



FOR SALE

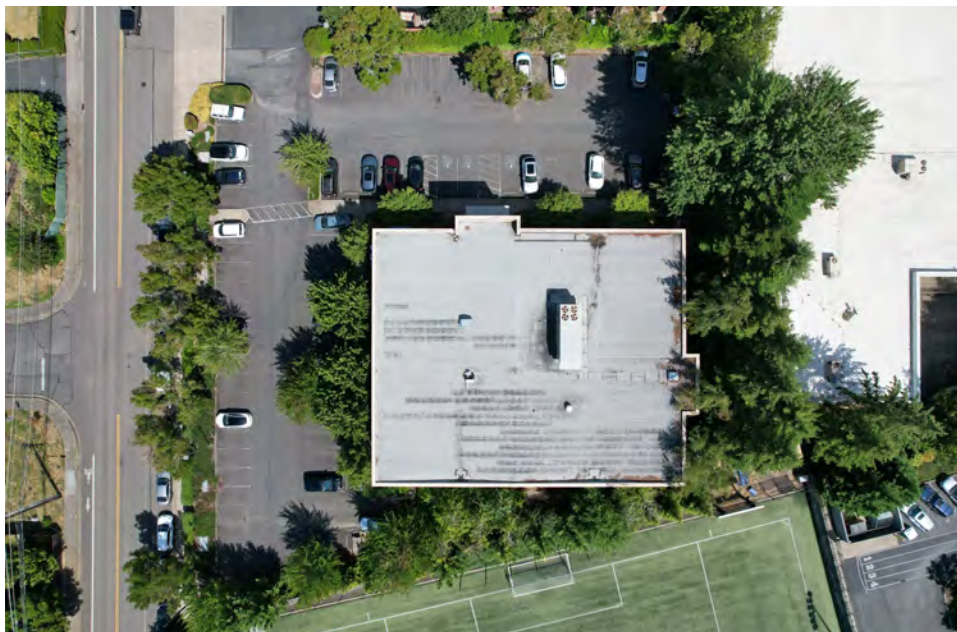
LILE BUILDING

8060 SW PFAFFLE STREET, TIGARD, OR 97223

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PROPERTY DESCRIPTION

This well-maintained 21,470 SF, two-story office building is ideally located in Tigard, Oregon (Washington County), with convenient access to I-5, Highway 99, and Highway 217. Built in 2002, the property features abundant natural light through expansive glass lines, concrete floors, ample on-site parking, and an elevator serving the second floor.

The first floor is occupied by five separate tenants on short-term leases, providing near-term income, while the second floor will be delivered vacant, making it ideal for an owner-user. The upper level offers a functional mix of open workspace, perimeter private offices, one conference room, a large training room, and two break rooms.

The property is currently divided into two condominium plats, which can be dissolved if desired.

PROPERTY HIGHLIGHTS

- Total Lot Size: 1.01 AC
- Total building size: 21,470 SF
- Second floor space: 9,000 SF (90'x110') available for owner occupant.
- Current gross income: \$159,636
- Elevator served.
- 77 parking stalls plus off-street parking.
- Excellent location and access. City of Tigard - Washington County.

OFFERING SUMMARY

Sale Price:	\$4,100,000
Building Size:	21,470 SF
Lot Size:	1.01 Acres
Built in:	2002
Zoning:	COM (Commercial), City of Tigard
Property Taxes:	\$54,059.59

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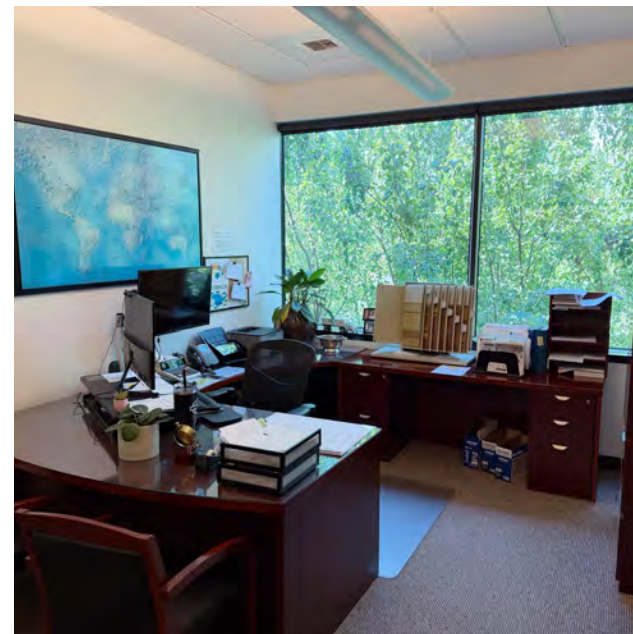


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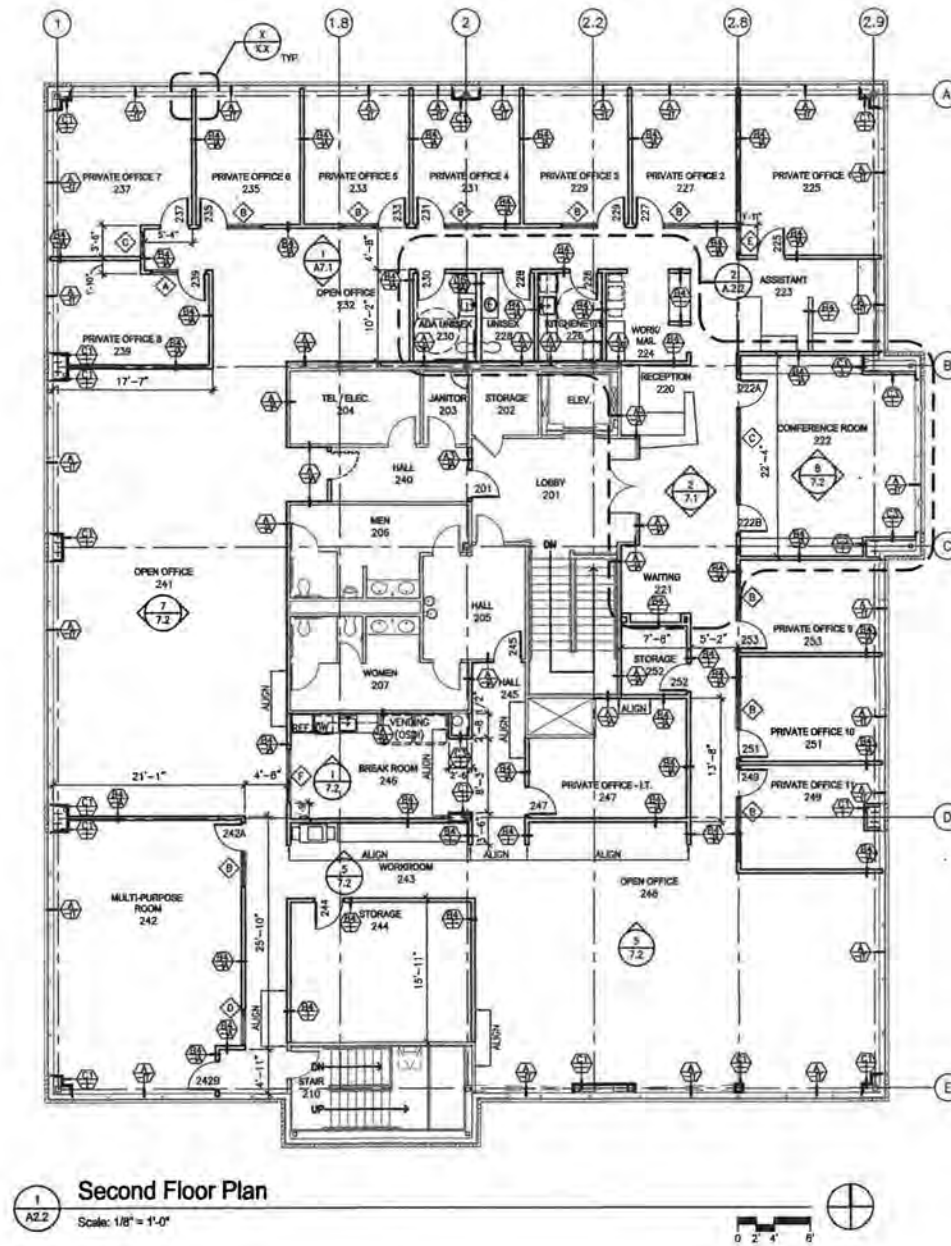


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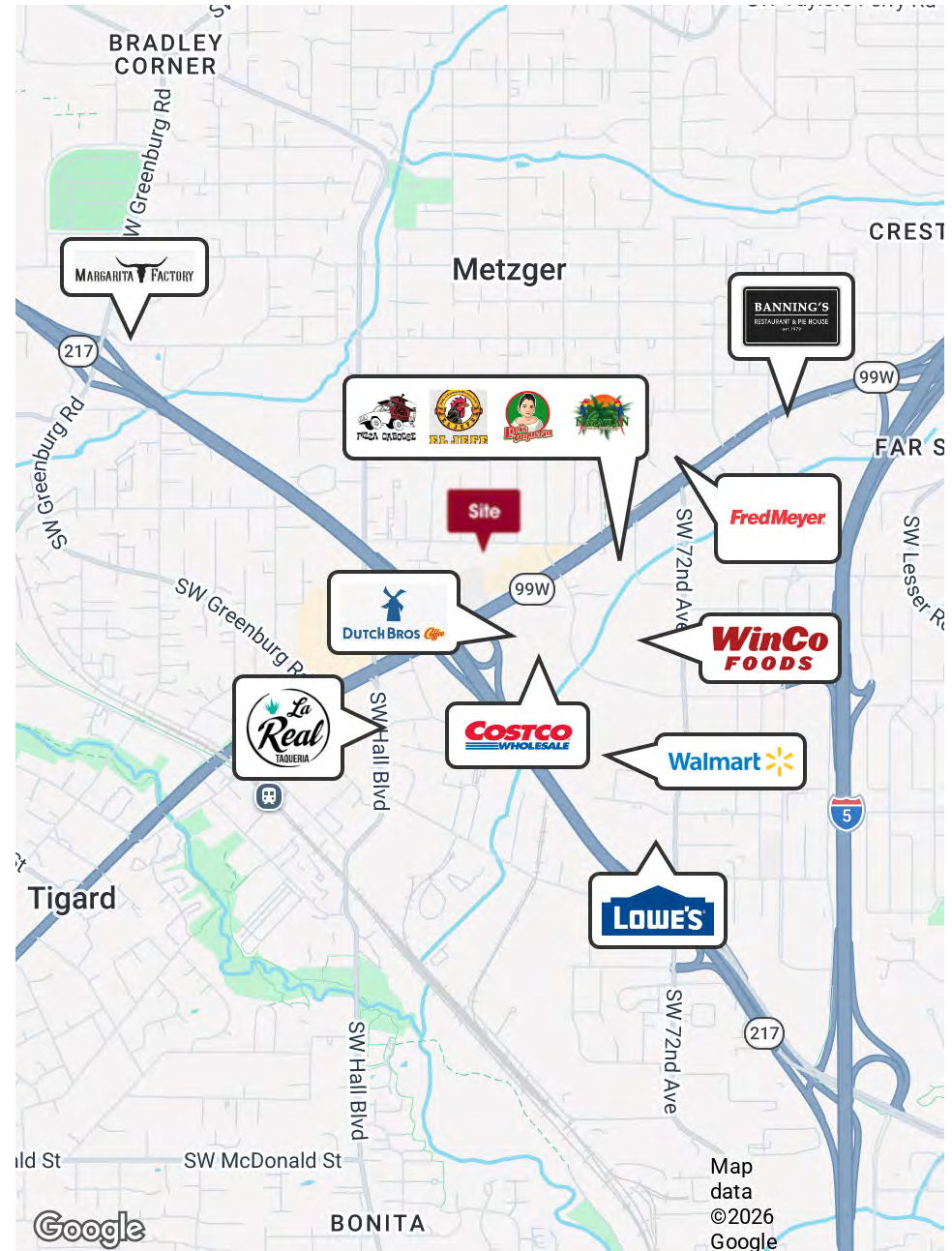
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LOCATION OVERVIEW

Located directly off Hwy 99 with immediate access to Hwy 217.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	666	2,719	10,518
Average Age	37.7	40.3	40.6
Average Age (Male)	31.8	38.9	39.2
Average Age (Female)	39.8	39.6	40.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	364	1,348	4,887
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$79,023	\$87,325	\$96,366
Average House Value	\$521,888	\$522,770	\$537,285



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