



FOR SALE

**OFFICE
MEDICAL
BUILDING
3,007+/- SQ FT**

**LARGE .73 ACRE LOT
WITH 22+
PARKING SPACES**

OFFERED AT \$1,149,950

7303 SW BEAV/HILLS HWY.
PORTLAND, OR 97225

MIKE MALONEY
REAL ESTATE BROKER

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503.539.8312

SOLDERA
COMMERCIAL
REAL ESTATE

LICENSED IN OREGON #201210061

Prime location on SW Beaverton Hillsdale Highway with large monument signage. This property is immersed in beautiful trees, and lusciously landscaped grounds. Across the street from New Seasons, Walgreens, and numerous coffee shops, restaurants, and other retailers. The building is thoughtfully built out with numerous serene treatment rooms, a full kitchen with a washer and dryer, a reception area, office spaces, and outdoor patio space.

This building is ideal for a plug-and-play medical practice, spa, law firm, financial services, etc. Featuring a generously sized off-street parking lot for employees and customers.

HIGHLIGHTS

- 3,007 +/- Sq. Ft.
- Washington County
- 8 Multiple Private Offices and/or Treatment Rooms
- Waiting Room, Reception, Storage, Outdoor Space
- 2 Restrooms
- Large Monument Signage Opportunity on Beaverton Hillsdale Hwy
- Beautiful Mature Landscaping, Outdoor Area For Relaxation / Entertaining
- Large .73 Acre Lot
- 22+ Parking Spaces
- High ADT Counts 23,716
- R-24 Zoning. Development Potential

LOCATION

10 Minutes to Downtown Portland
5 Minutes to Beaverton
5 Minutes to HWY 26

Across from New Seasons Market
Walk to grocery, restaurants, bars, shops
On Tri-Met Bus Line



LARGE MONUMENT SIGNAGE



FIRST FLOOR ENTRY



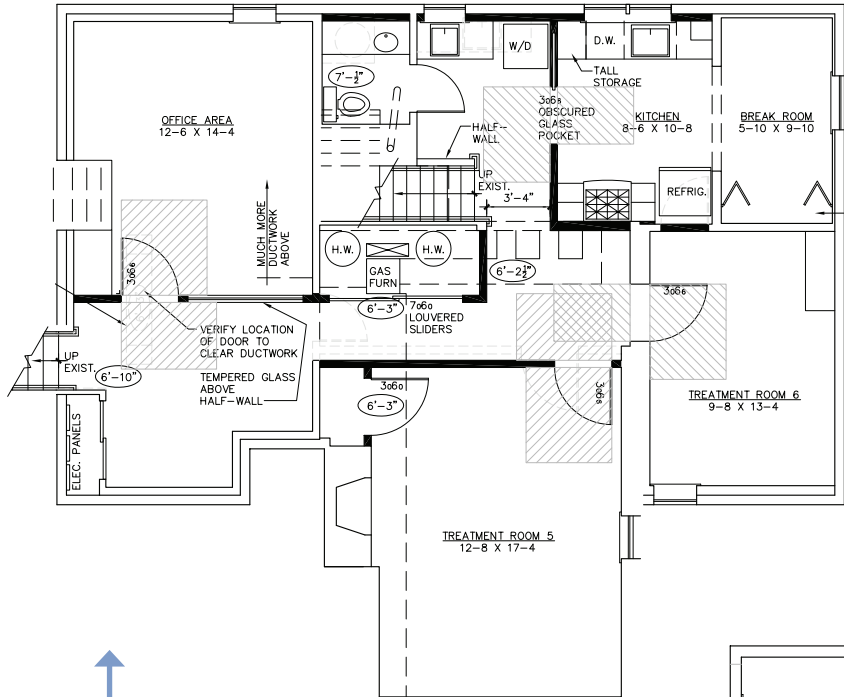
FIRST FLOOR LOBBY



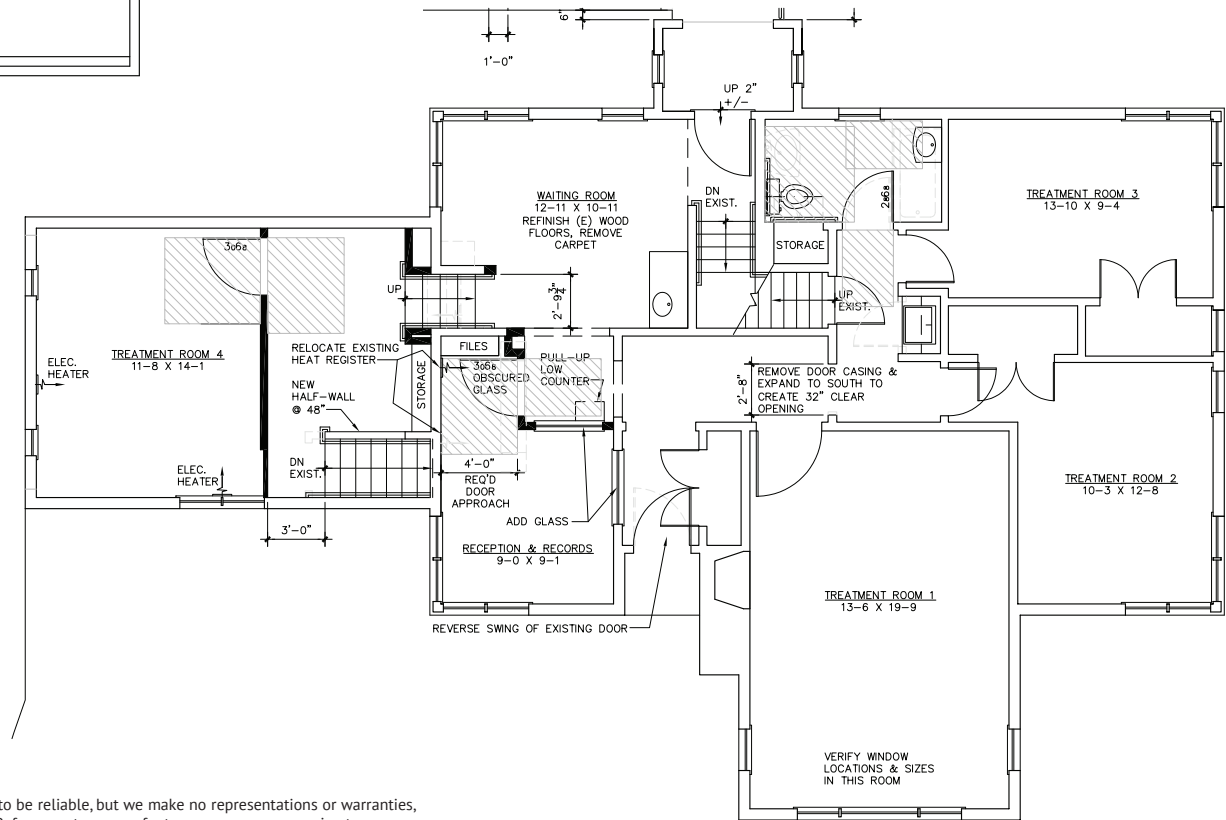
FIRST FLOOR HALLWAY

COMMERCIAL BUILDING
MULTI USES
LARGE .73 ACRE LOT

3,007 +/- SqFt



LOWER LEVEL FLOOR PLAN
Includes Office Area, Restroom, Kitchen, Break Room, 2 Treatment Rooms, Storage



MAIN FLOOR PLAN
Includes Entry, Waiting Room, Reception & Records, 4 Treatment Rooms, Restroom, Storage, Outdoor Area, Mature Landscaping

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. User must verify the information and bears all risk for any inaccuracies.



MAIN FLOOR TREATMENT ROOM



LOWER LEVEL TREATMENT ROOM



LOWER LEVEL KITCHEN



MAIN FLOOR RESTROOM



LOWER LEVEL HALLWAY



LOWER FLOOR LAUNDRY



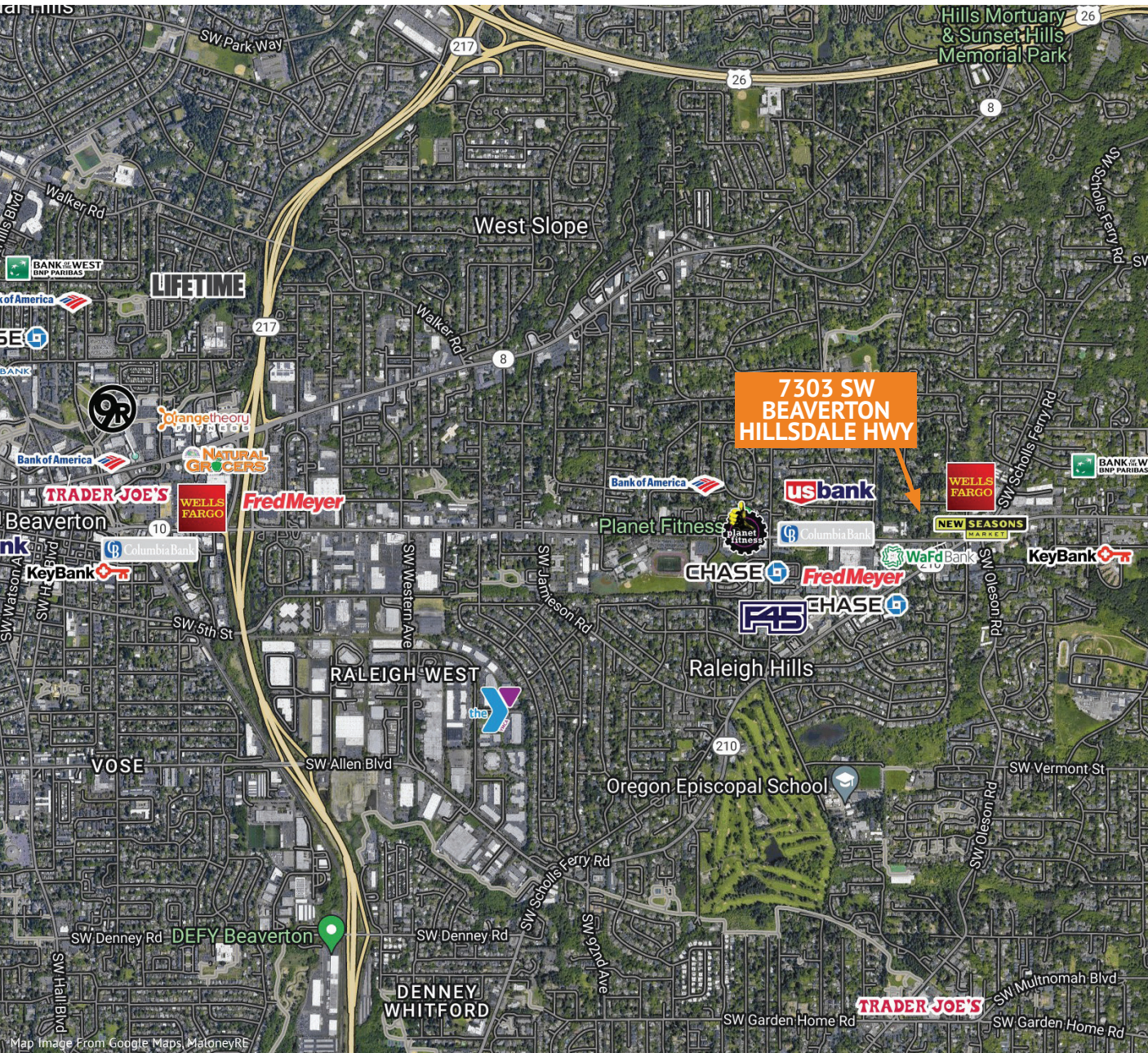
ENTRANCE TO PARKING LOT



EXTERIOR OUTDOOR SPACE



PARKING LOT



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