



FOR LEASE

597 SW 150TH AVE

BEAVERTON, OR 97006

NATHAN GETTY

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PROPERTY DESCRIPTION

This leasing opportunity is attached to one of Oregon's highest-rated escape room experiences, a popular entertainment destination that regularly hosts team-building events for Nike and other major regional employers. The property benefits from consistent indirect foot traffic generated by these visitors, providing added visibility and exposure for tenants. Combined with its strong location and established on-site activity, this space is well-positioned for an operator to capitalize on existing customer traffic while serving the surrounding neighborhood.

SUITE 1 - BAR/KITCHEN

- Fully turnkey ready for new operator*
- Fixtures in place allow for same design or for new concept
- Kitchen includes loading door, basic ovens, prep area, and dishwasher
- Shares common area/entrance with Portal Adventures
- M/W Restroom

SUITE 2 - SHELL

- New parking lot and outdoor construction welcomes a strong brand image for a variety of businesses
- Open layout allows for flexible uses
- Private restroom, sprinkled
- Natural foot traffic from corporate parties from Portal Adventures

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (NNN)
NNNs:	\$7.50/SF
Suite 1 - Bar/Kitchen:	3,776 SF
Suite 2 - Shell:	3,957 SF
Total Building Size:	7,733 SF
Parking:	54 shared spaces
Zoning:	NS

*IN PLACE EQUIPMENT SUBJECT TO ADDITIONAL CHARGE

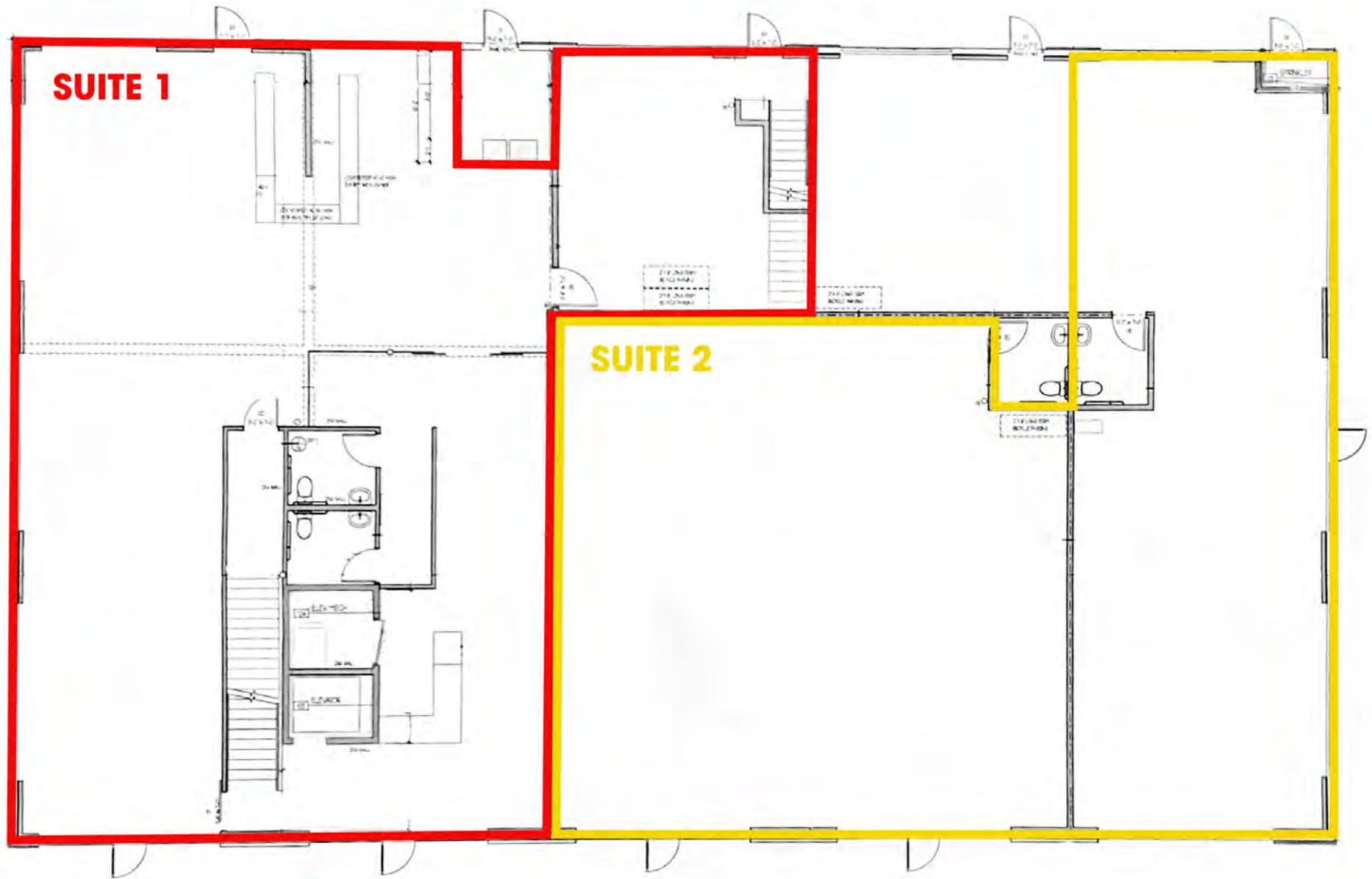


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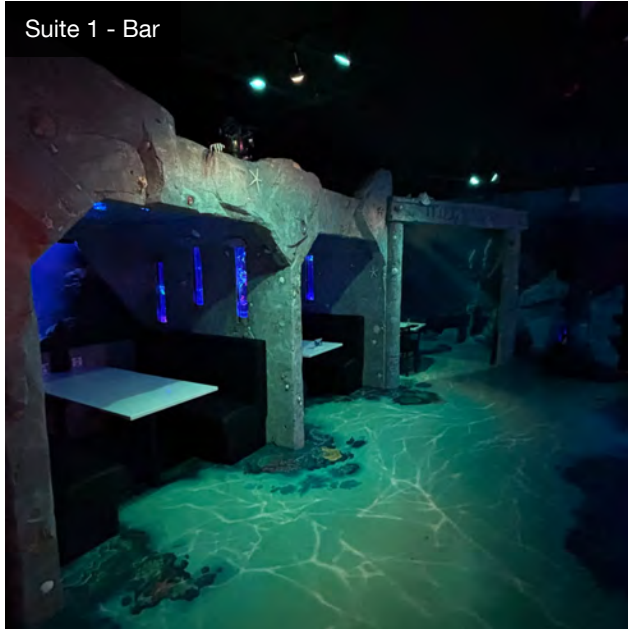
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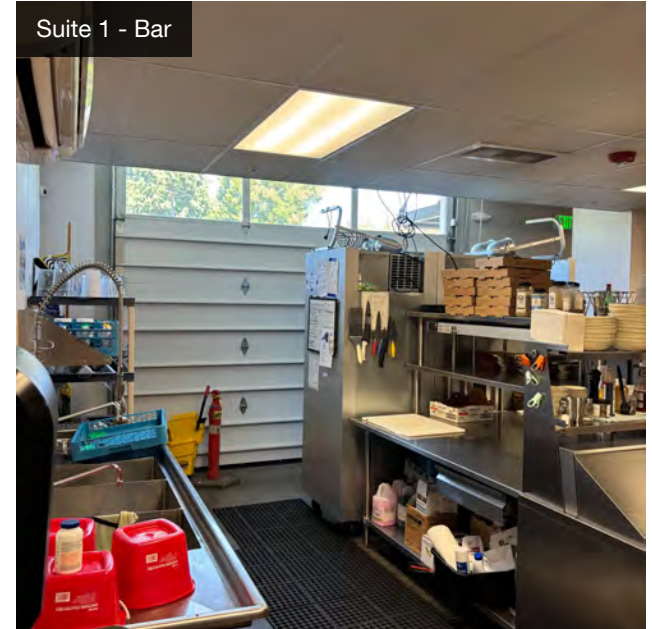
Suite 1 - Bar



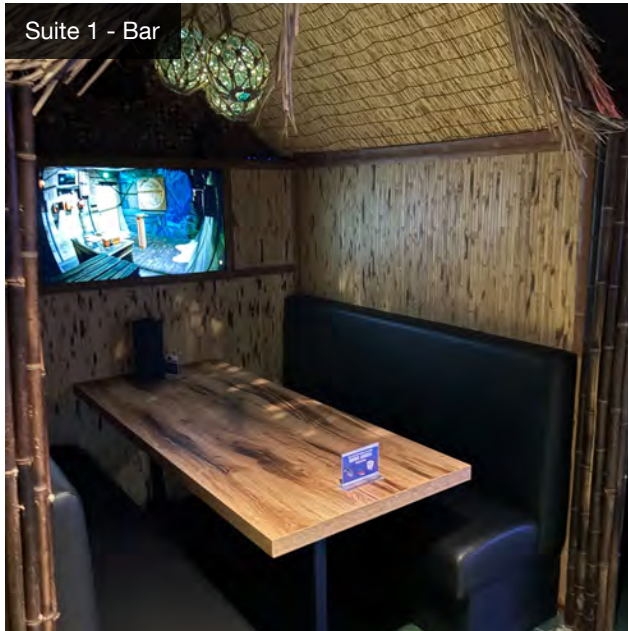
Suite 1 - Bar



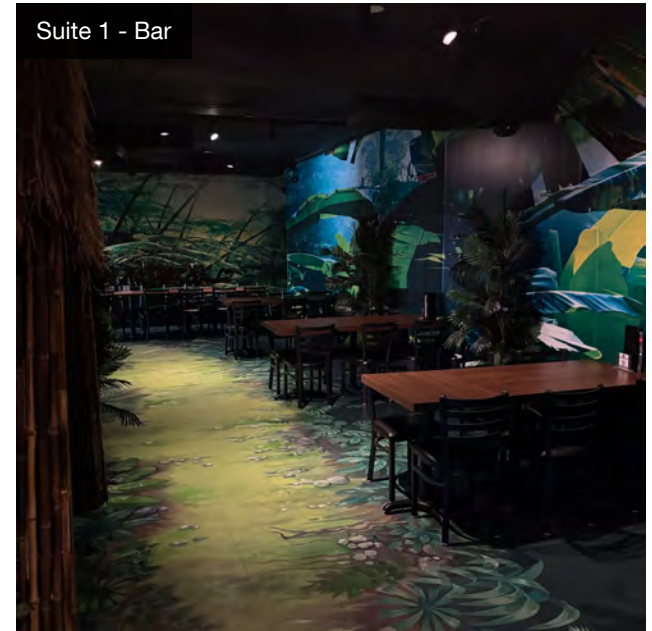
Suite 1 - Bar



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Suite 2 - Shell



Suite 2 - Shell

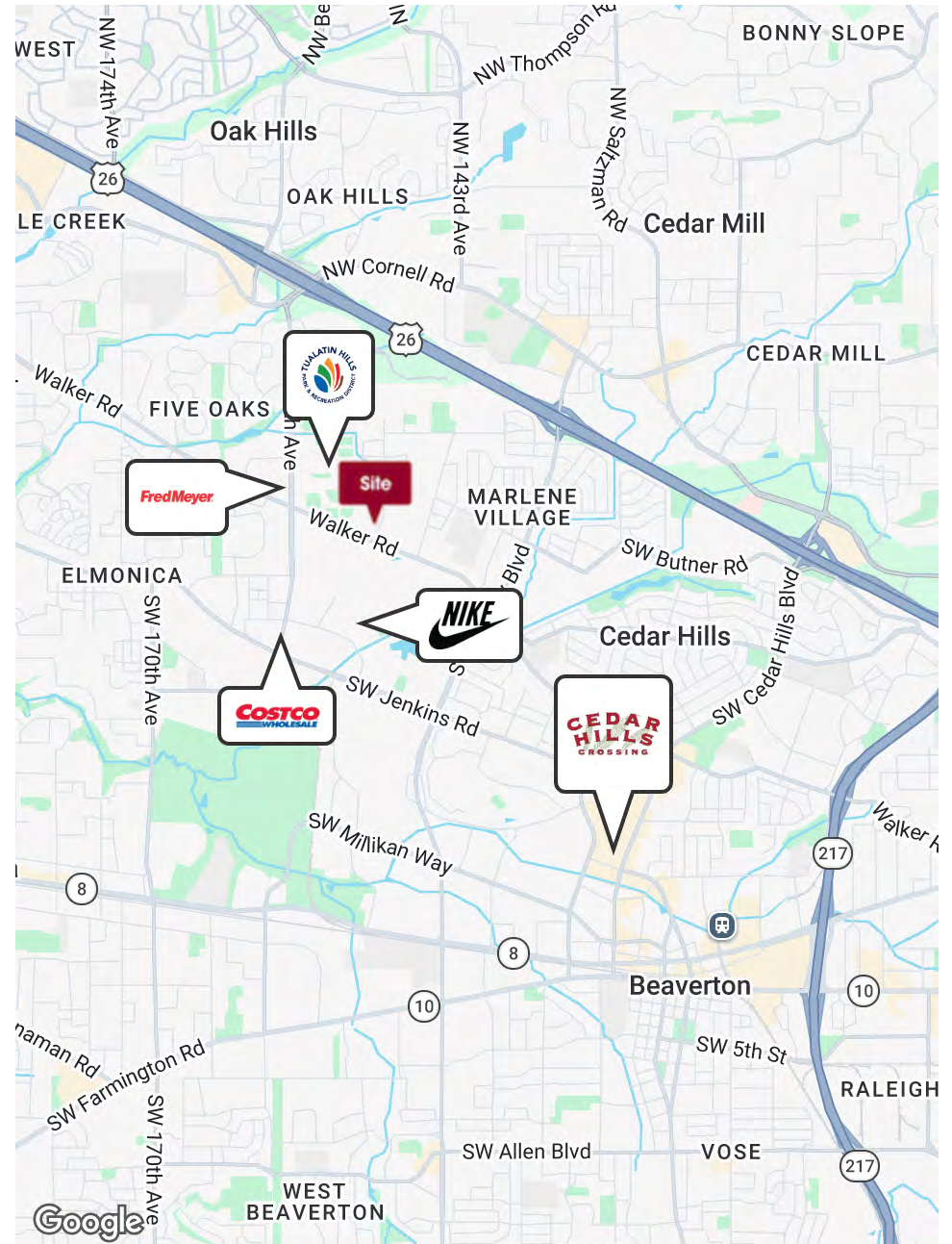
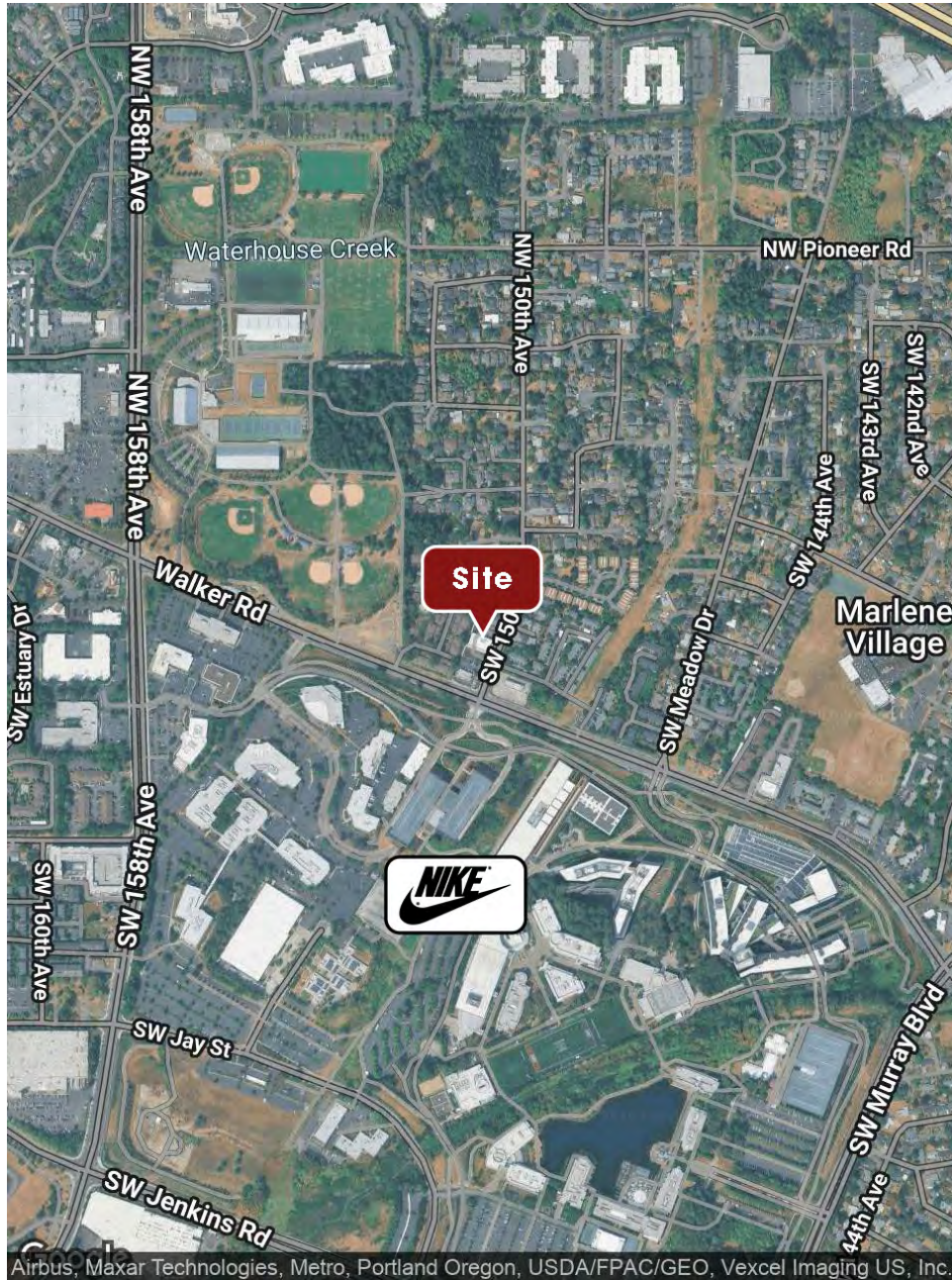


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