



FOR LEASE



THE DEBORAH BUILDING

Built-Out Office Space

1,749 SF | \$30 psf Modified Gross

700 Deborah Rd, Newberg, OR 97132

- The Deborah Building is one of Newberg's Premier Professional Buildings
- Elevator served building with an attractive lobby and exterior finishes
- Divisible to 1,975 SF – Inquire for more details
- Diverse Office & Medical Co-Tenants including Edward Jones, Advanced Orthopedic, Premier Property Group, The Children's Clinic, and more

Disclosure: Broker(s) have Interest in and are Part of the Ownership Entity of the Property Herein Described.

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PROPERTY SUMMARY

FOR LEASE



Property Details	
Address	700 Deborah Road, Newberg OR 97132
Available Space	1,749 SF
N° of Suites Available	1 Suite
Lease Rate	\$30 psf Modified Gross
Use Type	Office Space
Availability	Now
Space Condition	Built-out - 6 Offices, Reception, Work Area

Location Features

- Accessible by HWY 99 as Newberg's Main Arterial Road
- Proximity to Providence Medical Center, George Fox Campus, The Allison Inn & Spa, Portland Community College, and Chehalem Golf Course

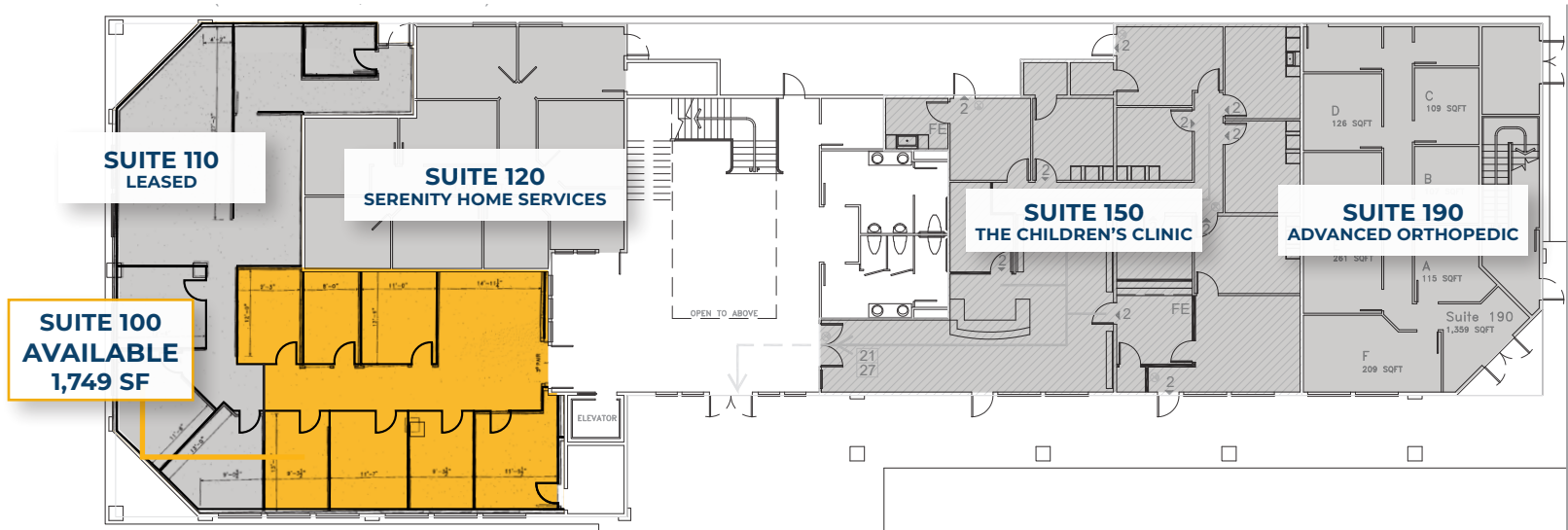
Nearby Highlights

- USBank
- Fred Meyer
- Newberg Chevrolet
- Starbucks
- Safeway
- Dollar Tree
- The UPS Store
- Newberg Ford
- Chase Bank
- Walgreens
- Ace Hardware
- Sherwin-Williams
- KeyBank
- DutchBros
- Anytime Fitness
- Great Clips

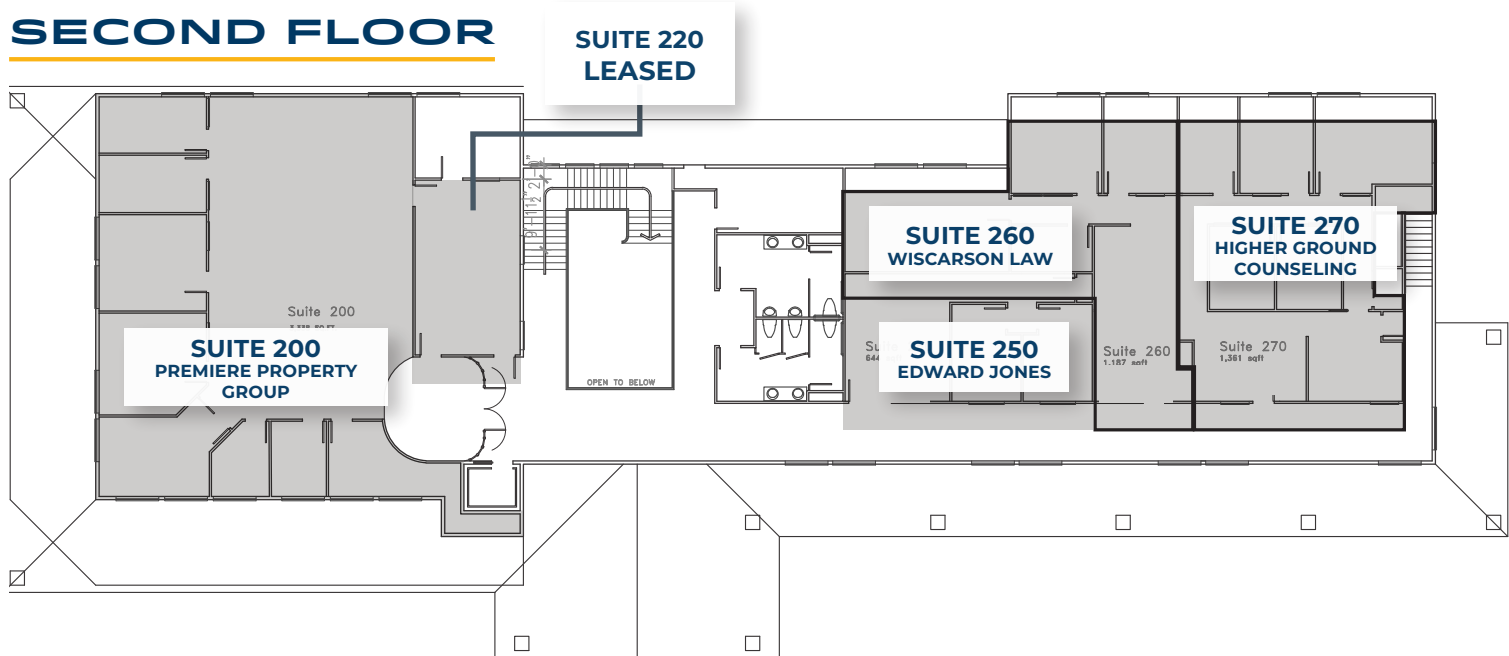




GROUND FLOOR

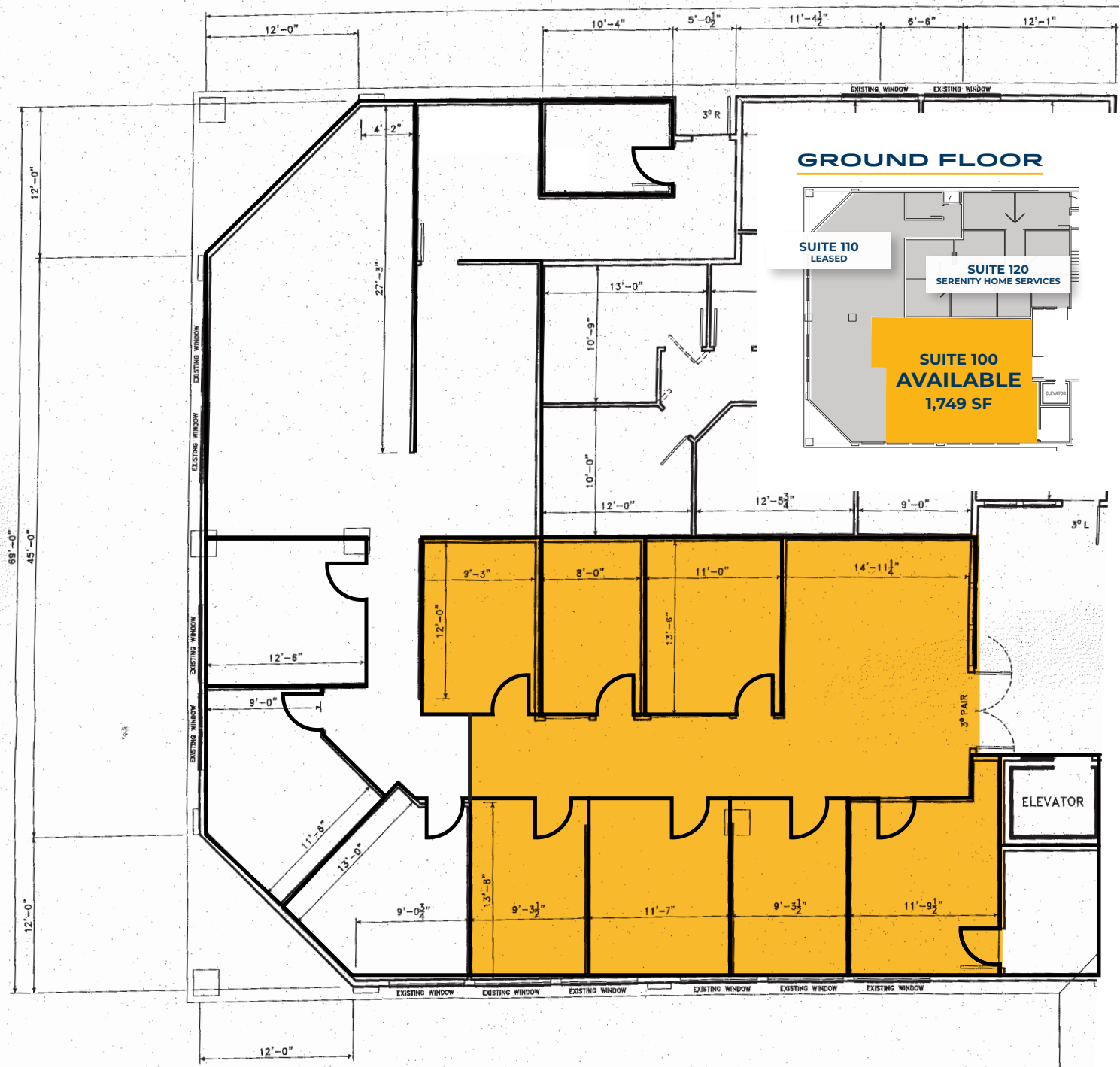


SECOND FLOOR



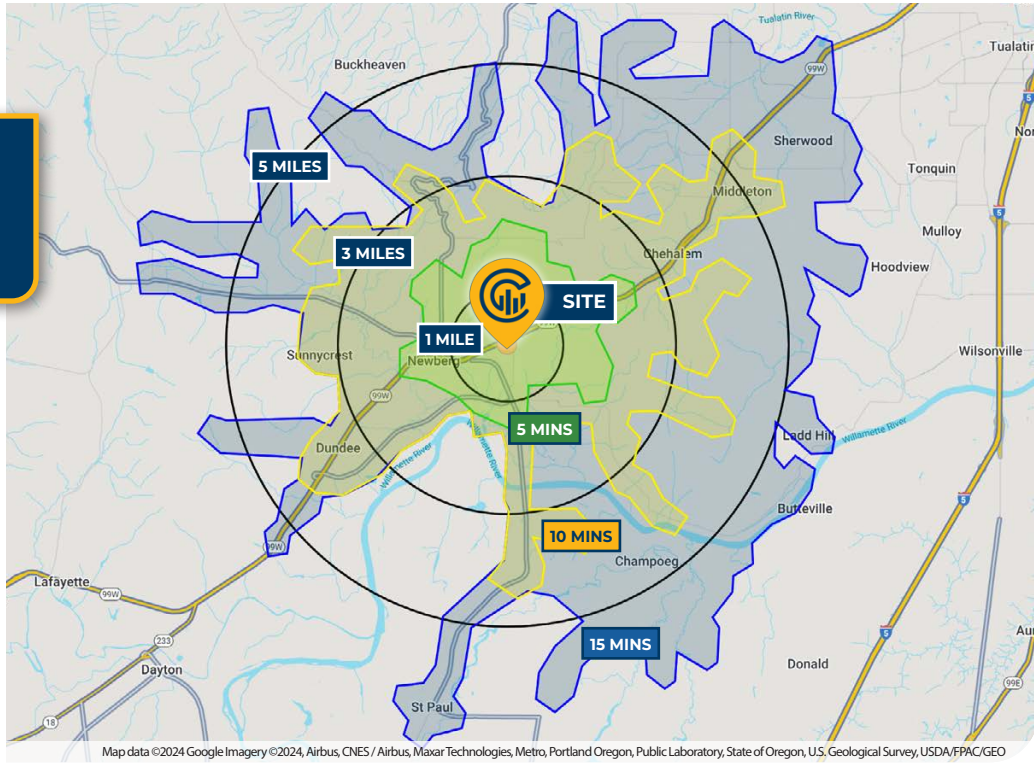


FLOOR PLAN





AREA HIGHLIGHTS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	21,866	115,513	308,897
2029 Projected Population	22,794	116,195	311,873
2020 Census Population	22,335	117,937	307,973
2010 Census Population	19,539	97,728	264,093
Projected Annual Growth 2024 to 2029	0.8%	0.1%	0.2%
Historical Annual Growth 2010 to 2024	0.9%	1.3%	1.2%
Households & Income			
2024 Estimated Households	9,793	50,691	152,997
2024 Est. Average HH Income	\$125,633	\$141,302	\$132,122
2024 Est. Median HH Income	\$104,585	\$107,769	\$96,381
2024 Est. Per Capita Income	\$56,447	\$62,373	\$65,813
Businesses			
2024 Est. Total Businesses	1,110	8,184	30,073
2024 Est. Total Employees	6,974	76,211	287,776

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - R51




82
Walk Score®
"Very Walkable"


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