

Landmark Building

FRONTAGE ON I-5 WITH HIGHLY VISIBLE SIGNAGE

12323 SW 66TH AVENUE, TIGARD, OR 97223



Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

12323 SW 66th Avenue, Tigard, OR 97223

LOCATION DESCRIPTION

Outstanding location in the Tigard Triangle with immediate access to I-5, Highway 217, and 99W. The building has freeway exposure from I-5 and a 20-foot-high pylon sign to further advertise a tenant's location.

PROPERTY HIGHLIGHTS

- Plug and play office building
- 5 conference rooms
- A large break room
- Furniture in place
- Security System
- 2 large restrooms with separate shower
- 78 off street parking stalls 6/100 parking ratio
- 1600 amps of power

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	6,500 - 13,000 SF
Lot Size:	1.27 Acres
Building Size:	13,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	233	974	3,953
Total Population	625	2,546	9,405
Average HH Income	\$144,993	\$142,429	\$125,752



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