

# Recently Renovated Owner/User Opportunity

12555 SW HALL BOULEVARD, TIGARD, OR 97223

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FOR SALE

MACADAM  
FORBES  
COMMERCIAL REAL ESTATE SERVICES

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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.



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12555 SW Hall Boulevard, Tigard, OR 97223

## PROPERTY DESCRIPTION

This is an affordable owner/user opportunity located in Washington County. The building received a complete renovation in 2019, with new systems throughout. It has a functional blend of open work areas and private offices/meeting spaces.

## PROPERTY HIGHLIGHTS

- Zoned MU-CBD
- Fully renovated in 2019
- Ample off-street parking
- Excellent visibility along SW Hall

## OFFERING SUMMARY

Sale Price:	\$1,075,000
Lot Size:	0.26 Acres
Building Size:	2,630 SF
Property Taxes:	\$4,839.69

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	450	1,191	5,625
Total Population	939	2,660	13,269
Average HH Income	\$75,638	\$86,657	\$96,429



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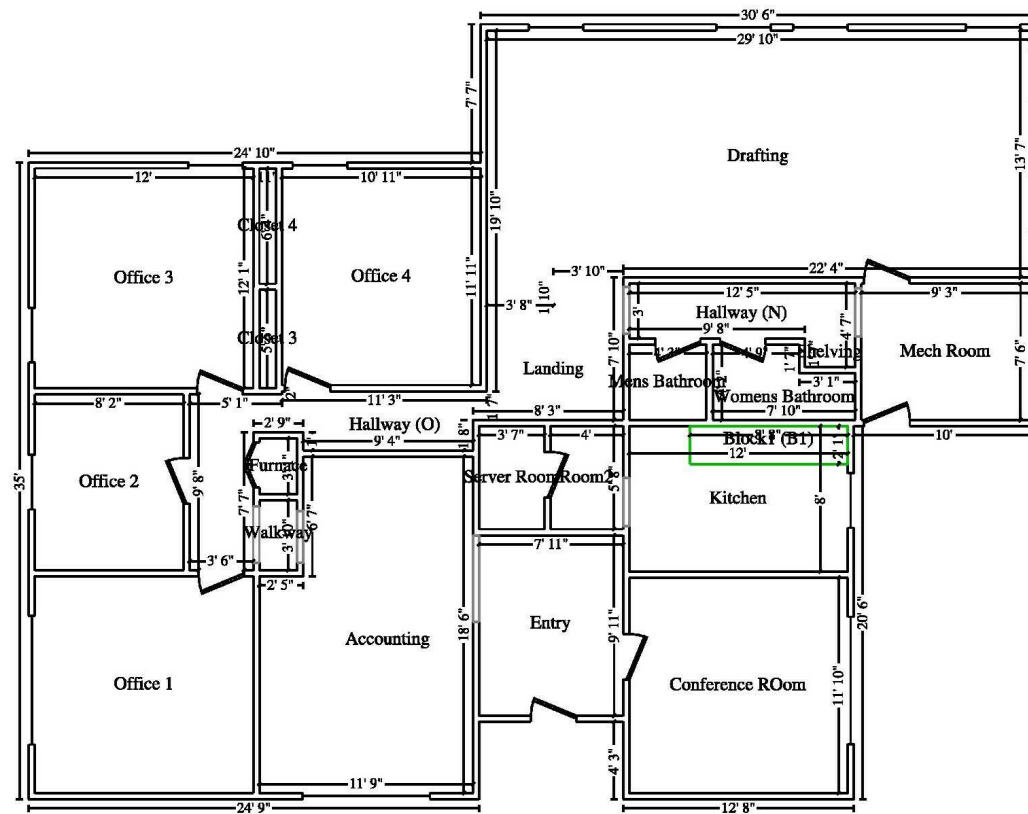
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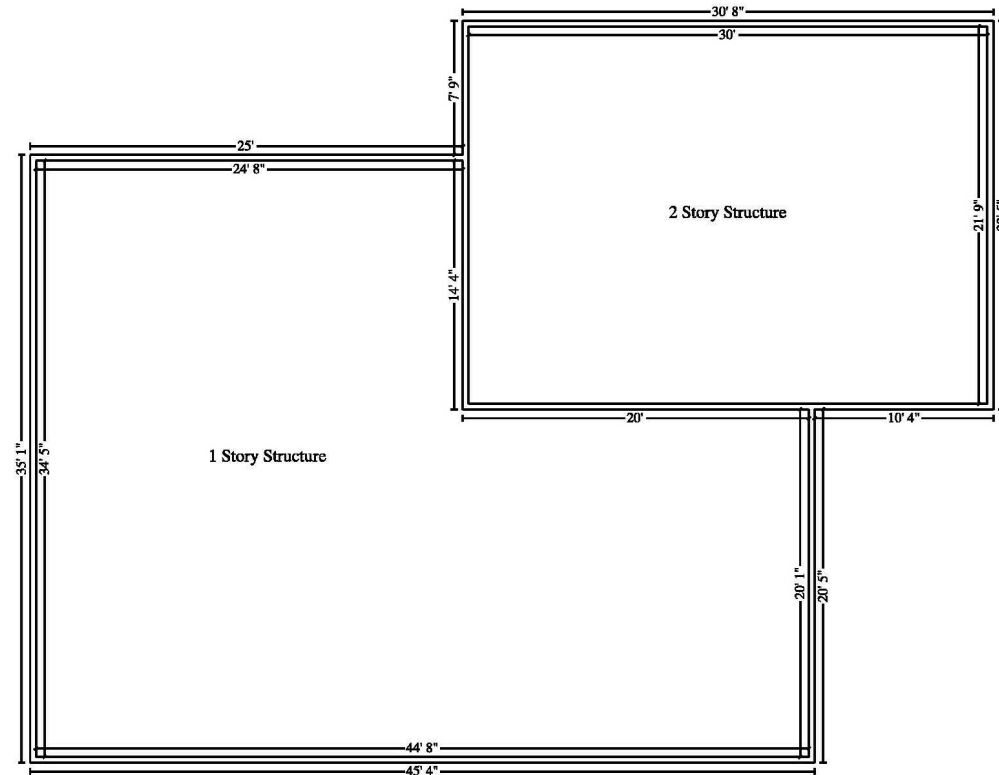
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12555 SW Hall Boulevard, Tigard, OR 97223



1



First Floor

Second Floor



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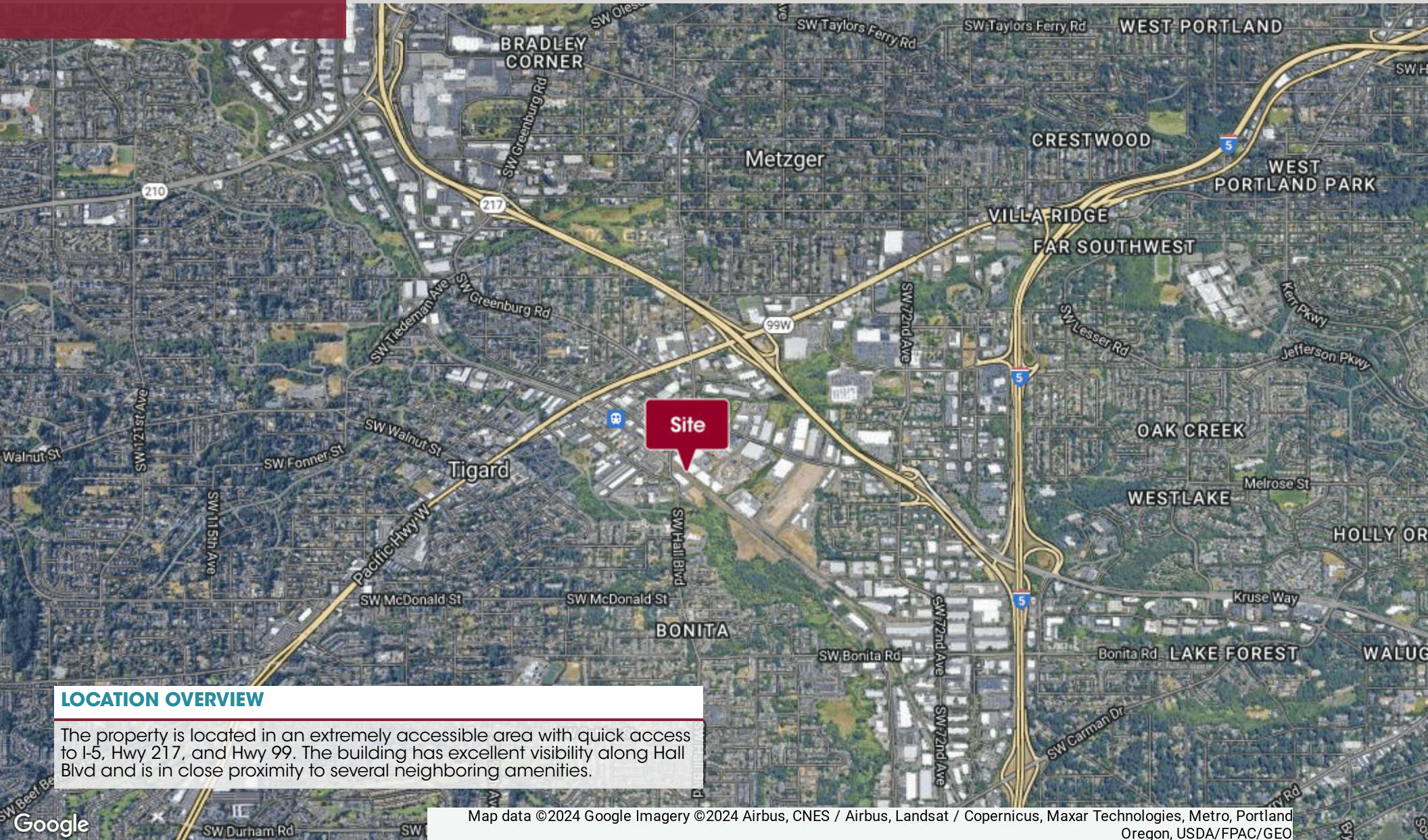
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## LOCATION OVERVIEW

The property is located in an extremely accessible area with quick access to I-5, Hwy 217, and Hwy 99. The building has excellent visibility along Hall Blvd and is in close proximity to several neighboring amenities.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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