

# ALLEN BLVD BUILDING

11150 SW ALLEN BLVD  
BEAVERTON, OR



10,911 RSF

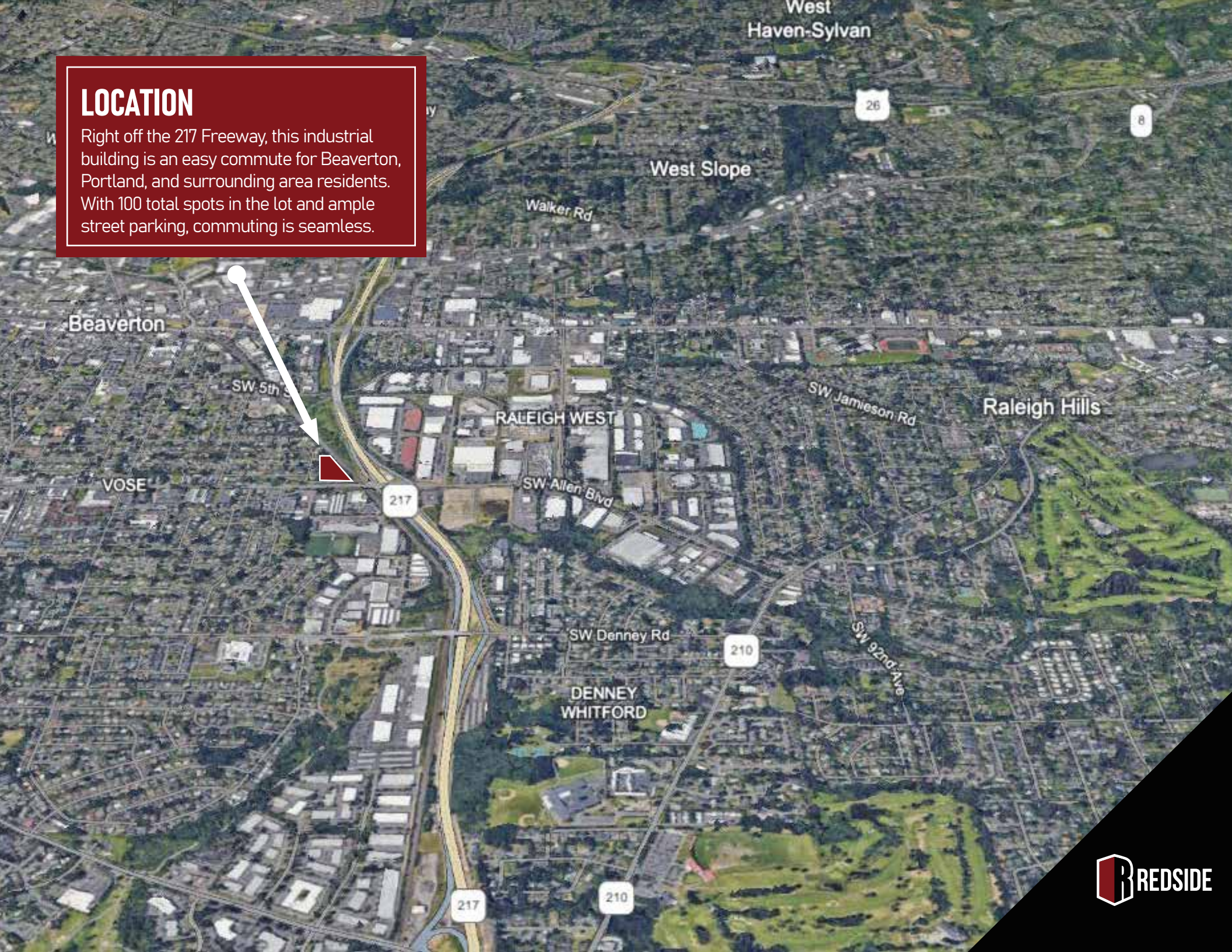
**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726



## LOCATION

Right off the 217 Freeway, this industrial building is an easy commute for Beaverton, Portland, and surrounding area residents. With 100 total spots in the lot and ample street parking, commuting is seamless.



# SITE HIGHLIGHTS



**Major renovation and extensive upgrades completed in 2018 including new roof and HVAC**



**Excellent visibility from HWY 217**



**Quick freeway access**



**Ample Parking**



**Flexible zoning allows for a wide range of uses**



**Fully conditioned space throughout**



**Ceiling heights 14' - 18'**



**Large open spaces**

## CLOSE TO FOOD

- 1.7 miles from Beaverton's largest food cart pod.
- 1.4 Miles from Loyal Legion, Afuri, Sizzle Pie, Top Burmese, The Whole Bowl, Big's Chicken
- 1.6 Miles from Breakside Brewery's food cart pod



## CLOSE TO RETAIL

- 1.2 Miles from Beaverton Town Square
- 2 Miles from Cedar Hills crossing
- 2.8 Miles from Washington Square Mall
- 5.1 Miles from Progress Ridge Town Square



## CLOSE TO BUSINESS

- 4 miles from Nike World Headquarters
- Multiple Intel campuses within 15 miles
- 3.4 miles from Apple

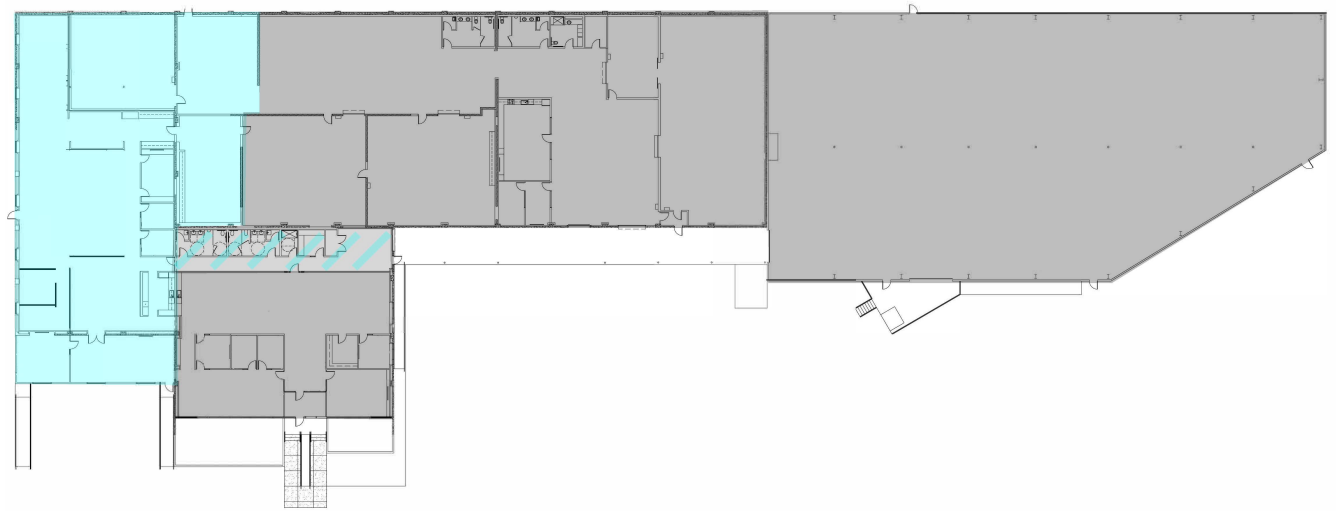


# ALLEN BLVD BUILDING

11150 SW ALLEN BLVD  
BEAVERTON, OR

## VACANCY

Building features up to 7,120 RSF of Creative, Class A-B Office/Flex space plus approximately 3,791 RSF of conditioned light manufacturing/warehouse. Zoning, build-out, and ceiling heights allow for flexible use options.



**AVAILABLE AREAS IN BLUE**  
**LEASED AREAS IN GRAY**  
**HATCHED AREAS ARE COMMON**

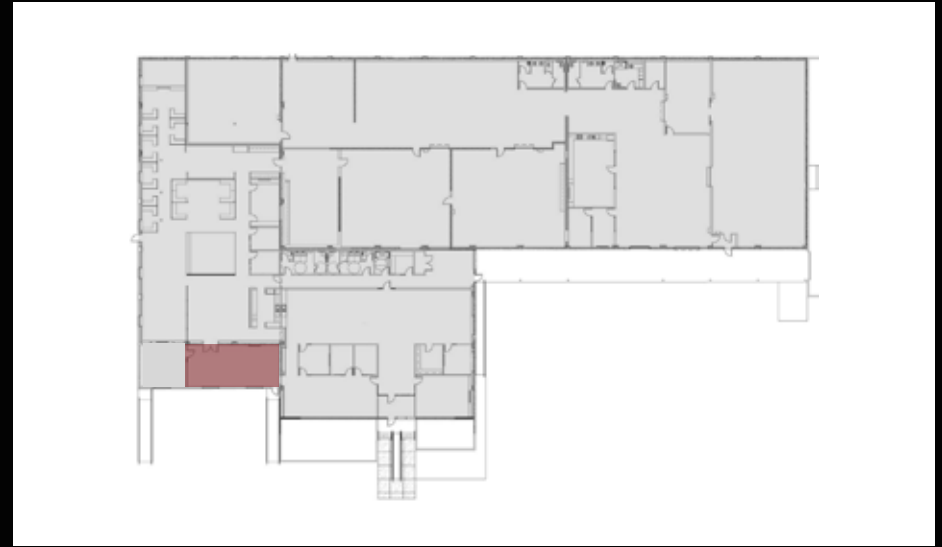
10,911 RSF

**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726



# LOBBY



10,911 RSF

**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726



# KITCHEN / BAR



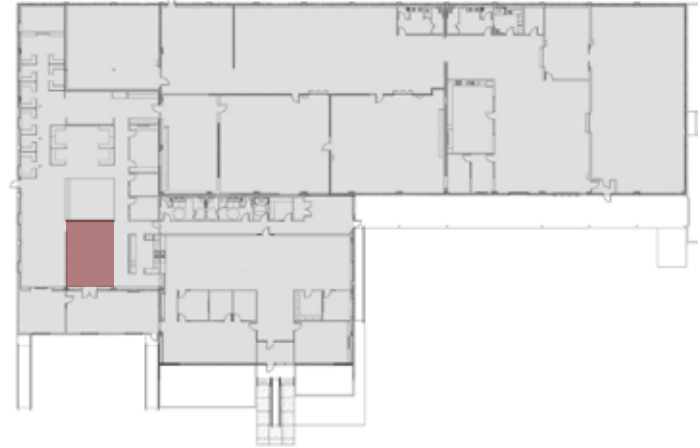
10,911 RSF

**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726



# LOUNGE



10,911 RSF

**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726





# CREATIVE OFFICE



10,911 RSF

**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726



# CONFERENCE ROOMS



10,911 RSF

**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726



# ALLEN BLVD BUILDING

11150 SW ALLEN BLVD  
BEAVERTON, OR



**Danny McGinley**  
danny@redsidepdx.com  
503.706.6290

**Garrin Royer**  
garrin@redsidepdx.com  
503.816.7726

The information contained herein has been obtained from sources deemed to be reliable. We do not guarantee its accuracy. All information should be verified prior to lease or purchase.

View the Real Estate Agency Pamphlet by visiting our website, [www.redsidepdx.com/availability.html](http://www.redsidepdx.com/availability.html).