

Levi Building

10580 SW McDONALD STREET, TIGARD, OR 97224



Tyler Collins
503.416.0088
tcollins@macadamforbes.com
Licensed in OR

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

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FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

10580 SW McDonald Street, Tigard, OR 97224



PROPERTY DESCRIPTION

Office space available in Tigard. The property has more than 30 parking spots and is surrounded by various retail and restaurant amenities.

The property benefits from convenient access to Highway 99W, I-217, and I-5.

PROPERTY HIGHLIGHTS

- New LED Lighting
- Conveniently located off of Highway 99W
- Parking ratio: 2.59/1,000 SF

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Available SF:	1,473 - 1,546 SF
Lot Size:	0.52 Acres
Building Size:	11,581 SF

TRAFFIC COUNTS

SW McDonald & SW 105th Ave E	14,640
SW McDonald & SW 14th Ave W	12,108
SW Pacific Hwy	39,689



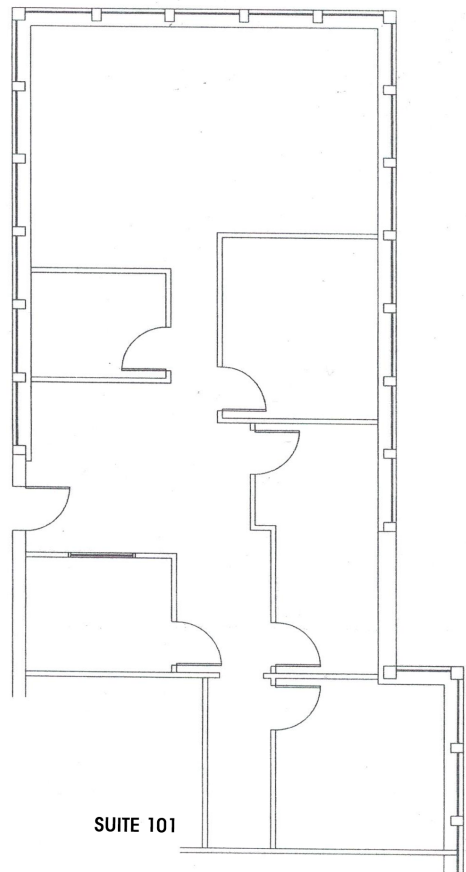
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 101	1,546 SF	Modified Gross	\$23.00 SF/yr	5 private offices



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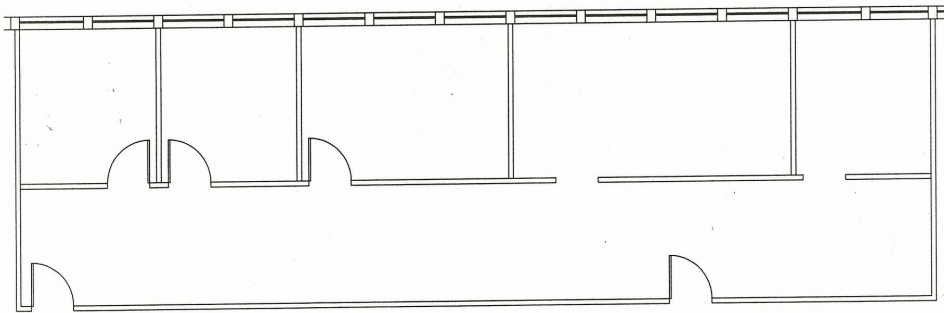
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SUITE 104 1,473 RSF



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 104	1,473 SF	Modified Gross	\$23.00 SF/yr



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