

TIGARD TECH CENTER

7405 - 7409 SW Tech Center Drive | Tigard, OR 97223

FOR LEASE



INDUSTRIAL/OFFICE SPACE FOR LEASE

DETAILS

BUILDING 7409

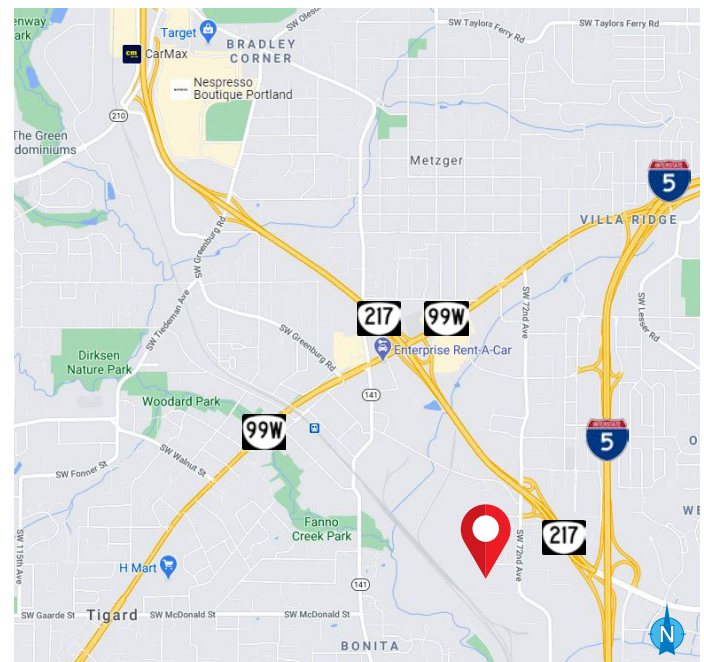
- **Suite B125:** ± 4,616 SF
Lease Rate: \$1.15 PSF (\$5,308/month) + NNN*
60% warehouse, 40% office
Warehouse is temperature controlled
- **Suite B135:** ± 7,164 SF
Lease Rate: \$1.00 PSF + NNN*
9 private offices with large open bullpen
and small warehouse

BUILDING 7405

- **Suite 100:** ± 5,968 SF
Lease Rate: \$1.00 PSF + NNN*
9 private offices with open bullpen

FEATURES

- Over 3:1,000 parking available
- Outstanding location with easy access to I-5 and Hwy 217



*NNN expenses are estimated to be \$0.43 PSF

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR
503.225.8431
ScottF@norris-stevens.com

NICK CHESSAR
503.225.8469
NickC@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

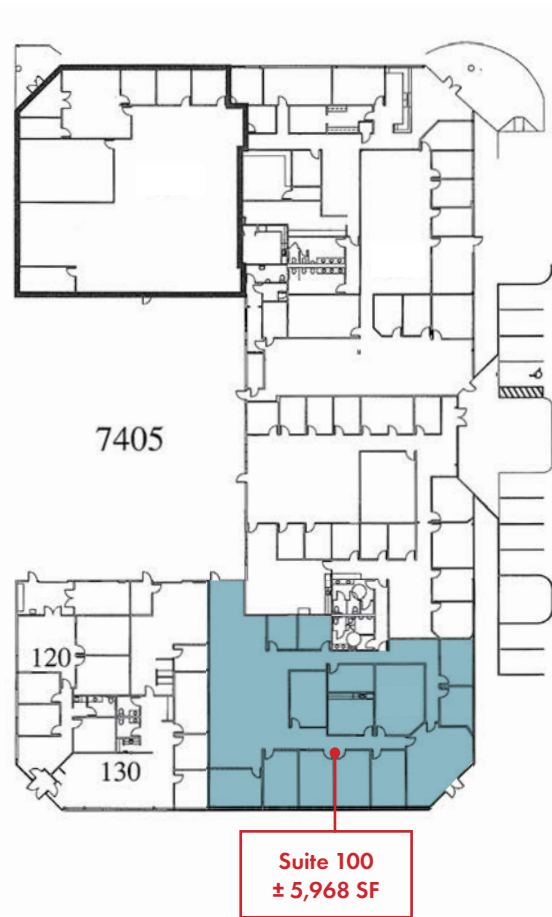
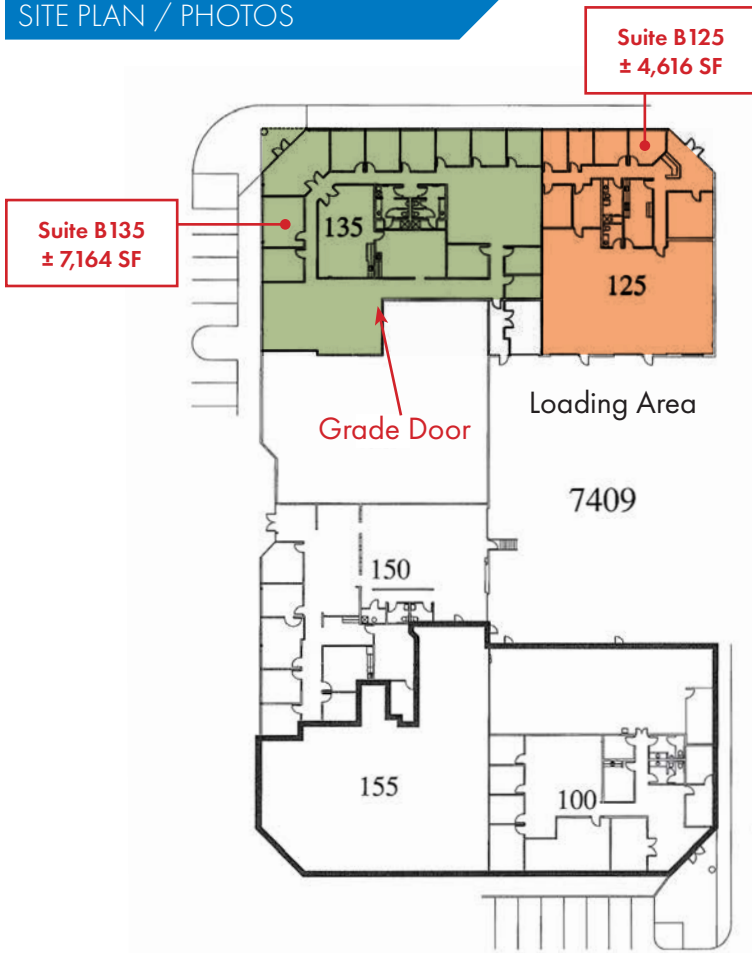
12.06.2024

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SITE PLAN / PHOTOS



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PHOTOS - SUITE B 135



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