

PROPERTY SUMMARY

FOR LEASE | APPROXIMATELY ± 3,250 - 7,475 SF OFFICE SPACE
1400 NE 48TH AVE STE 107 & 200, HILLSBORO, OR 97124



PROPERTY DESCRIPTION

Dividable first and second floor office space available for lease for the first time in almost 10 years.

LOCATION DESCRIPTION

Office space opportunity in the heart of Hillsboro with close proximity to Hwy 26, making for an easy commute. Costco is directly across the street and Intel is just 1.6 miles away. Both Orenco Station and Tanasbourne Mall are minutes down the road.

PROPERTY HIGHLIGHTS

- Two contiguous suites on 1st and 2nd level
- 21 private offices
- Conference room in each suite
- Plentiful natural light

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Rentable SF:	+/- 3,250 - 7,475 SF
Lot Size:	121,095 SF
Building Size:	49,058 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	517	921	4,551
Total Population	1,228	2,191	10,199
Average HH Income	\$117,877	\$118,448	\$154,369

MARISSA LEE

Commercial Broker
Marissa@CommercialRENW.com
971.280.2222

DENISE BROHOSKI

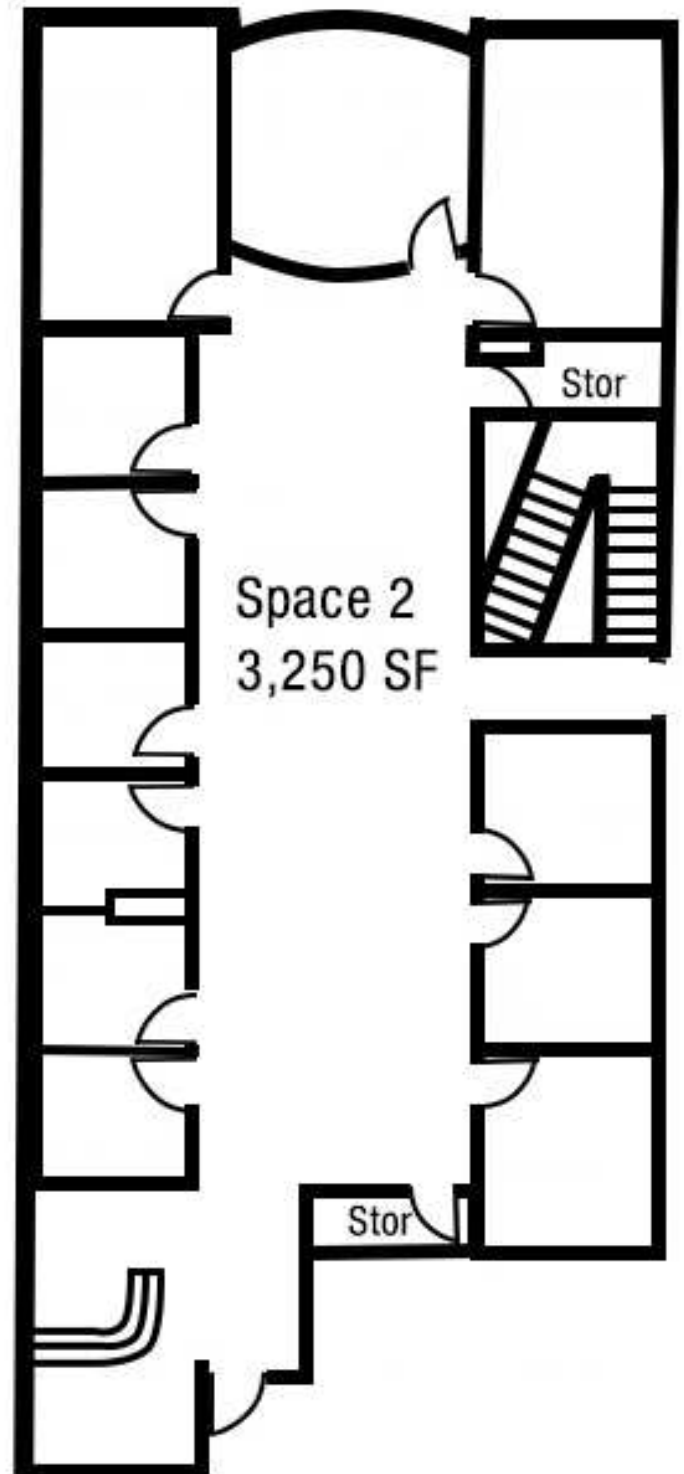
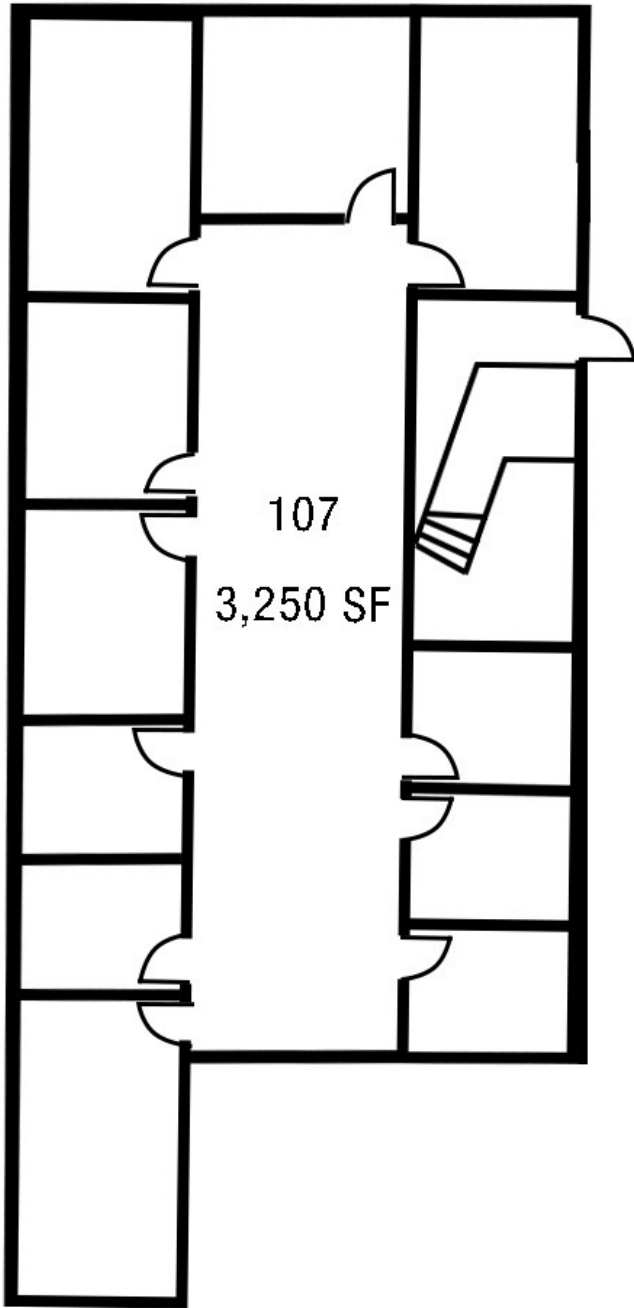
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



FLOOR PLANS

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ALLOWABLE USES

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Allowable Uses

This property is zoned Industrial Park (I-P). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The I-P zone implements the Industrial Comprehensive Plan designation in the City’s newer industrial areas, providing opportunities for all types of industrial service, manufacturing, warehouse and wholesale uses, and limited opportunities for convenient service and office commercial uses.

To learn more about this zoning, visit:

https://library.qcode.us/lib/hillsboro_or/pub/municipal_code/item/chapter_12-subchapter_12_25-12_25_210

Specific allowable uses include the following:

Allowed	Limited/Conditional
Eating and Drinking Establishments	Household Living
Office	Commercial Lodging
Retail Products & Services	Indoor Commercial Recreation
Industrial Service	Educational Services
Warehouse and Freight Movement	Colleges & Universities
Wholesale Sales	Major Assembly Facilities
Public Safety Facilities	Parks and Open Space
Manufacturing and Production	

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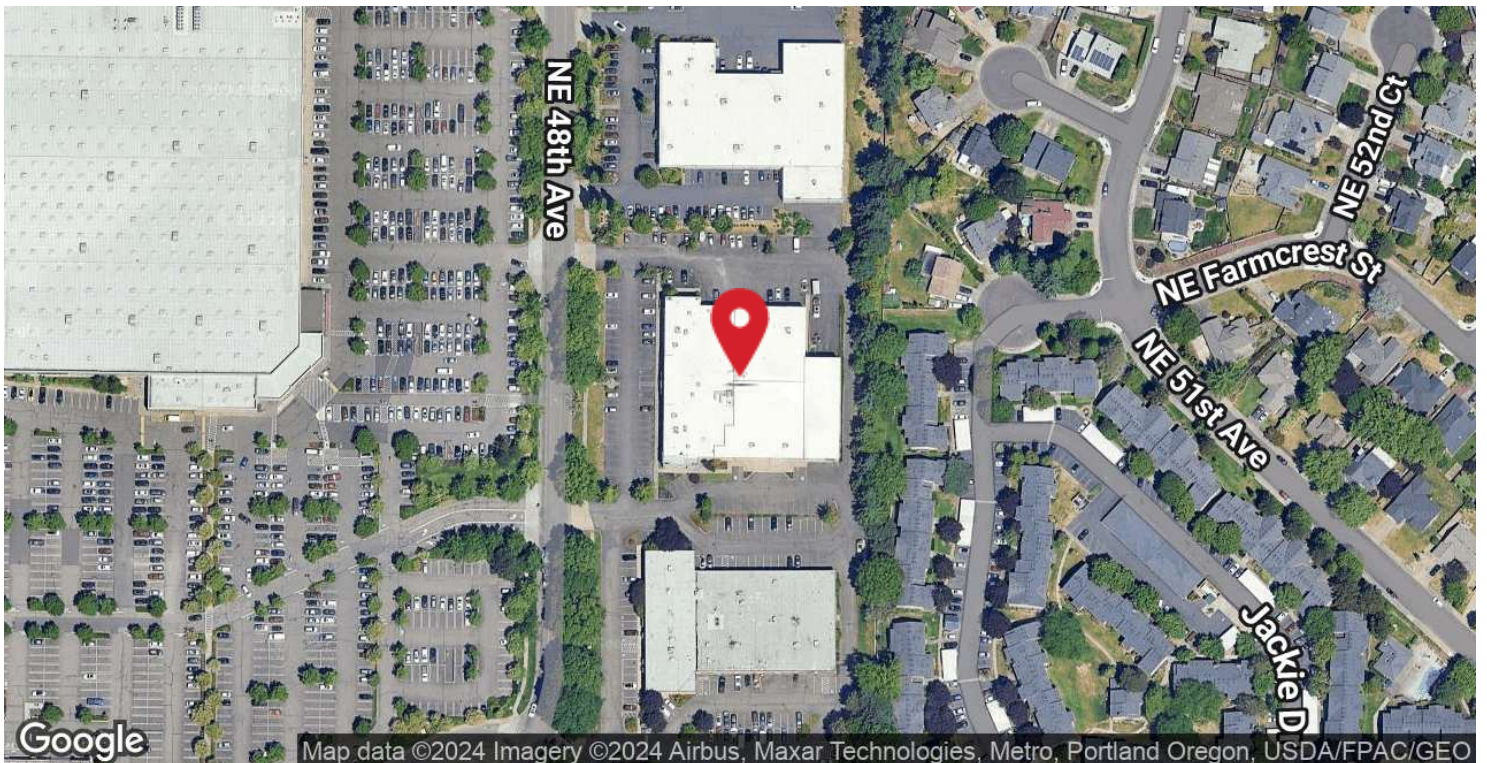
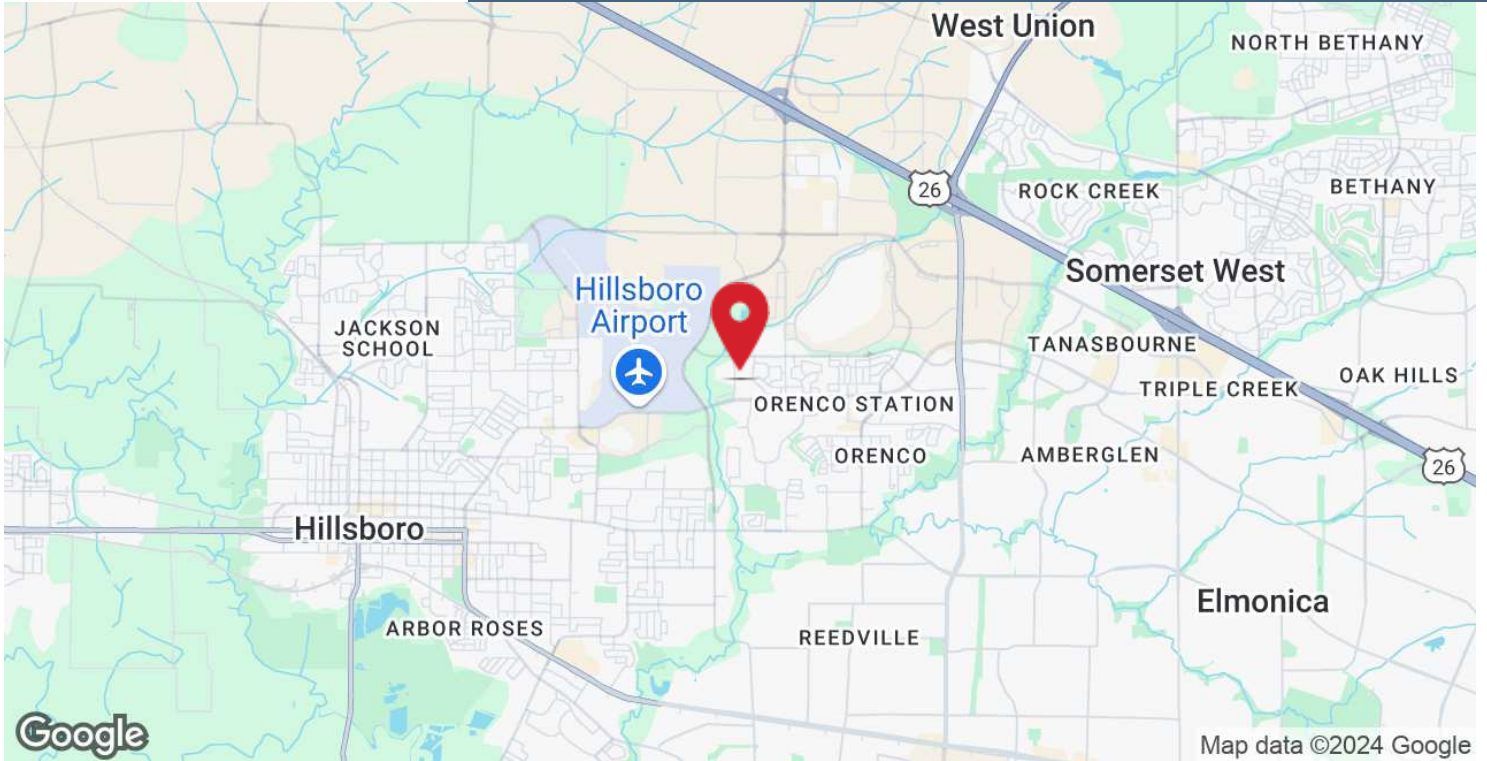
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LOCATION MAP

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1400 NE 48TH RETAILER MAP

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

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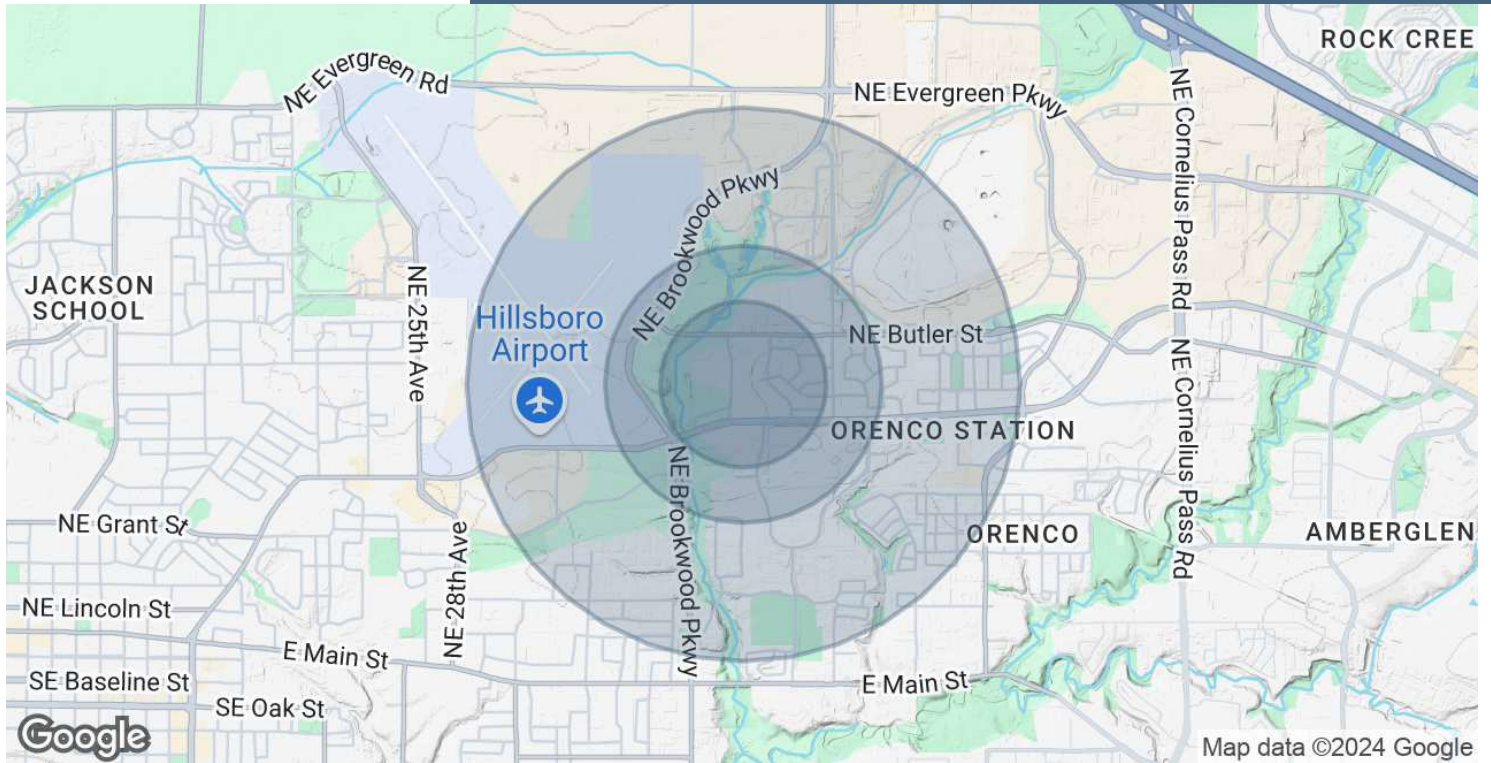
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,228	2,191	10,199
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	517	921	4,551
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$117,877	\$118,448	\$154,369
Average House Value	\$623,989	\$623,647	\$600,350

Demographics data derived from AlphaMap

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