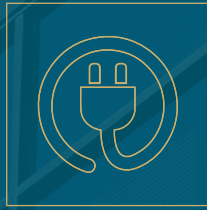
**PARKING RATIO**  
3.56/1,000



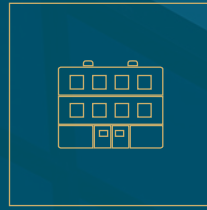
**TURNKEY MEDICAL**  
CLINIC - IMMEDIATE  
AVAILABILITY



**SHOWER &**  
LOCKER FACILITIES



**HEAVY POWER &**  
TELCO CAPABILITY



**SECOND**  
GENERATION SPACE

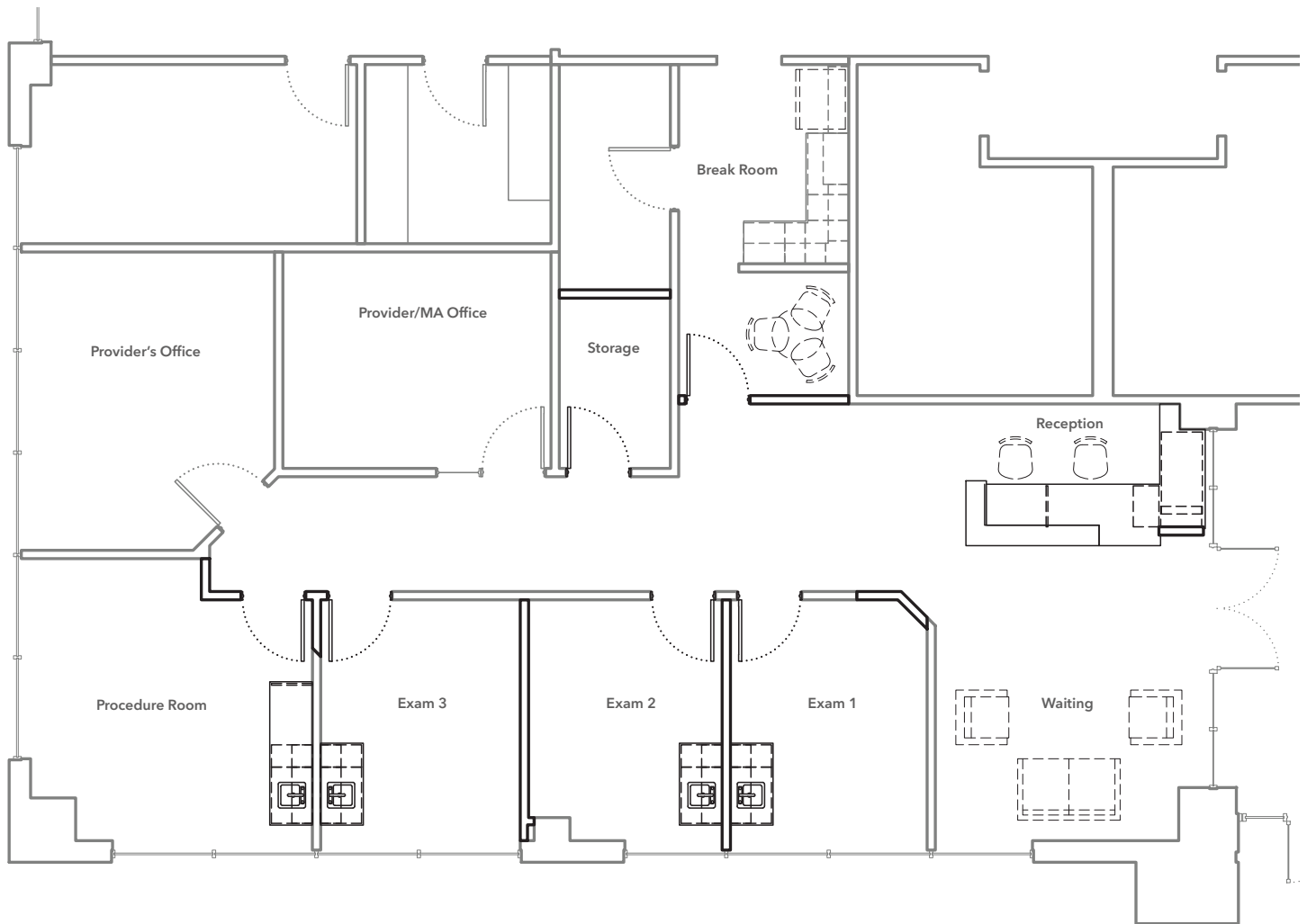


**WALKING DISTANCE TO**  
LIVELY RESTAURANT &  
SHOPPING SCENE



# AVAILABLE SPACES

## 1st Floor - Suite 100 Available Immediately



Recently completed construction

Furniture, including exam tables included

3 exam rooms

1 procedure room

2 provider offices/consult rooms

Break area

Recovery room

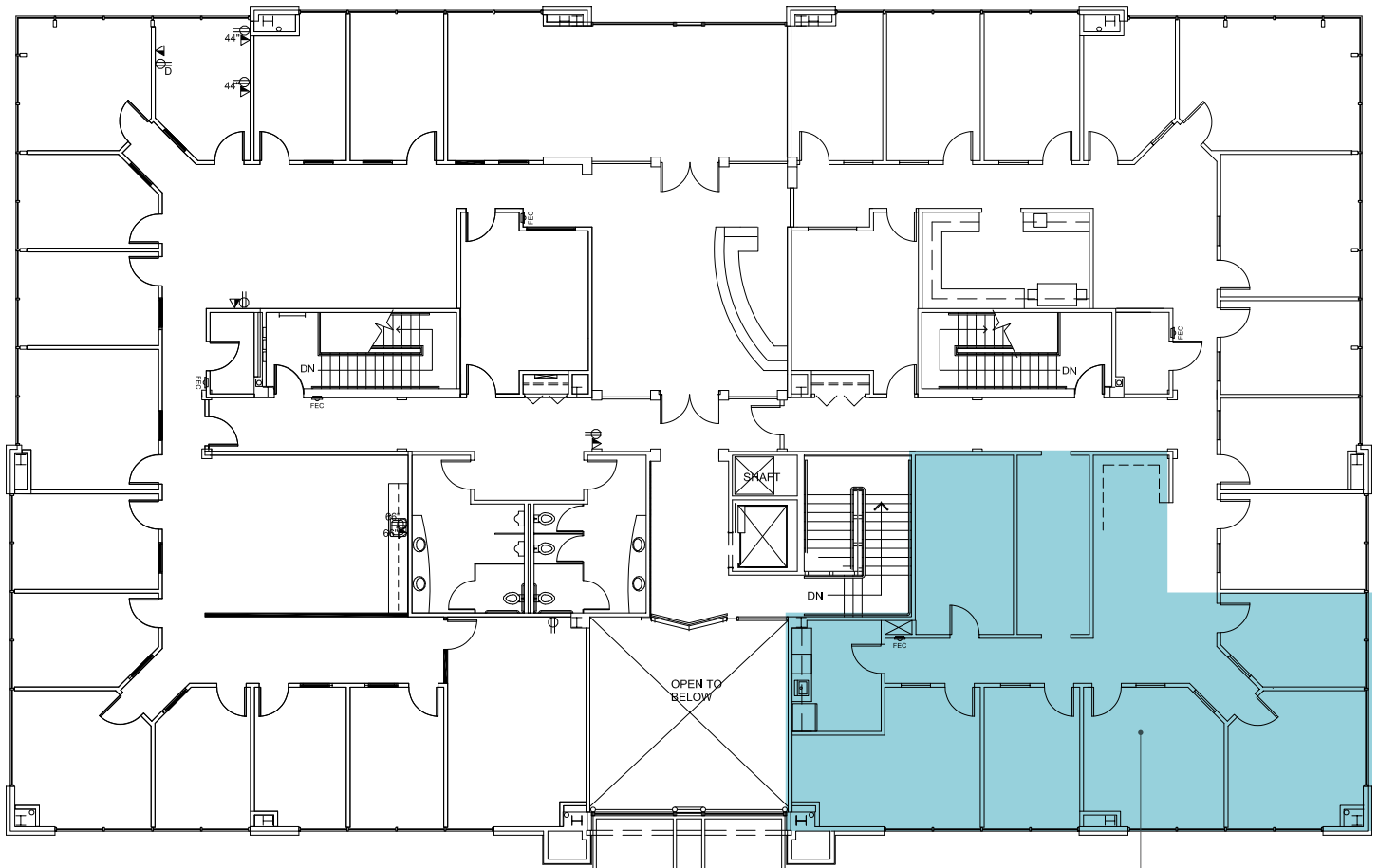
IT Room

# SUITE 100 - RECEPTION & PROVIDER'S OFFICE



# AVAILABLE SPACES

## 2nd Floor - Suite 201



**AVAILABLE  
SUITE 201**

2,247 RSF

\$37.00/YR, modified gross

Available for remodeling immediately

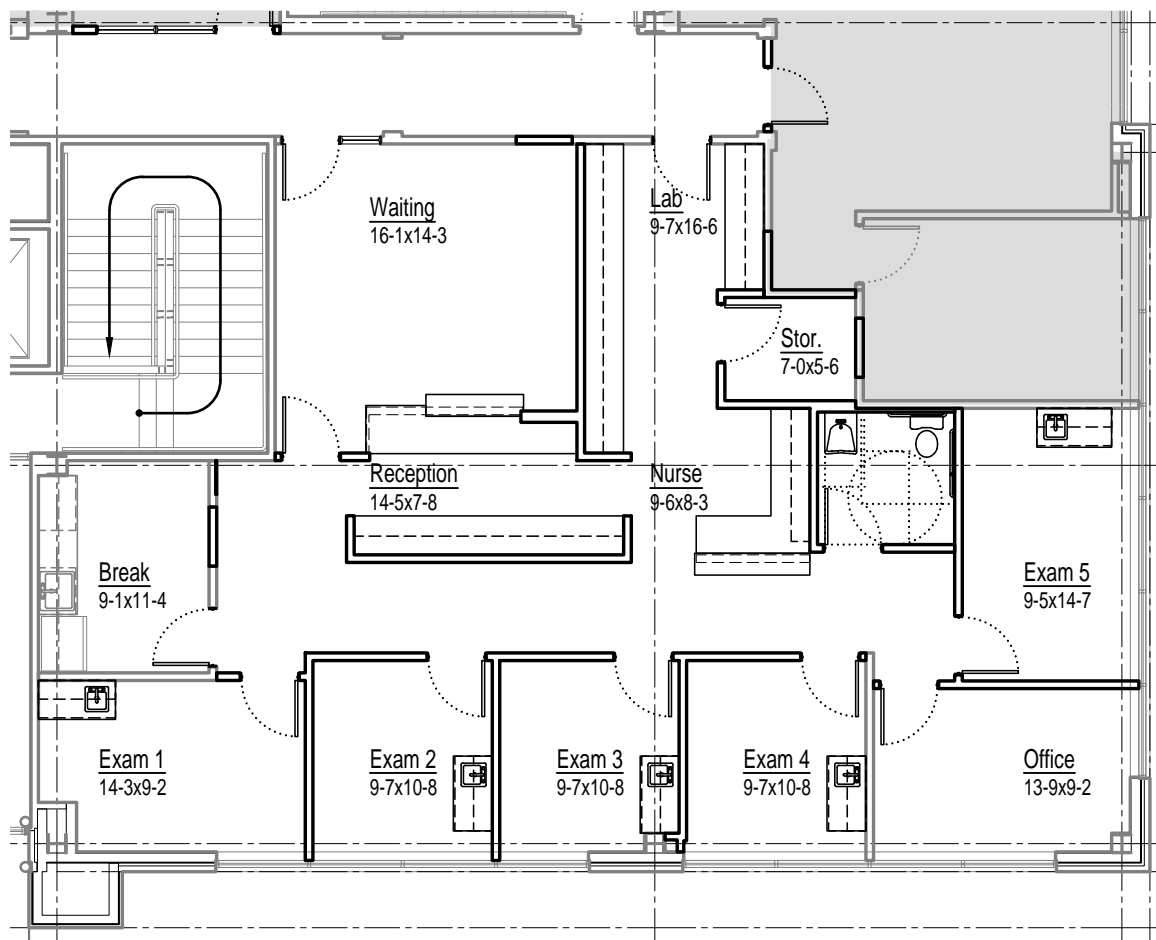
Excellent window line

Second generation space (i.e. Class A commercial office build-out)

Generous tenant improvement allowance for long-term medical user

# AVAILABLE SPACES

## Suite 201 - Speculative Medical Office Space Plan



### SPECULATIVE SPACE PLAN BUILD OUT HIGHLIGHTS

4 Exam Rooms w/ Sinks

Internal Restroom

1 Office

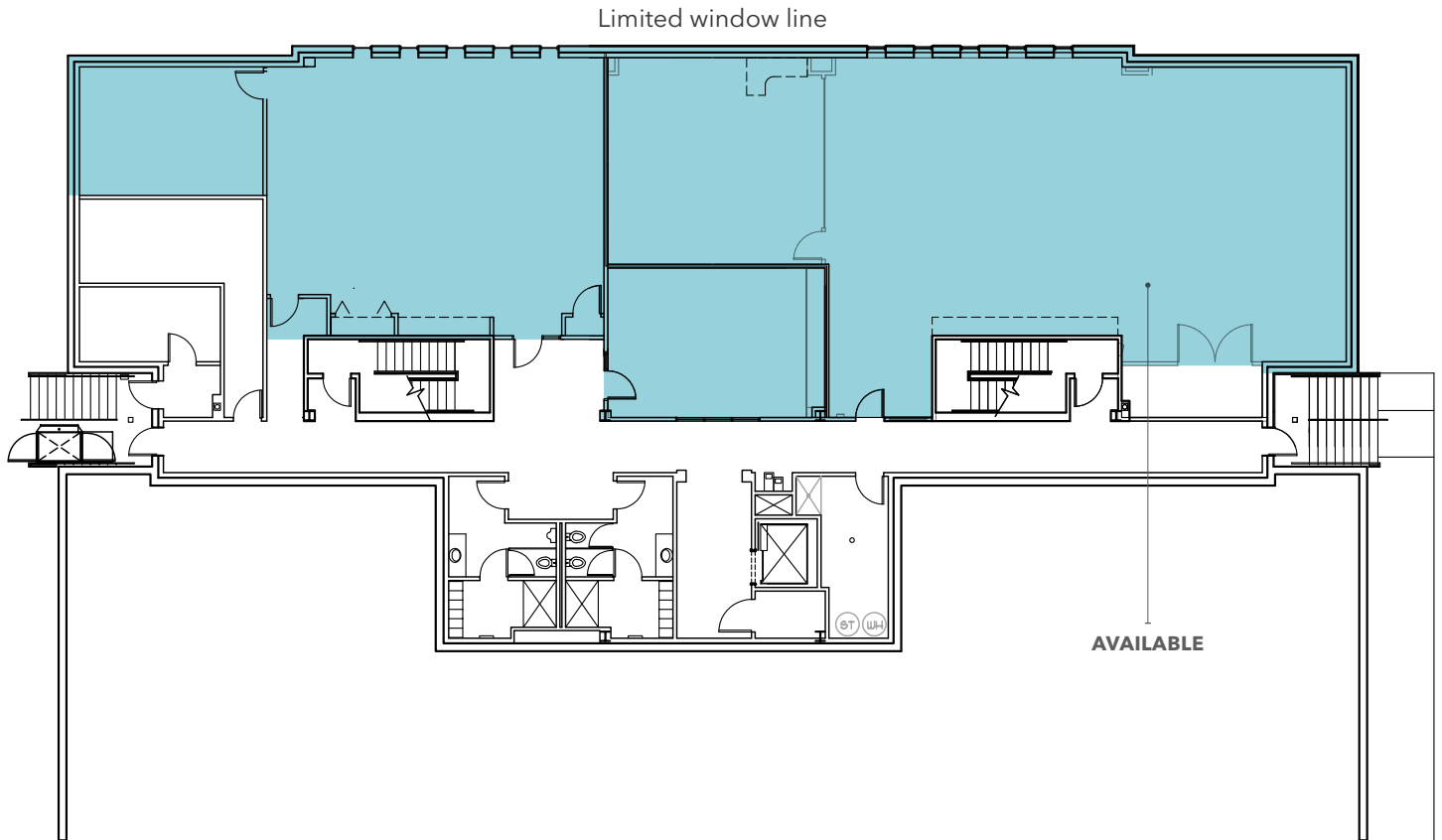
Break room

Lab

Waiting/Receptionist

# AVAILABLE SPACES

## Daylight Basement - Suites 50 & 60



1,251 - 4,521 RSF

\$18.00/SF/YR, modified gross

Second generation space

Large conference room

Cabinetry with built-in sink

Limited window line



**72,081**

POPULATION  
(3 MILES)

**\$101,969**

AVERAGE HH INCOME  
(3 MILES)

**84**

WALK  
SCORE

**1**

MINUTE TO  
DOWNTOWN TUALATIN

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