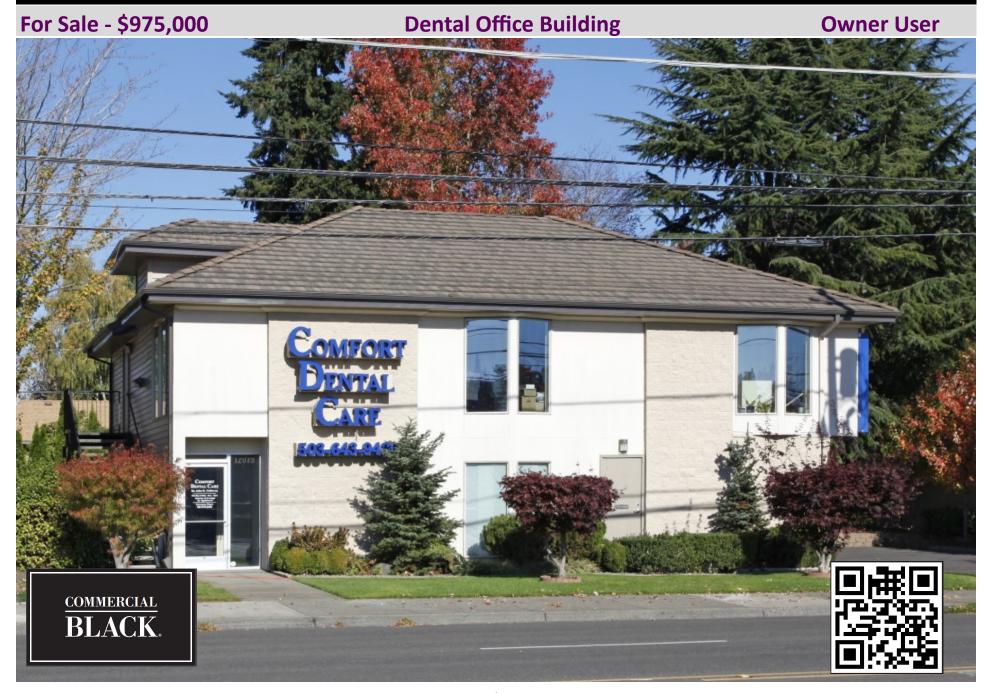
12075 SW Allen Blvd Beaverton Oregon 97005



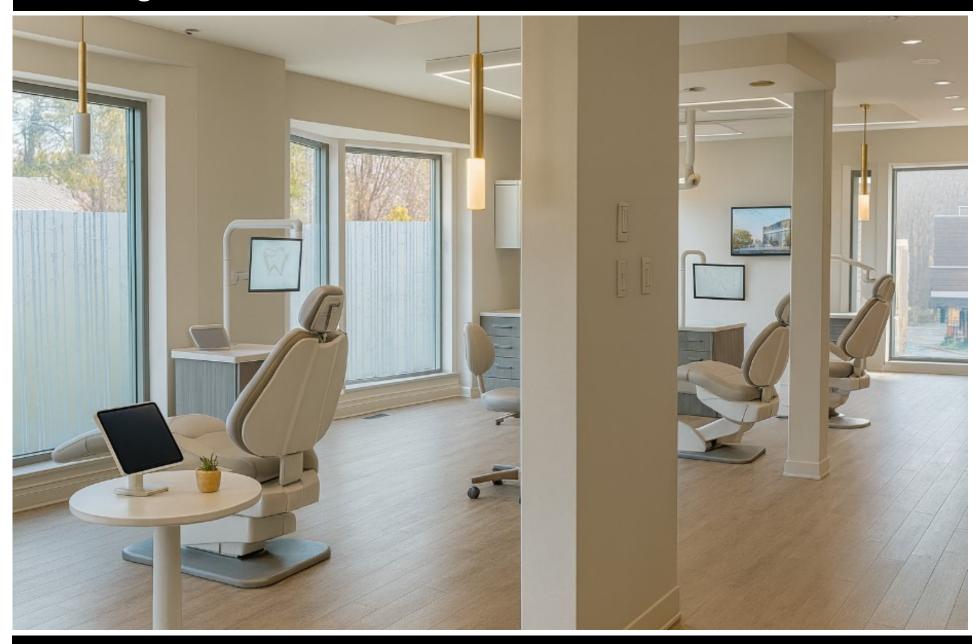
Rendering—12075 SW Allen Blvd Beaverton Oregon 973054



Rendering



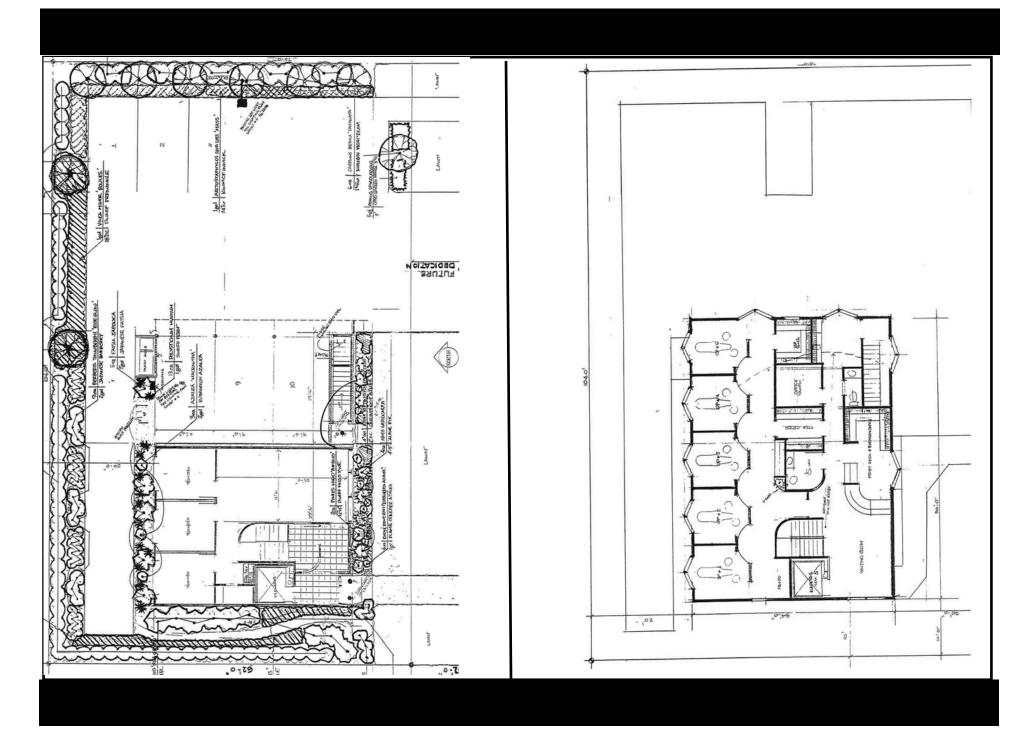
Rendering



- +/- 2,782 SF Owner User Building
- +/- 7,841 SF Lot (Zoned NS)
- Former Dental Office (2nd Floor) with some infrastructure in place - Five Chair Practice
- Shell Condition with Plumbing in Place
- HVAC Served
- Elevator Served
- Two Story Building
- Wood Frame Stucco
- Nine Parking Stalls Including Two Tandum
- Excellent Visibility
- High Traffic Count
- Ground Floor 750 Square Foot Office (Vacant)
 with income generating potential
- Unique Opportunity in Washington County City of Beaverton



120th and SW Allen—Beaverton Oregon SW Allen Blvd







RENDERINGS





Beaverton Oregon













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504 Loan
Current Rates

July 2025

25 YEAR TERM

6.37%

20 YEAR TERM

- \$975,000 Purchase Price
- 10% Down Payment
- 6.28% Interest Rate
- \$877,500 Loan Amount
- \$5,805.00 Monthly P&I
- \$25.04 Per SF Annual P&I
- Consistent with Submarket Average Lease Rates
- Subject to Lending Qualifications
- Not affiliated with Lender

oregon REAL ESTATE AGENCY Initial Agency Disclosure Pamphlet

