

HOT! HOT HOT!



SUBLEASE

15615 SW 74TH AVE, SUITE 190/170, TIGARD, OREGON



PRIME FLEX SPACE AVAILABLE FOR SUBLEASE

Unlock the potential of your business in this dynamic flex space, perfectly designed for versatility and growth. With an impressive blend of office and warehouse features, this space offers everything you need to thrive. Whether you're a growing startup, an established company, or a creative enterprise, this space adapts to your unique needs.



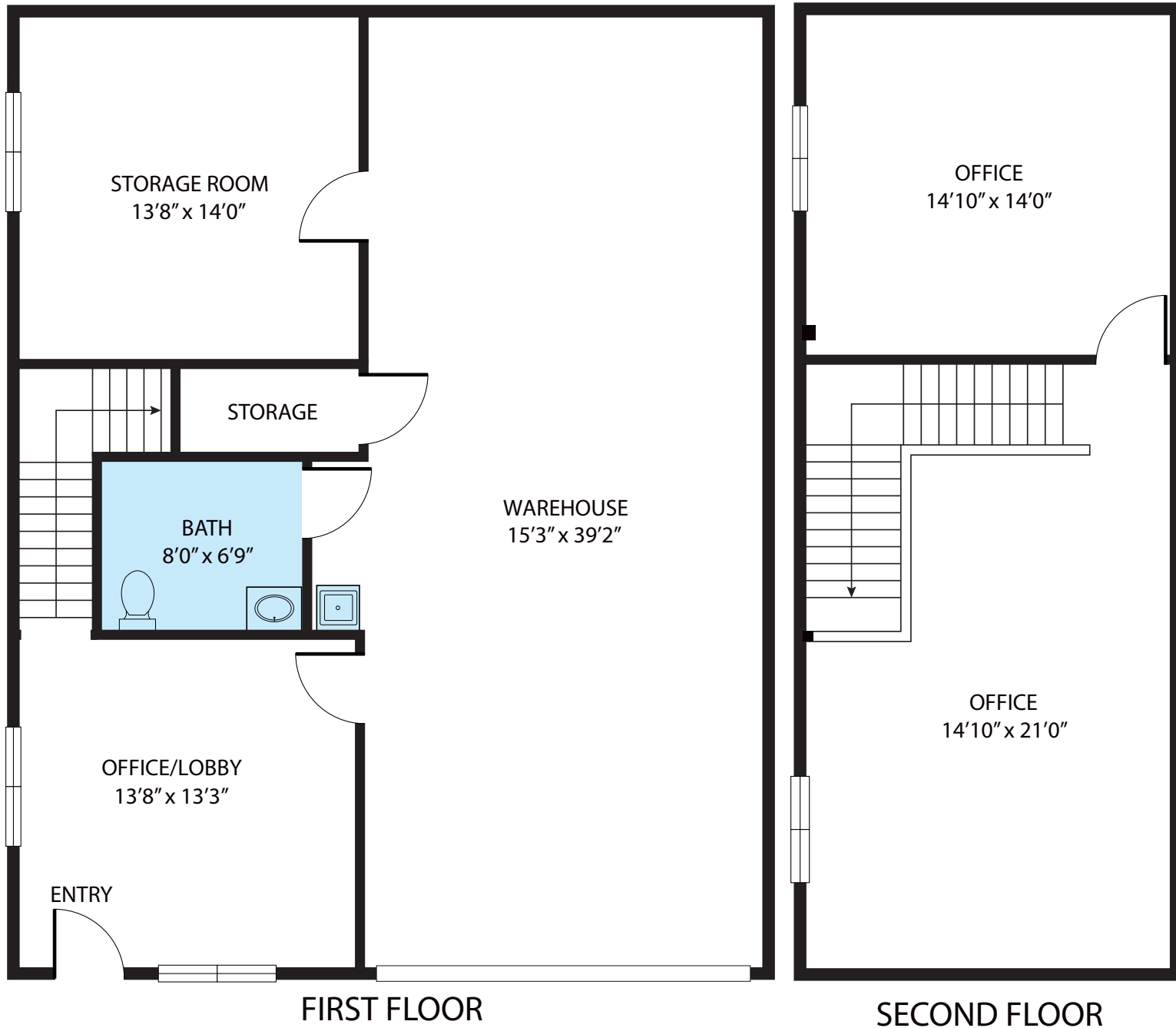
- » **Suite 190 + 170: ±3,535 SF**
- » **Rate: \$5,338 per/month Modified Gross**
- » **Sublease Expiration: October, 31st, 2026**
- » **Open Warehouse Space: ±1,250 SF** of open, high-ceiling warehouse area, ideal for storage, production, or creative projects.
- » **Office & Lobby Area:** Office/lobby space on the first floor that sets the tone for a professional environment.
- » **Separate Storage Room:** Additional storage space on the first floor to keep your operations organized and efficient.
- » **Private Bathroom:** Convenience and privacy for your team and clients.
- » **Second-Floor Offices:** Dedicated office space for focused work and collaboration.
- » **High-Speed Internet:** Enjoy complimentary Gigabit internet provided by the sublandlord throughout your sublease term.
- » **Parking:** 4 dedicated spots plus parking in front of rollup garage doors.
- » Can combined the suites with landlords sighoff.



Act Now!
Opportunities like this don't last long.

Suite 170

Suite 190

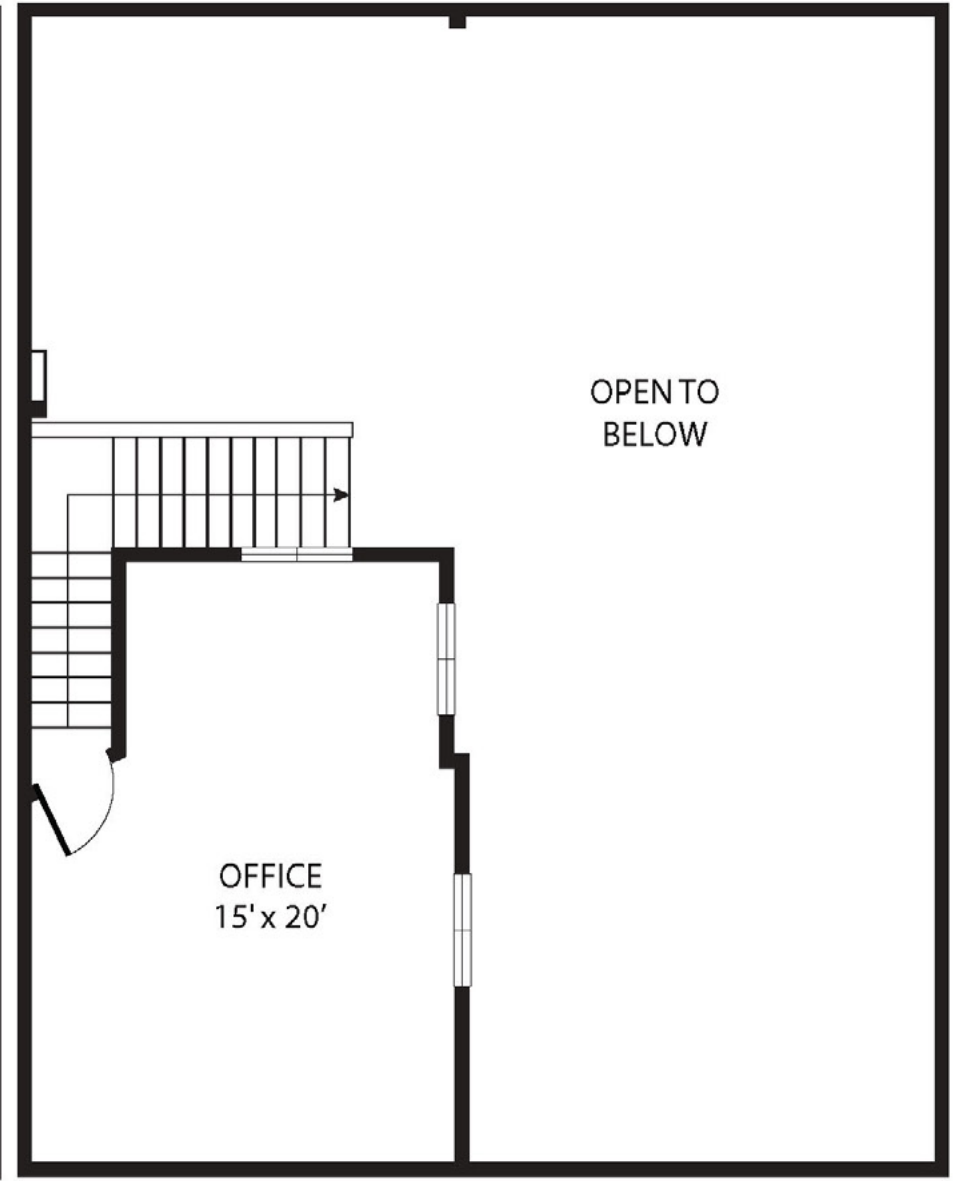
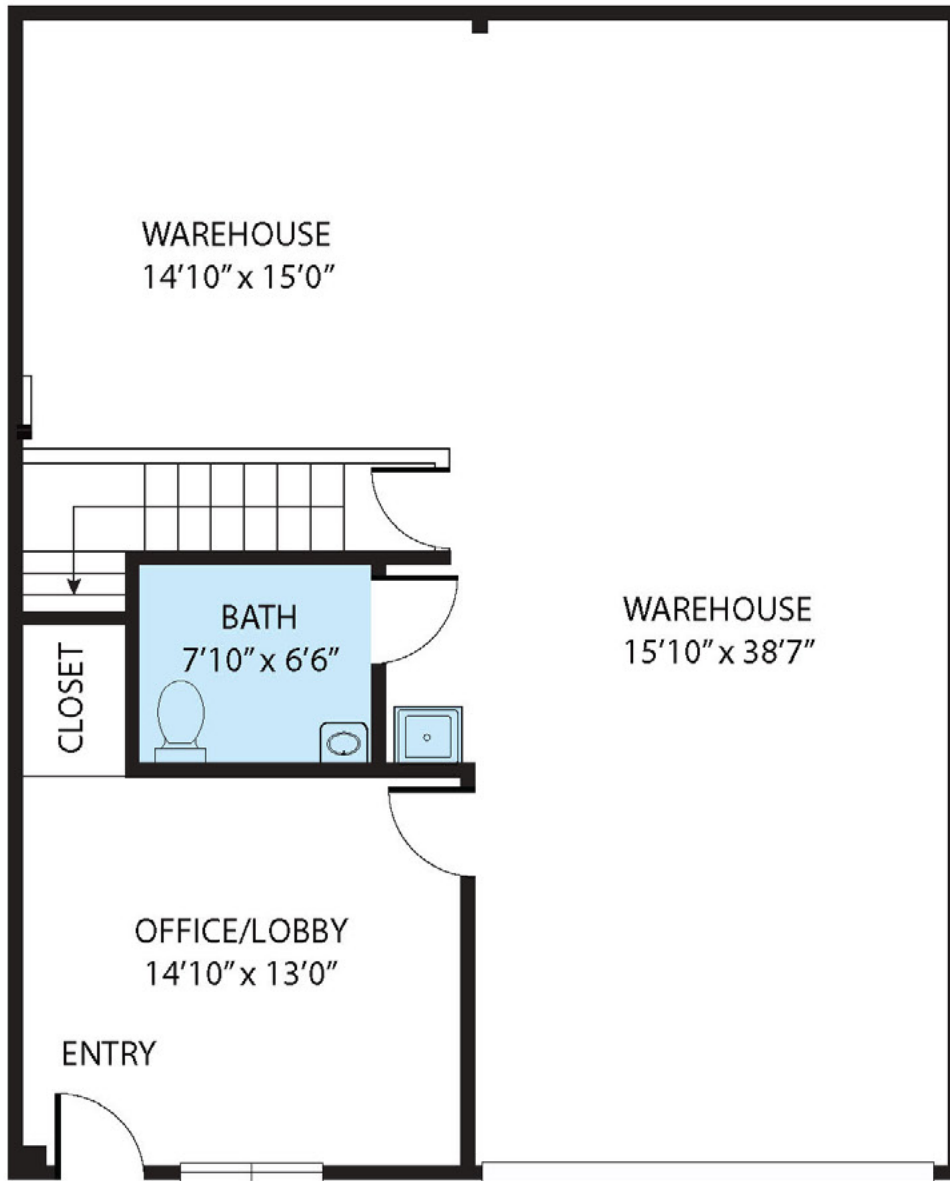


15615 SW 74th Avenue #190, Tigard, OR 97224

TOTAL APPROX. FLOOR AREA ±1,880 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only.





FIRST FLOOR

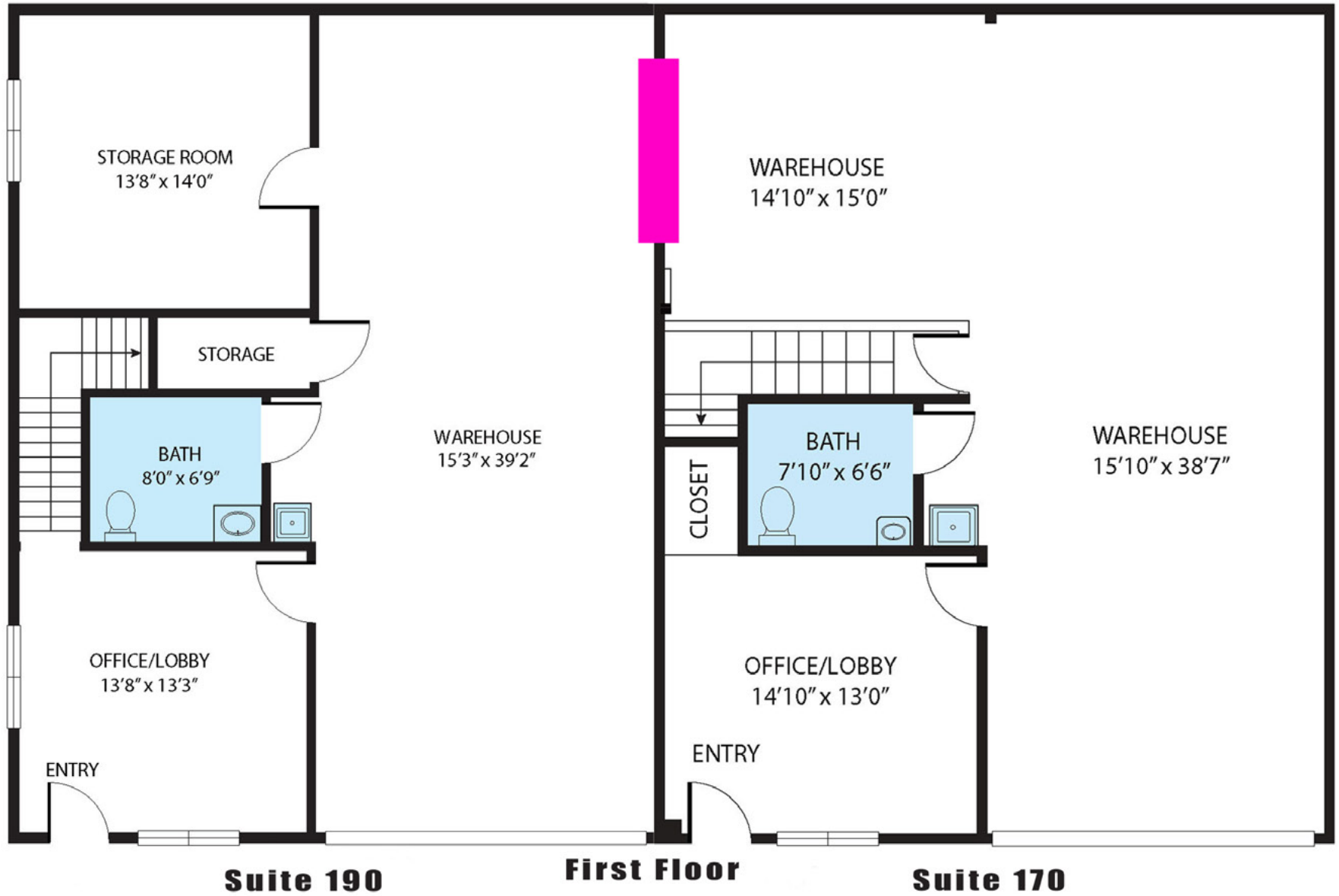
SECOND FLOOR

15615 SW 74th Avenue #170, Tigard, OR 97224
 TOTAL APPROX. FLOOR AREA ±1,655 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only.

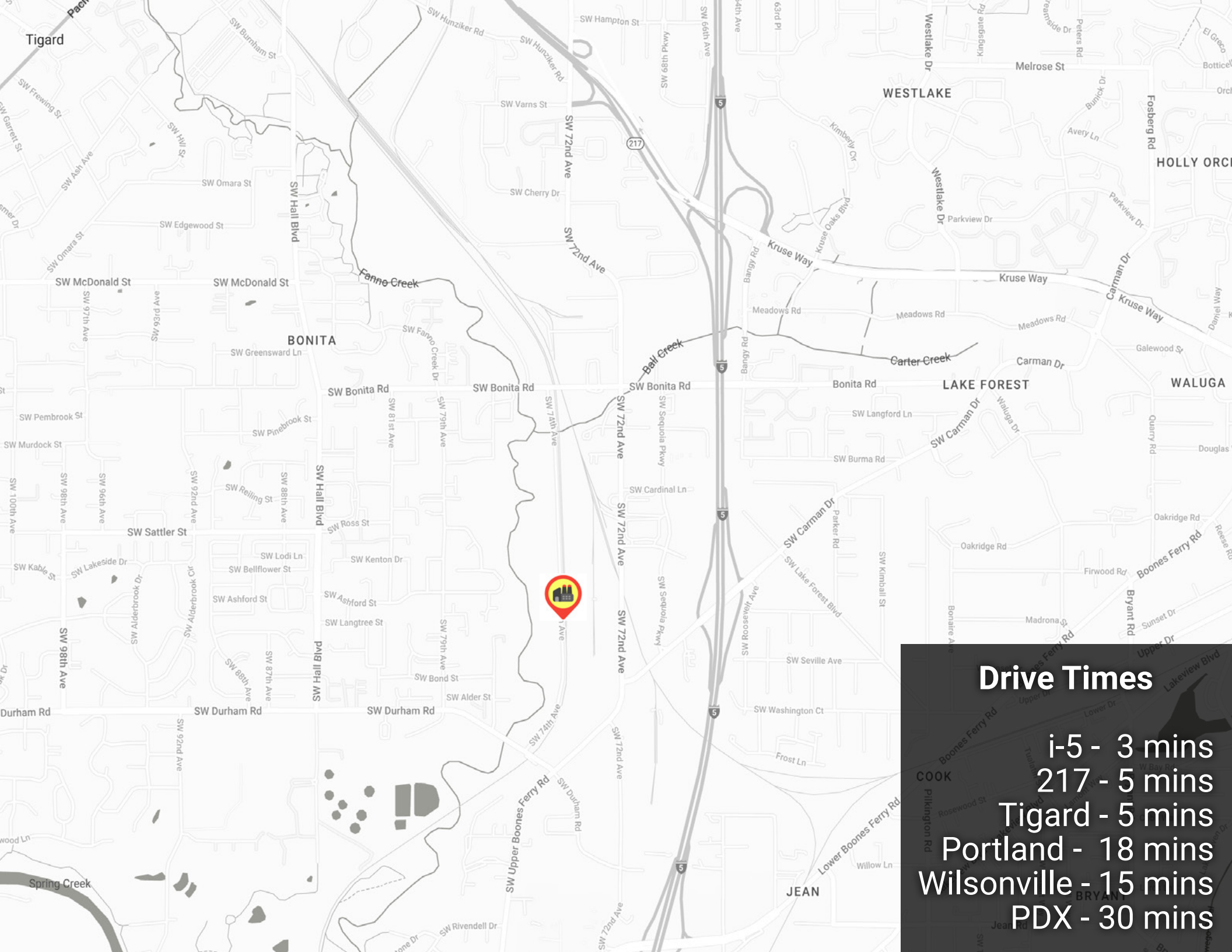


**New
Door/Wall
Removal**



Suite 190 + 170 combined: ±3,535 SF





Drive Times

- i-5 - 3 mins
- 217 - 5 mins
- Tigard - 5 mins
- Portland - 18 mins
- Wilsonville - 15 mins
- PDX - 30 mins



415 NW 11th Avenue
Portland, OR 97209
p. 503.595.2840 / www.apexcre.com
Minority Business Enterprise (MBE) #10272

Dan Ostrander
Broker + Strategic Advisor
+1.503.447.6701
dan.ostrander@apexcre.com



VIRTUAL TOUR
(click me)