

STOREFRONT OFFICE OR RETAIL OPPORTUNITY

FOR LEASE | APPROXIMATELY ±1,150 SF RETAIL/OFFICE SPACE
4950 NORTHEAST BELKNAP COURT, HILLSBORO, OR 97124



OFFERING SUMMARY

Lease Rate:	\$20.50 SF/yr (NNN)
2024 NNN:	\$8.50/SF
Building Size:	15,770 SF
Parking Ratio:	2.5 per 1,000 SF
Available SF:	1,150 SF
Year Built:	2000
Zoning:	Station Community Business Park (SCBP)

PROPERTY OVERVIEW

Lease opportunity in the heart of Hillsboro. Mixed-use building with storefront retail/office and second floor office suites. Stable tenant history, elevator served, abundant parking, professionally managed, modern construction, and great visibility.

PROPERTY HIGHLIGHTS

- Endcap 1,150 SF Retail/Office
- Exterior and marquee signage available
- Previous insurance office
- One private office, two extra large private offices, kitchenette, bathroom, and built in cubicles
- NNN = \$8.50/SF includes garbage and water/sewer
- Professionally managed
- Next to MAX Station & Intel Campus
- Other tenants include physical therapy, salon, restaurant, counseling services, and general office

MICK GRIEP

Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

FOR LEASE - SUITE 105 PHOTOS

FOR LEASE | APPROXIMATELY ±1,150 SF RETAIL/OFFICE SPACE
4950 NORTHEAST BELKNAP COURT, HILLSBORO, OR 97124



MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

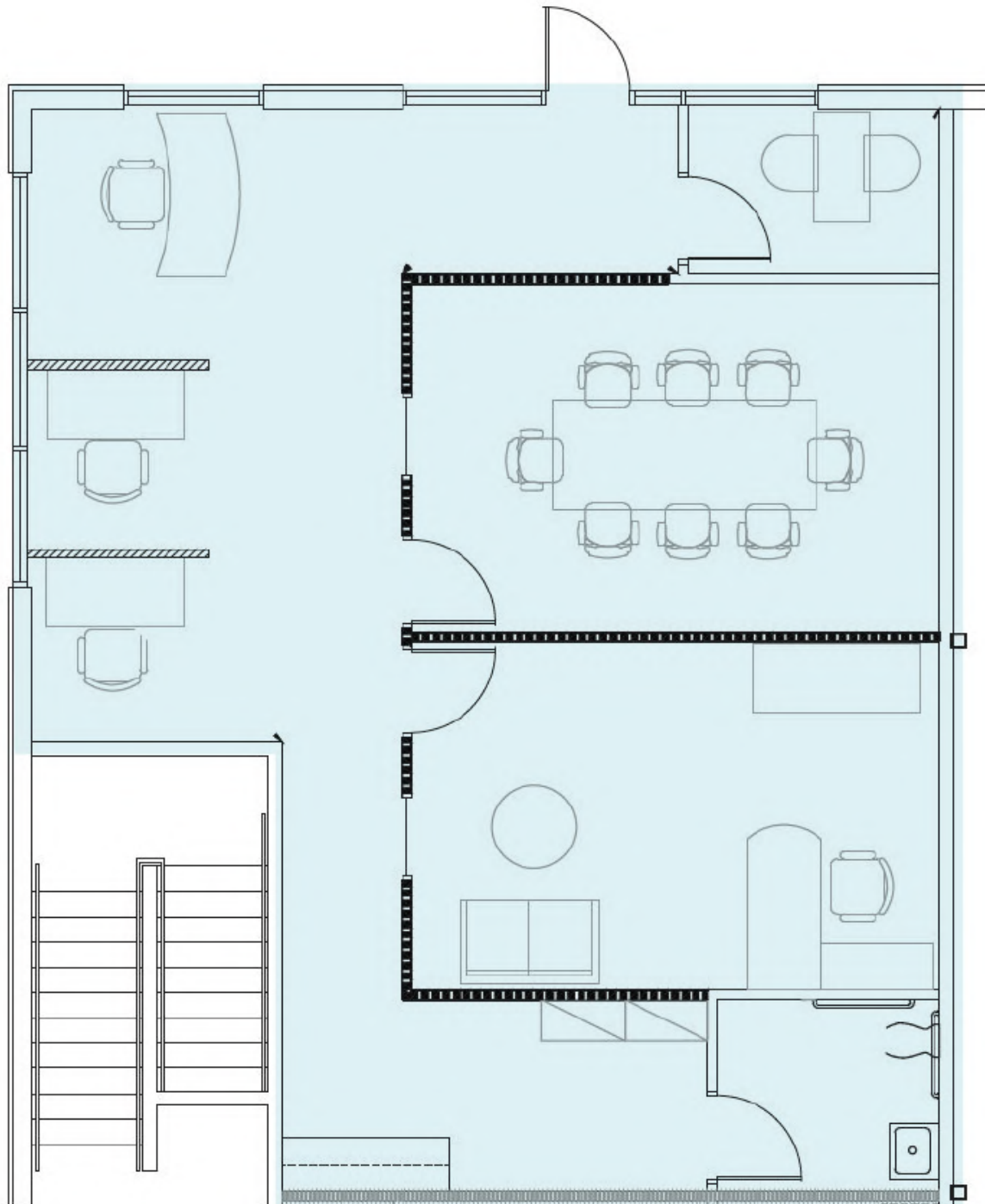
DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



FOR LEASE - SUITE 105 FLOORPLAN

FOR LEASE | APPROXIMATELY ±1,150 SF RETAIL/OFFICE SPACE
4950 NORTHEAST BELKNAP COURT, HILLSBORO, OR 97124



MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

SITE PLAN

FOR LEASE | APPROXIMATELY ±1,150 SF RETAIL/OFFICE SPACE
4950 NORTHEAST BELKNAP COURT, HILLSBORO, OR 97124



MICK GRIEP
Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



LOCATION MAP

FOR LEASE | APPROXIMATELY ±1,150 SF RETAIL/OFFICE SPACE
4950 NORTHEAST BELKNAP COURT, HILLSBORO, OR 97124



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

MICK GRIEP

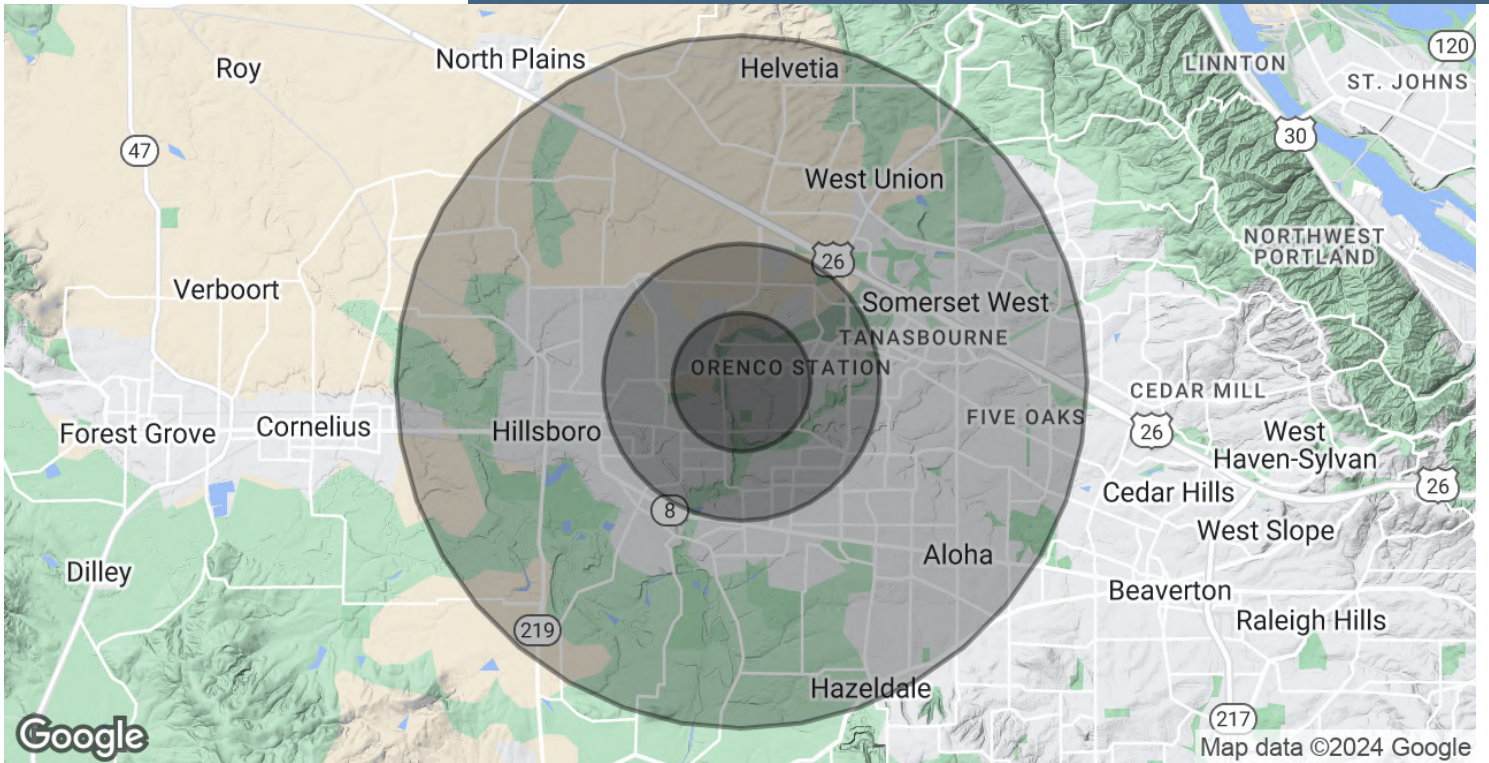
Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

FOR LEASE | APPROXIMATELY ±1,150 SF RETAIL/OFFICE SPACE
4950 NORTHEAST BELKNAP COURT, HILLSBORO, OR 97124



POPULATION	1 MILE	2 MILES	5 MILES
Total Population	14,968	52,565	217,208
Average Age	36.4	35.4	36.0
Average Age (Male)	36.9	35.3	35.2
Average Age (Female)	34.9	35.6	36.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	6,360	19,932	81,471
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$134,912	\$110,483	\$99,894
Average House Value	\$342,874	\$324,025	\$345,692

* Demographic data derived from 2020 ACS - US Census

MICK GRIEP

Associate Broker
Mick@CommercialRENW.com
503.502.9676

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com