



FOR LEASE

# LEVI BUILDING

10580 SW MCDONALD STREET, TIGARD, OR 97224

**TYLER COLLINS**

503.416.0088

[tcollins@macadamforbes.com](mailto:tcollins@macadamforbes.com)



## 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, HWY 217, and I-5.

## PROPERTY HIGHLIGHTS

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

## OFFERING SUMMARY

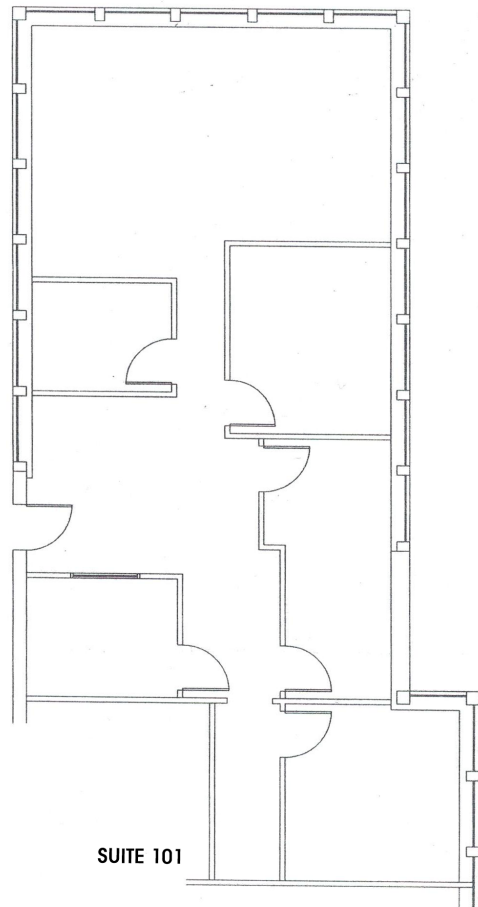
<b>Lease Rate:</b>	\$23 SF/yr (MG)
<b>Available SF:</b>	1,473 - 1,546 SF
<b>Lot Size:</b>	0.52 Acres
<b>Building Size:</b>	11,581 SF

## TRAFFIC COUNTS

<b>SW McDonald &amp; SW 105th Ave E</b>	14,640
<b>SW McDonald &amp; SW 14th Ave W</b>	12,108
<b>SW Pacific Hwy</b>	39,689

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**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 101	1,546 SF	Modified Gross	\$23.00 SF/yr	5 private offices

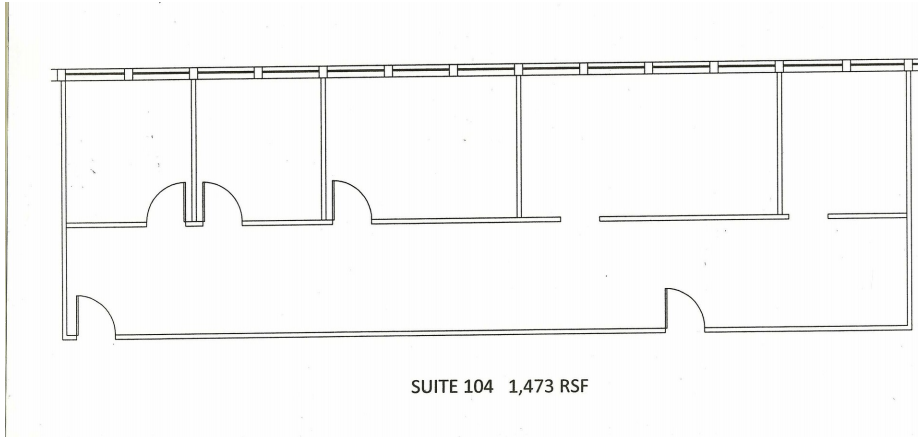
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**AVAILABLE SPACES**

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

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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



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