

FOR LEASE

4095 SW 144th Avenue, Beaverton, OR 97005



MEDICAL OFFICE ON TUALATIN VALLEY HIGHWAY

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KW COMMERCIAL®

Each Office Is Independently Owned and Operated.



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Executive Summary

4095 SW 144th Avenue, Beaverton, OR 97005



Property Summary

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 currently offers a newly renovated 1,000 SF suite ideal for medical or professional office users.

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.

Property Details			
Building Size	7,600 SF	Parking	26 Off-Street + 25+ Street
Available SF	1,000 SF	Zoning	GC – General Commercial
Floors	1	Power	3-phase
Building Renovation	Renovated in 2011 (and exterior upgrades in 2025-26)	Construction	Medical / Professional Office
Space Renovation	2026 – Just Completed		



Investment Highlights



Strategic Arterial Location

Positioned along SW Tualatin Valley Highway, one of Beaverton's highest-traffic corridors, delivering strong daily visibility and exposure within a proven suburban commercial corridor.



Proximity to Major Employers & Retail

Minutes from Nike, Tektronix, IBM, and Reser's, and anchored by nearby grocery, fitness, banking, and dining amenities—reinforcing tenant convenience and long-term stability.



Established Residential & Workforce Base

Surrounded by dense single-family and multifamily housing with immediate access to a strong daytime workforce, supporting consistent demand for medical and professional services.



Regional Accessibility & Medical Hub Positioning

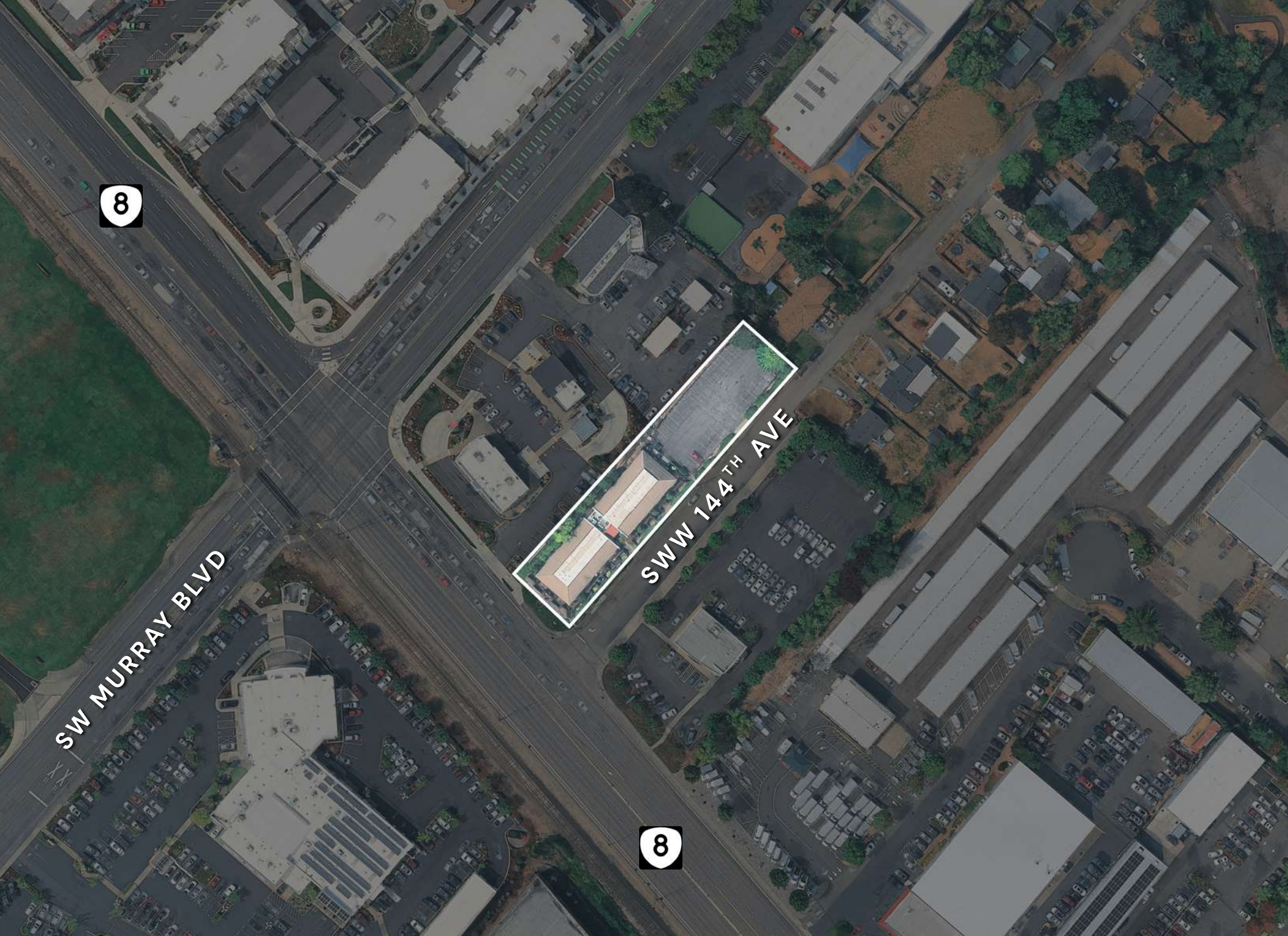
Located within Washington County's primary medical and professional corridor with direct connectivity via SW Tualatin Valley Highway and SW Murray Boulevard, serving the broader Portland MSA.



Property Gallery & Floor Plan

4095 SW 144th Avenue, Beaverton, OR 97005



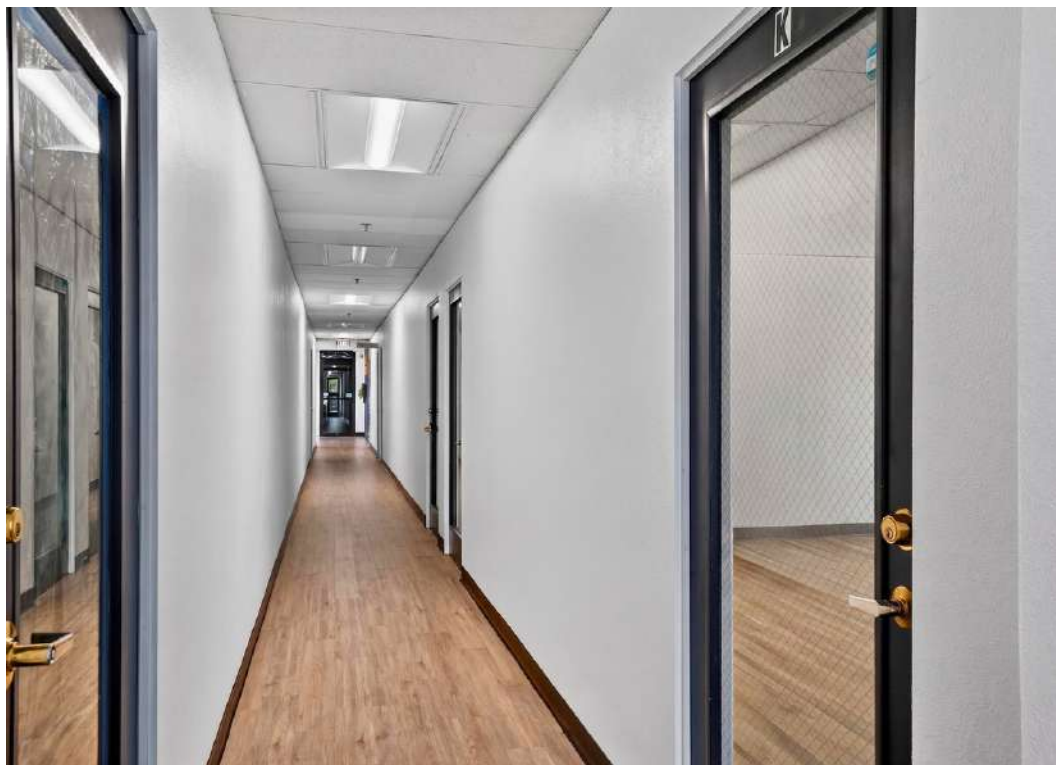


SW MURRAY BLVD

SWW 144TH AVE



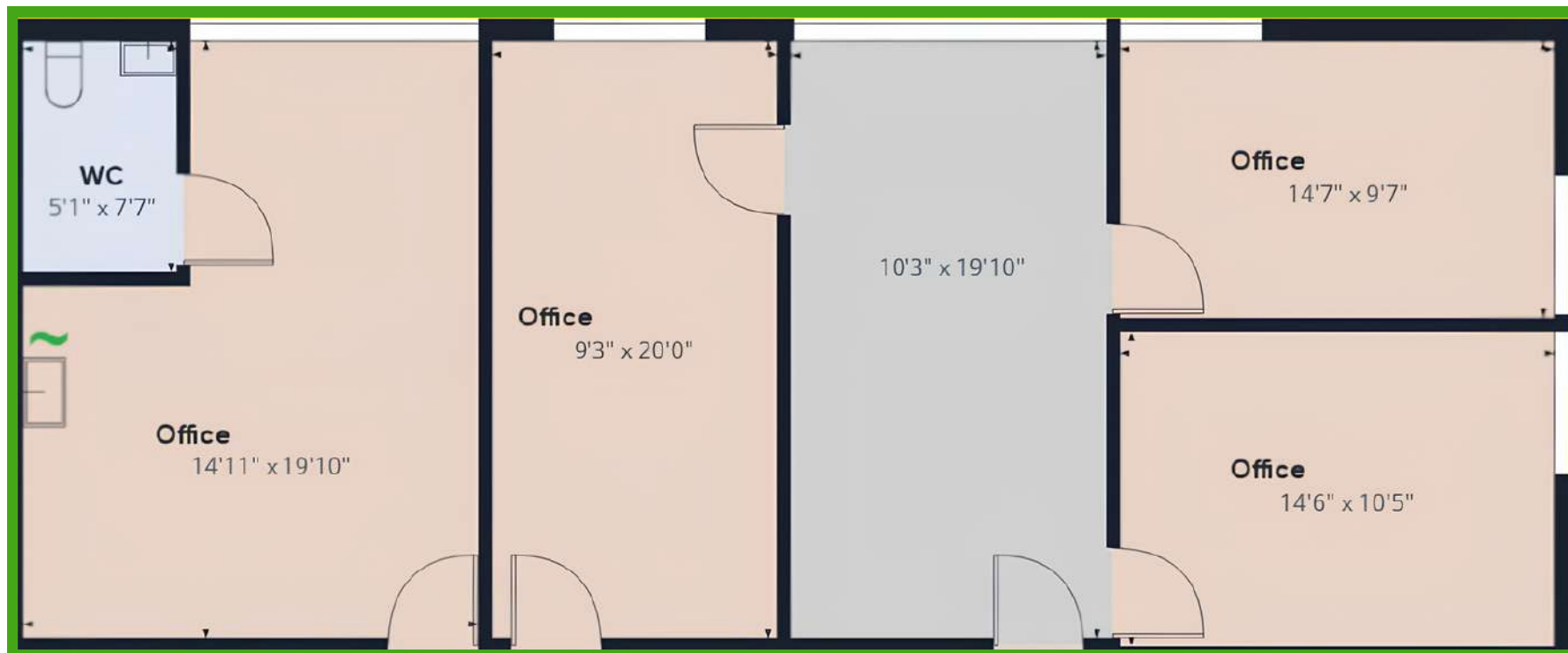








1,000 SF AVAILABLE



Key Businesses & Retailers

4095 SW 144th Avenue, Beaverton, OR 97005





Nike Company Store

PETSMART

SUBJECT PROPERTY

BEST BUY TJ-MAXX
WinCo FOODS

BEAVERTON TOYOTA CLEAR
BEDMART

8

McDonald's Chevron

Jack in the Box KREI CO-OP
FIVE GUYS BURGERS and FRIES
Chick-fil-A

BEAVERTON HIGH SCHOOL FOOTBALL FIELD

Wendy's

DQ

Fred Meyer

8

BEAVERTON CITY PARK

BEAVERTON TOWN SQUARE
TRADER JOE'S

THE HOME DEPOT

TARGET

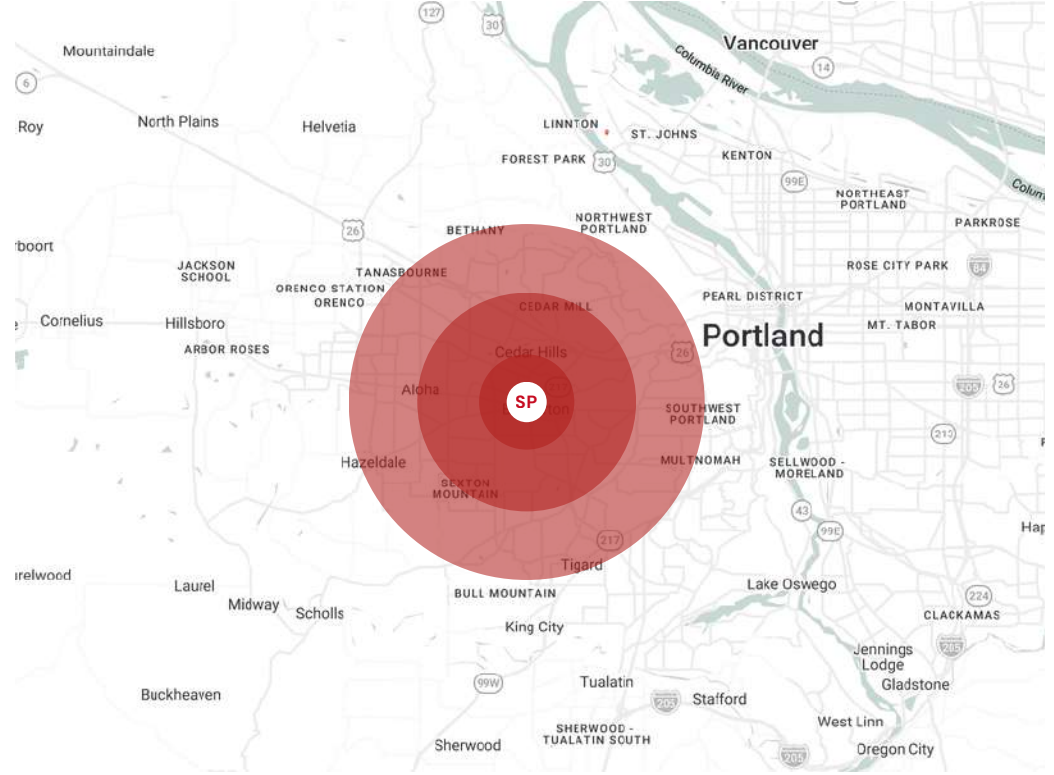
Demographics & Traffic

4095 SW 144th Avenue, Beaverton, OR 97005



Demographic and Traffic Count Report

Category	Subcategory	1 Mile	3 Miles	5 Miles	5 Mile	
Population	Male	8,830	75,601	176,663		
Female		9,514	79,046	182,287		359,210
Total Population		18,344	154,647	358,950		357,193
Age	Ages 0–14	4,012	31,846	73,414		357,700
Ages 15–24		2,130	19,904	48,074		0.56%
Ages 25–54		7,823	62,444	143,967		~0.14%
Ages 55–64		1,791	18,676	44,563		43,570
Ages 65+		2,588	21,777	48,932		357,193
Race	White	11,574	114,827	273,819		248,760 (69.64%)
Black		699	2,837	5,317		21,972 (6.15%)
Am In/AK Nat		73	381	686		4,213 (1.18%)
Hawaiian		14	123	492		18,722 (5.24%)
Hispanic		6,144	31,658	52,510		2,266 (0.63%)
Multi-Racial		9,354	47,096	81,140		61,259 (17.15%)
Income	Median Income	\$41,107	\$58,773	\$65,059		94
< \$15,000		1,384	5,390	10,695		
\$15,000–\$24,999		1,077	5,350	10,725		161,508
\$25,000–\$34,999		1,128	6,309	13,009		160,718
\$35,000–\$49,999		1,330	9,031	18,749		160,552
\$50,000–\$74,999		1,411	12,401	26,583		0.49%
\$75,000–\$99,999		620	7,867	19,441		0.10%
\$100,000–\$149,999		500	8,422	22,998		72,016 (44.81%)
\$150,000–\$199,999		85	3,199	9,232		88,702 (55.19%)
> \$200,000		137	2,170	8,709		160,719
Housing	Total Units	7,896	63,391	149,222		25,268 (15.72%)
Occupied		7,457	59,768	141,030		25,616 (15.94%)
Owner Occupied		2,124	33,754	85,153		25,686
Renter Occupied		5,333	26,014	55,877		20,558 (12.79%)
Vacant		439	3,623	8,192		16,838 (10.48%)
Income: \$125,000 - \$150,000		220	(10.42%)	3,204	(8.26%)	12,407 (7.72%)
Income: \$150,000 - \$200,000		175	(8.29%)	4,841	(12.48%)	15,364 (9.56%)
Income: \$200,000+		161	(7.62%)	6,776	(17.47%)	18,982 (11.81%)
2024 Avg Household Income	\$96,024		\$125,666		\$104,821	
2024 Med Household Income	\$80,079		\$98,276		\$79,608	



Corridor / Access Point	Type	Proximity	Why It Matters
SW Tualatin Valley Hwy (OR-8)	Primary Arterial	Direct Frontage	Major east–west corridor connecting Beaverton, Hillsboro, and Portland
SW Murray Blvd	Major North–South Arterial	Immediate Access	High commuter traffic and strong retail concentration
OR-217	Regional Highway	~5 Minutes	Direct connection to I-5 and US-26
US-26 (Sunset Hwy)	Regional Freeway	~10 Minutes	Primary route to Downtown Portland and west metro
Dense Retail Corridor	Commercial Node	Surrounding	Consistent daily traffic drivers (grocery, fitness, banking, dining)

An aerial photograph of a commercial property complex, featuring several large, single-story buildings with flat roofs. The area is surrounded by parking lots filled with cars and some trees. The entire image is overlaid with a semi-transparent red filter. A white border frames the central text area.

Discover Growth & Opportunity

4095 SW 144th Avenue, Beaverton, OR 97005



About Beaverton, Oregon

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Beaverton serves as a leading economic center within the Portland metropolitan area, supported by a diverse business base spanning technology, manufacturing, healthcare, logistics, and professional services. Its strategic location—paired with direct access to major interstate corridors, regional rail systems, and international air transport via Portland International Airport—creates a strong foundation for commerce and distribution.

The city's educated workforce, anchored by institutions such as Portland State University and Oregon Health & Science University, attracts companies seeking innovation, research partnerships, and long-term growth potential. Ongoing infrastructure improvements, transit accessibility, and active mixed-use redevelopment efforts further strengthen the region's stability.

With relatively competitive operating costs compared to other West Coast metros, Beaverton continues to appeal to investors looking for a resilient, well-connected submarket with strong demand drivers and consistent economic momentum.



Discover Beaverton's Growth and Opportunity

Economic Expansion

- **Silicon Forest Employment Hub:** Beaverton has emerged as one of the Portland metro's strongest employment centers, anchored by advanced manufacturing, global technology firms, corporate campuses, and innovation-driven startups. Continued business investment and commercial development have strengthened local job creation and expanded the city's economic footprint.
- **Downtown & South Cooper Mountain Growth:** Ongoing redevelopment in Downtown Beaverton and the South Cooper Mountain area includes new residential communities, mixed-use developments, office space, and neighborhood retail—supporting population growth and driving sustained economic activity across the city.

Infrastructure and Transportation

- **Regional Transportation Access:** Beaverton benefits from a comprehensive and interconnected transportation network, including direct access to U.S. Route 26, OR-217, and nearby Interstate 5. These routes support efficient commuter travel and the movement of goods throughout the Portland metropolitan area and the broader Pacific Northwest.
- **TriMet Transit Connectivity:** Investments in regional transit—including MAX Light Rail service and expanded bus routes—continue to enhance mobility and strengthen connectivity between Beaverton's employment centers, residential neighborhoods, and commercial districts.



Urban Revitalization and Development Projects

- Downtown Beaverton Equity District & Loop Project: Centered around the revitalized downtown core near City Hall and the Patricia Reser Center for the Arts, this master plan is a transformative effort to create a vibrant, transit-oriented neighborhood. This vision includes hundreds of new market-rate and affordable housing units, pedestrian-friendly "loop" pathways, and significant new commercial and "restaurant row" spaces. This project is designed to be an economic growth driver and enhance Beaverton's identity as a premier destination in the Tualatin Valley.
- Central Beaverton & Neighborhood Initiatives: Key corridors are experiencing reinvestment through mixed-use projects and community infrastructure improvements. These initiatives aim to support local businesses, enhance streetscapes along Canyon Road and Broadway Street, and increase infill housing options to meet the needs of a growing, diverse population.



Population Growth and Community Development

- Metro Population Growth: As a primary hub within the Portland metropolitan area, Beaverton has experienced steady population increases driven by a robust tech sector (the "Silicon Forest"), lifestyle appeal, and its reputation for excellent schools. This trend reinforces consistent demand for housing, commercial services, and employment centers throughout the city and surrounding Washington County.
- Housing and Affordability Efforts: Beaverton continues to prioritize new residential communities—such as the massive South Cooper Mountain development—along with mixed-income housing and transit-adjacent projects. These efforts ensure diverse living options for families, tech professionals, and workers across the metro area, maintaining Beaverton's status as a highly livable community.





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