



SW 144TH AVE

MEDICAL OFFICE ON TUALATIN VALLEY HIGHWAY

4095 SW 144th Avenue
Beaverton, OR 97005

FOR LEASE

Property Features



Medical / Professional Office



7,600 SF



GC Zoning

Property Description

4095 SW 144th Avenue is a professionally maintained multi-tenant medical office building located directly on SW Tualatin Valley Highway in the heart of Beaverton. The building offers strong visibility along one of Washington County's primary arterial corridors and benefits from a dedicated 26-stall parking lot plus abundant street parking.

The property has recently undergone exterior upgrades including new siding and fresh exterior paint, with parking lot repair, resealing and re-stripping planned for spring 2026, reinforcing ownership's commitment to maintaining a clean and professional environment for tenants and customers.

Renovated in 2011, this single level building is climate-controlled (HVAC) and configured with shared lobby, bathrooms, and service rooms between its north and south wings. The layout supports medical and professional uses including counseling, wellness, clinics, dental, spa, and specialty practices.

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Each Office Is Independently
Owned and Operated.

Property Details

Building Size	7,600 SF	Parking	26 Off-Street + 25+ Street
Rentable SF	2,822 SF (per brochure)	Zoning	GC – General Commercial
Floors	1	Construction	Medical / Professional Office
Renovation	Renovated in 2011 (and exterior upgrades in 2025)	Power	3-phase

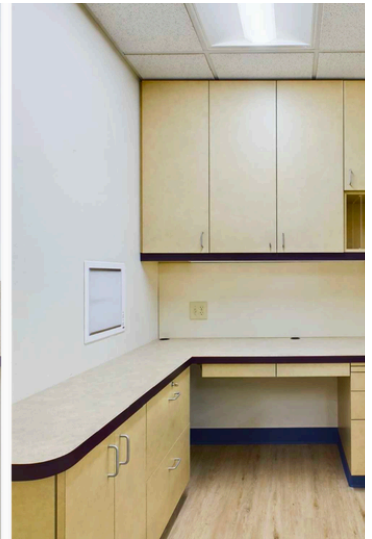
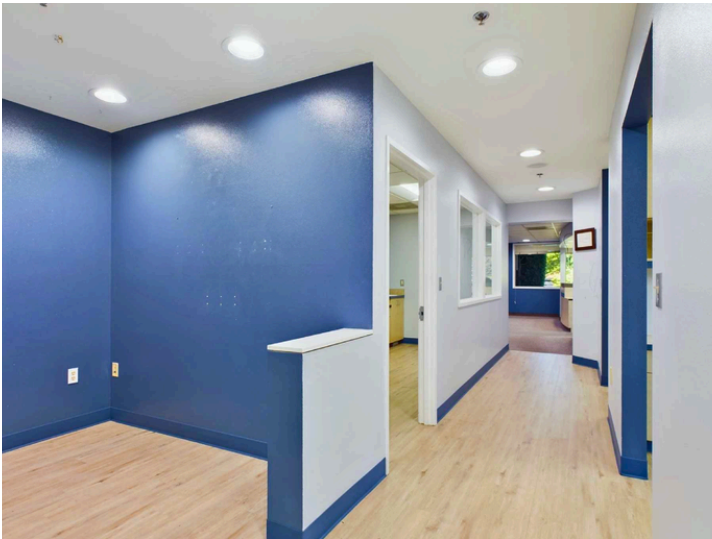
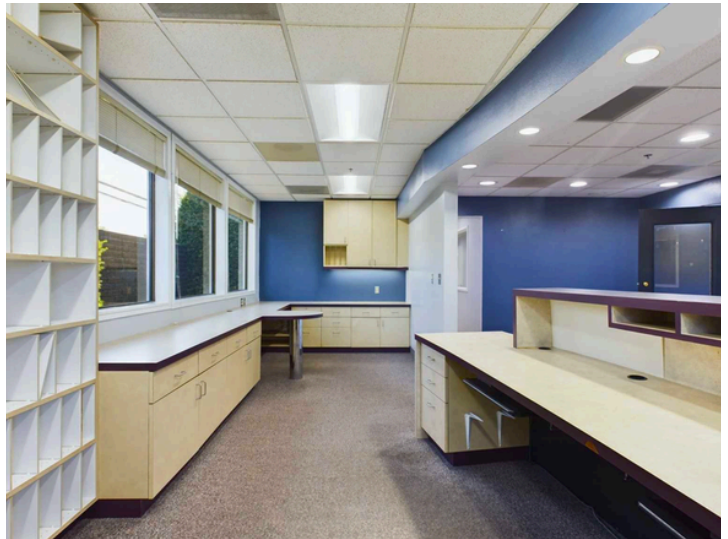
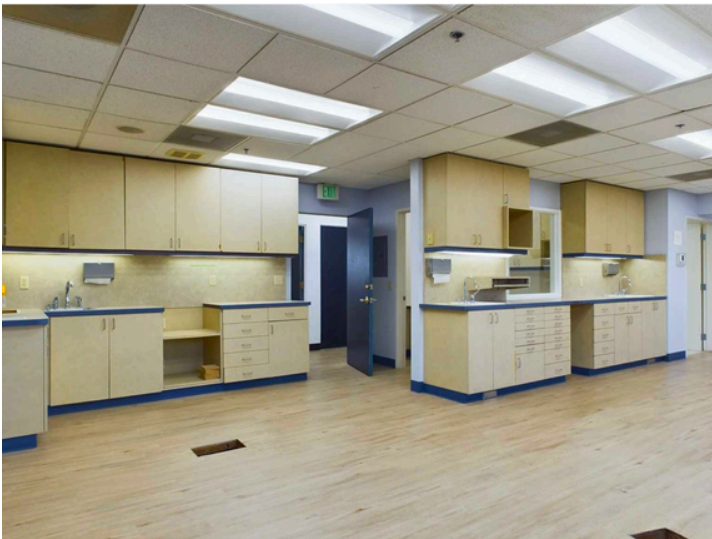
Key Highlights:

- Prominent frontage on SW Tualatin Valley Highway
- Multi-tenant medical/professional configuration
- 7,600 SF building
- 26 dedicated off-street parking stalls
- Additional 25+ street parking spaces
- HVAC climate control
- Zoned GC – General Commercial
- Exterior upgrades: new siding and paint
- Ceiling repairs scheduled
- Parking lot re-stripping scheduled (Spring)
- Suite B fully leased





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Nike Company Store

BEAVERTON TOYOTA CLEAR
BEDMART



BEAVERTON HIGH SCHOOL FOOTBALL FIELD



BEAVERTON CITY PARK

BEAVERTON TOWN SQUARE
TRADER JOE'S