

# Commercially Zoned Building on Hwy 99

12995 SW PACIFIC HIGHWAY, TIGARD, OR 97223

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FOR LEASE

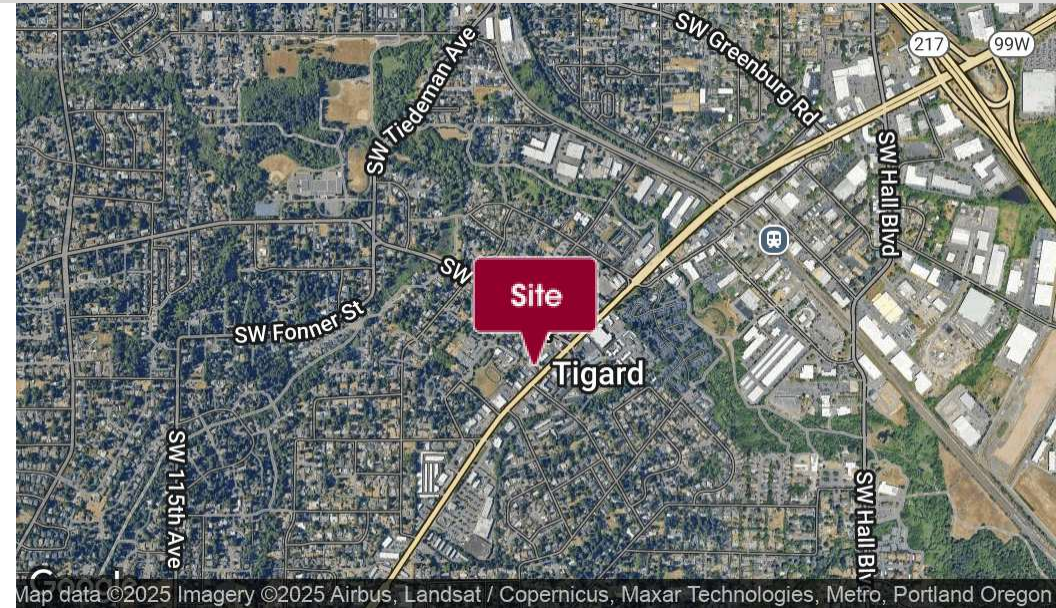
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# FOR LEASE

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## PROPERTY DESCRIPTION

Great two-story building in a flexible zone allowing office, retail, and medical uses. The entire building is available for single or multiple occupants and has 30 off-street parking spaces.

## PROPERTY HIGHLIGHTS

- Excellent road exposure on Pacific Hwy
- 30 full size parking spots 7/1000
- Attractive brick facade
- Double sided and illuminated sign available for tenants desiring landmark location
- Commercial zoning allowing for retail, office, medical and mixed use
- Oversized lot suitable for expansion
- Four private offices (one with a private restroom), conference room, and kitchen/breakroom

## LOCATION DESCRIPTION

The property offers excellent visibility on one of the Portland Metro area's busiest thoroughfares. It is five minutes to Hwy 217 at the 99W interchange and ten minutes to I-5.

## OFFERING SUMMARY

Lease Rate (whole building as is):	\$19.00 SF/yr (NNN)
Available SF:	800 - 5,769 SF
Lot Size:	0.59 Acres
Building Size:	5,769 SF



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