

RENOVATED PROFESSIONAL OFFICE SUITE OR LIGHT MEDICAL IN DOWNTOWN BEAVERTON
THE MT. ADAMS BUILDING- 4720-4790 SW WATSON AVE., BEAVERTON, 97005

FOR LEASE



The Mt. Adams Building is a 4,000-sq-ft suburban medical office building in the heart of the revitalized Beaverton Downtown core. The building consists of 3 newly-updated medical suites with full ADA access, multiple treatment rooms, with reception and staff break areas. Many new upgrades to the building include updates for energy efficiency, new glazing and doors, new LED lighting, and new indoor green rate flooring and paint as well. All appliances and plumbing fixtures will be updated as well, for low-flow optimization of water conservation. Included are a full renovation to the landscaping (with drip irrigation and drought-resistant planting), as well as enhanced exterior lighting, siding and an attractive color palette applied to all building elevations.



northrimpdx.com

Matt Schweitzer

matt@northrimpdx.com | 503.381.3134

819 SE Morrison St., #110
Portland, OR 97214

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2019 North Rim Commercial Properties

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Property Details

- Renovated light-medical suites with treatment rooms, reception area, and break room
- Each suite has 2 private restrooms
- ADA accessible building
- Energy-efficient upgrades include LEDs, “green” flooring and paint, low-flow fixtures, and drought-resistant landscaping
- Ample on-site parking
- Locally owned and managed

Location Details

- Corner lot in Downtown Beaverton at 3rd and Watson
- Within ¼-mile of 12 TriMet bus stops
- About a half-mile to the Beaverton Transit Center WES station

Demographics (within 1 mile; for 2020)

- Population: 21,980
- Projected Population: 23,169 (2025)
- Households: 8,835
- Median Household Income: \$55,044
- Median Age: 36

Daily Traffic Count (2020)

(SW Watson Ave. & SW 3rd)

TOTAL: 8,719



Bike Score



“Very Bikeable”

Walk Score



“Walkers Paradise”

Transit Score



“Excellent Transit”

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Floor Plan



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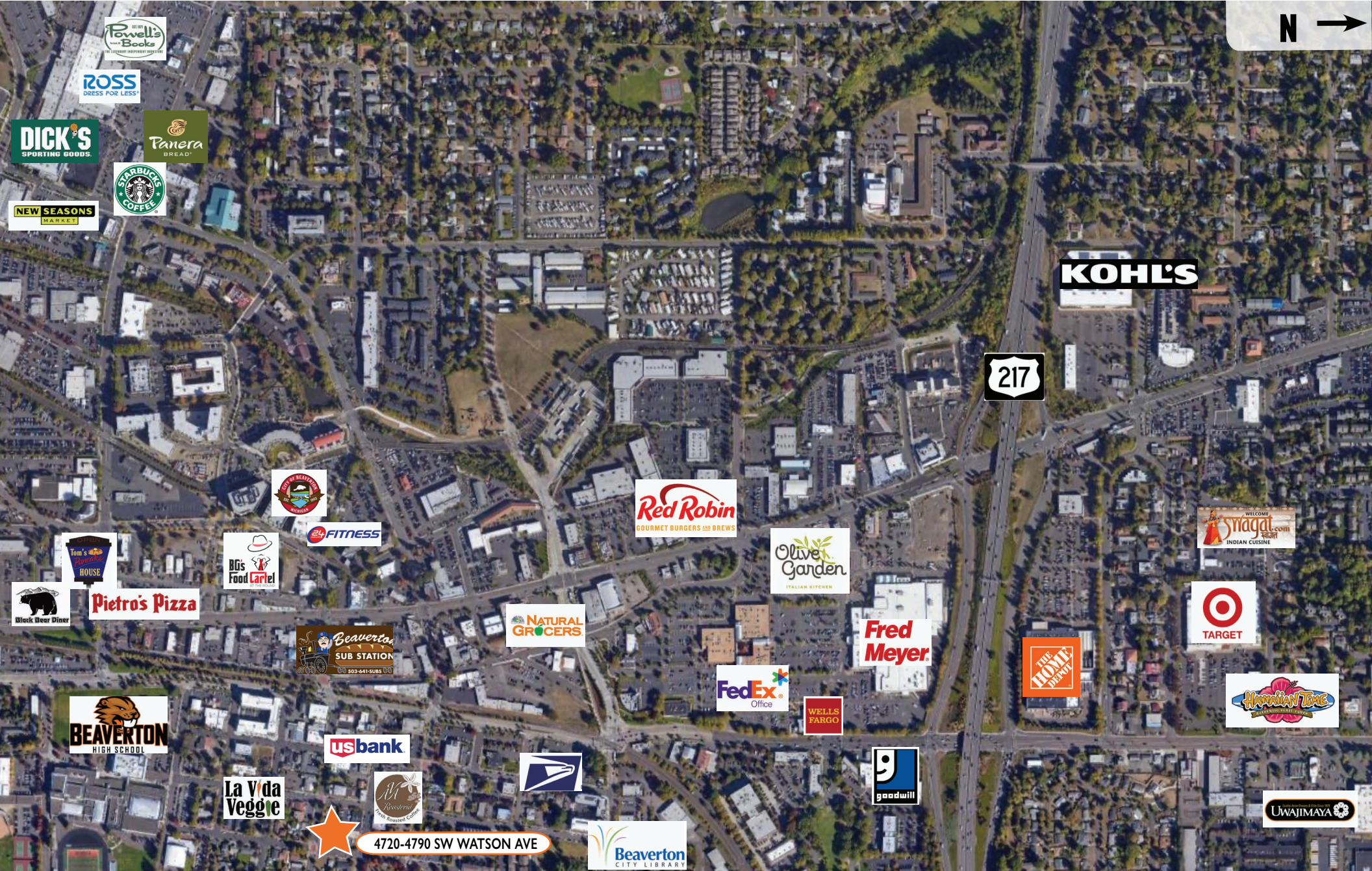
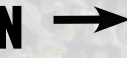
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