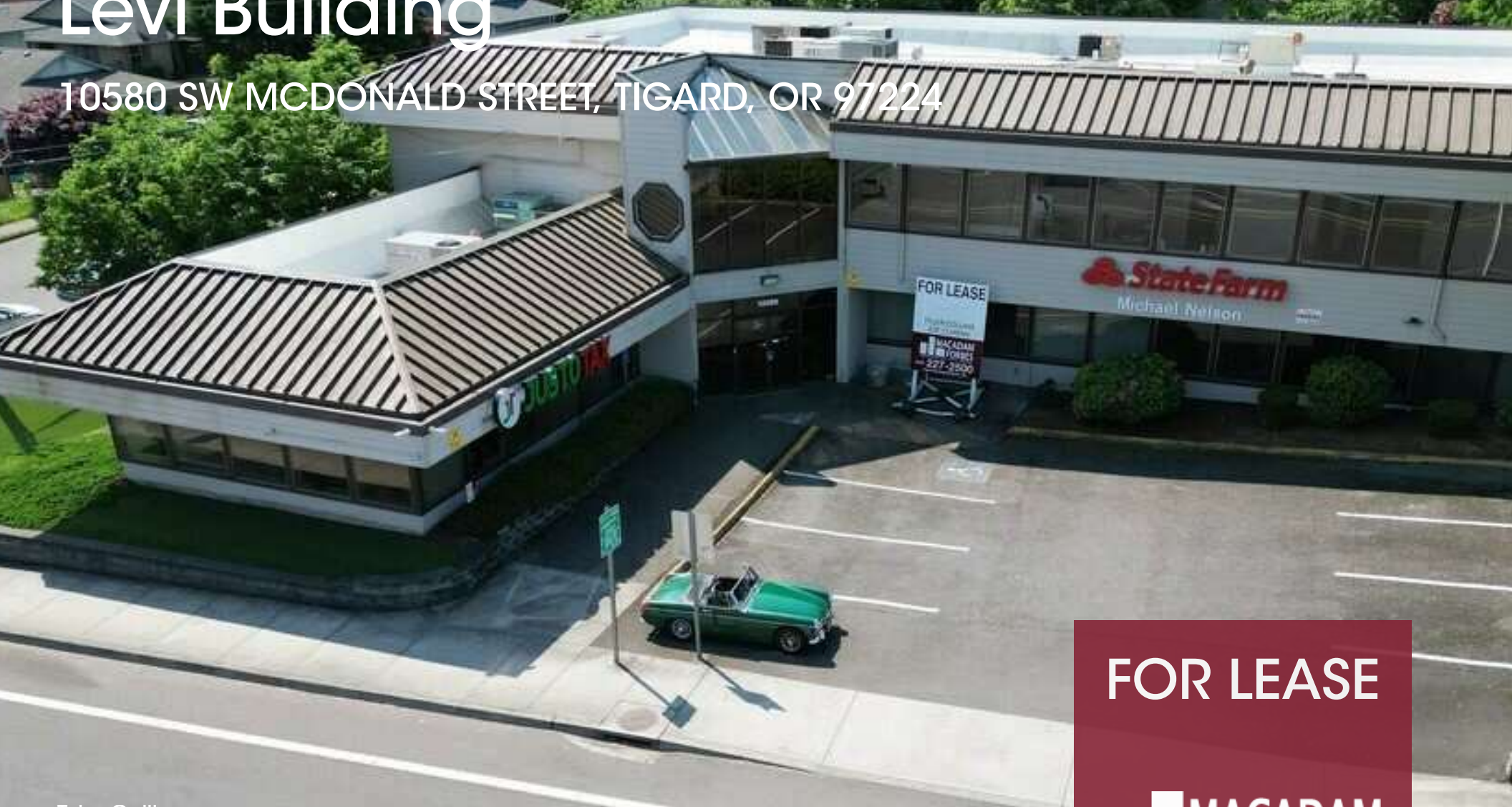


# Levi Building

10580 SW MCDONALD STREET, TIGARD, OR 97224



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2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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.

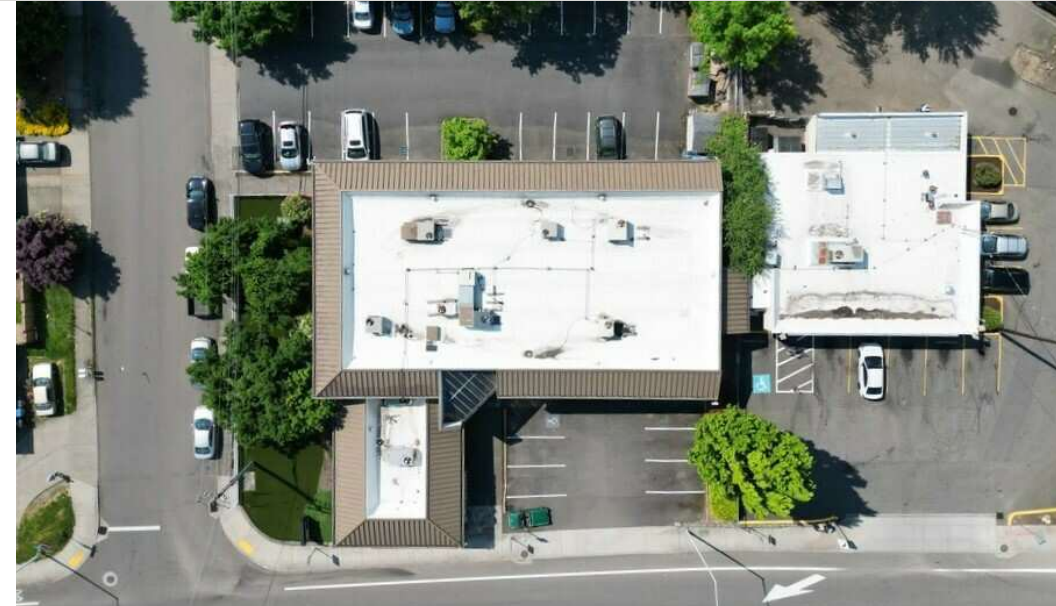
FOR LEASE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

10580 SW McDonald Street, Tigard, OR 97224



## PROPERTY DESCRIPTION

Office space available in Tigard. The property has more than 30 parking spots and is surrounded by various retail and restaurant amenities.

The property benefits from convenient access to Highway 99W, I-217, and I-5.

## PROPERTY HIGHLIGHTS

- New LED Lighting
- Conveniently located off of Highway 99W
- Parking ratio: 2.59/1,000 SF

## OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Available SF:	1,473 SF
Lot Size:	0.52 Acres
Building Size:	11,581 SF

## TRAFFIC COUNTS

SW McDonald & SW 105th Ave E	14,640
SW McDonald & SW 14th Ave W	12,108
SW Pacific Hwy	39,689



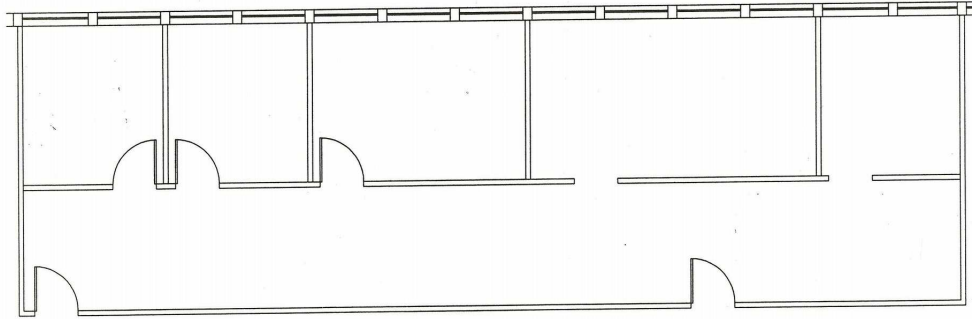
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# FOR LEASE

10580 SW McDonald Street, Tigard, OR 97224



SUITE 104 1,473 RSF



## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 104	1,473 SF	Modified Gross	\$23.00 SF/yr



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# FOR LEASE

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## LOCATION OVERVIEW

SW McDonald Street & SW 103rd Avenue. Conveniently located just off Highway 99.

LOCATION	DISTANCE	TIME
Highway 99 W	0.3 mi	2 min
Highway 217	2.0 mi	5 min
I-5	3.8 mi	8 min

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



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