

Willowbrook Business Center

11515-11555 SW DURHAM ROAD, TIGARD, OR 97224



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FOR LEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

11515-11555 SW Durham Road, Tigard, OR 97224



PROPERTY DESCRIPTION

Willowbrook Business Center is a mixed-use office park and can accommodate both retail & office needs. The property has high traffic volume and proximity to the accelerated residential growth in the Bull Mountain and Tualatin areas. There are currently several turn-key spaces available within the complex and all suites are first floor accessible, offering prospects newly renovated office spaces at excellent rates.

PROPERTY HIGHLIGHTS

- NNN expenses include all HVAC-related expenses
- Highway 99 signage opportunities
- Newly renovated spaces

OFFERING SUMMARY

Lease Rate:	\$13.50 - 19.00 SF/yr (NNN)
NNN's:	\$7.68 SF/yr
Available SF:	770 - 2,131 SF
Building Size:	72,359 SF

SPACE	LEASE RATE	SPACE SIZE
B3	\$19.00 SF/yr	2,131 SF
B4	\$13.50 SF/yr	770 SF
B9	\$13.50 Sf/yr	1,840 SF
E10	\$13.50 SF/yr	1,100 SF



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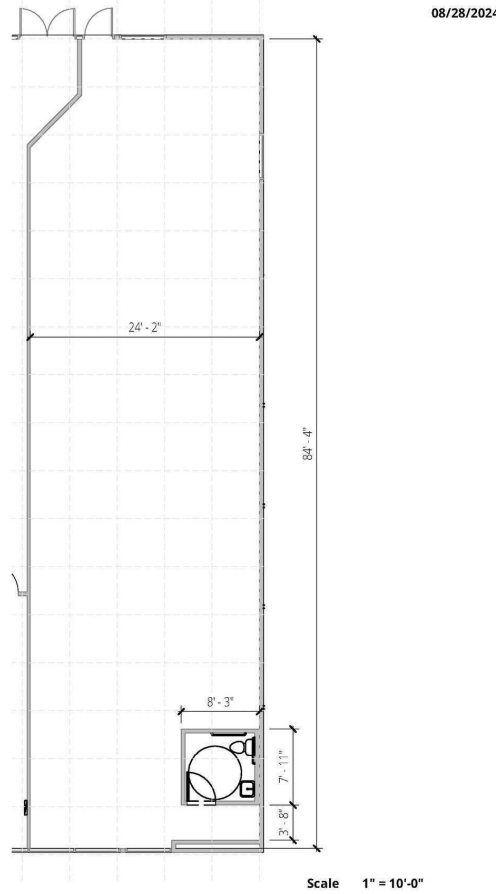
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B3 SPACE PLAN



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ B3	2,131 SF	NNN	\$19.00 SF/yr	Open floor plan with one large conference room Excellent window line facing Highway 99 Shared restroom



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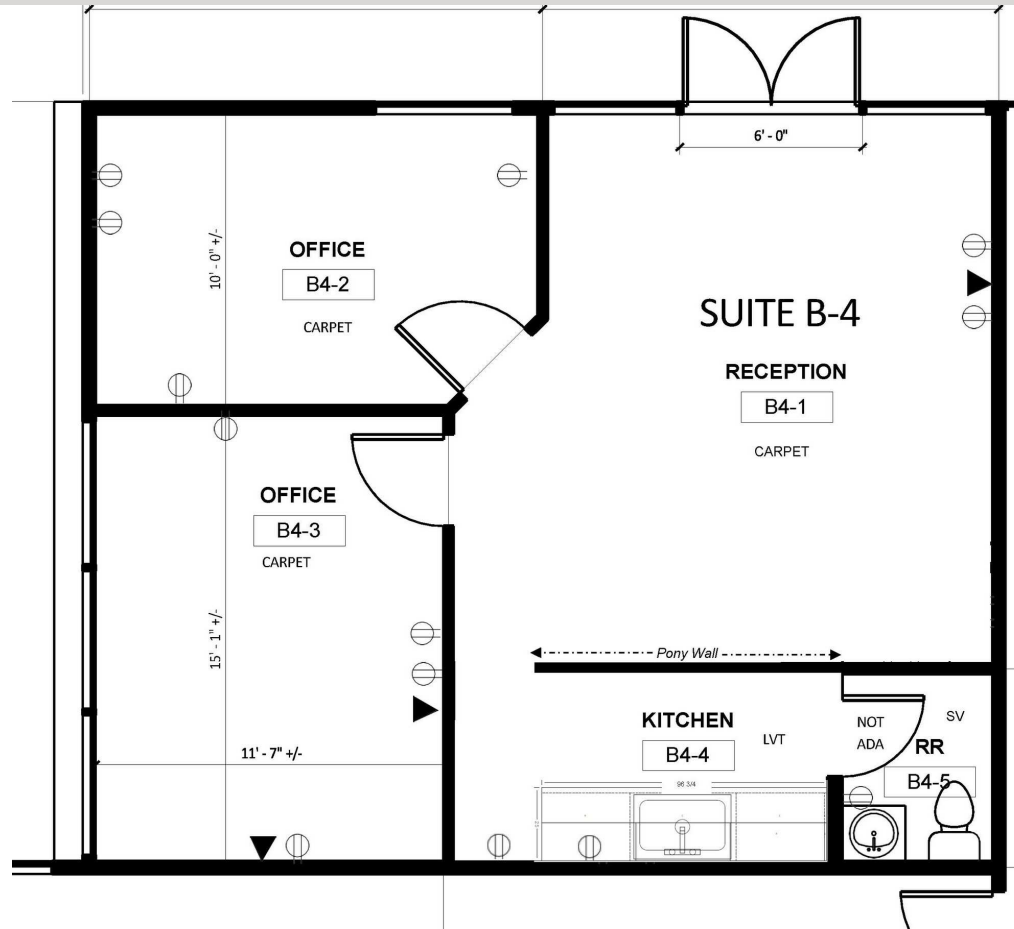
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AVAILABLE SPACES

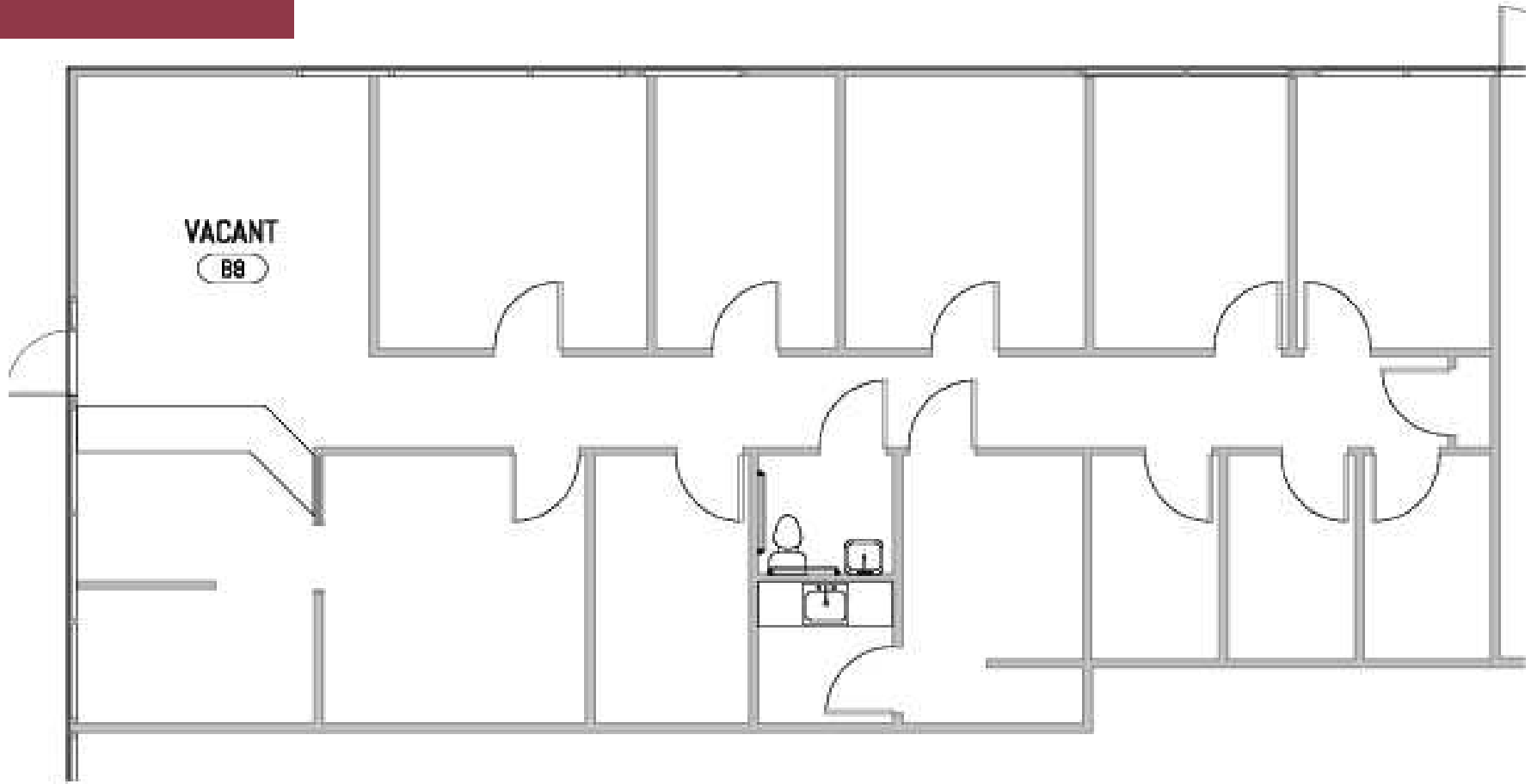
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ B4	770 SF	NNN	\$13.50 SF/yr



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ B9	1,840 SF	NNN	\$13.50 SF/yr	Heavy office buildout Reception area 2 ADA restrooms Landlord plans to renovate space

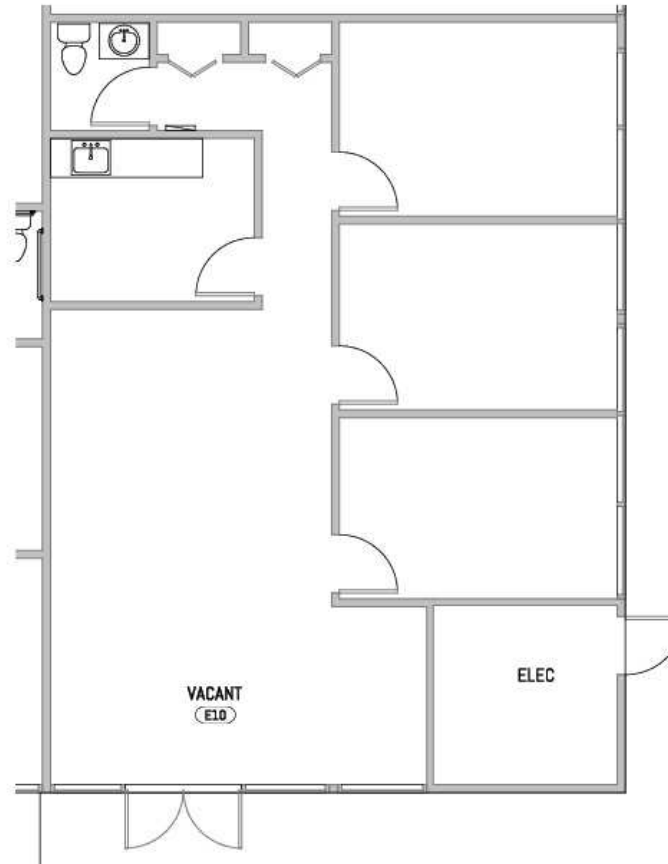


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09/05/21



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ E10	1,100 SF	NNN	\$13.50 SF/yr	Mix of open space with three private offices, storage closets and a break room Private restroom



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PRELIMINARY

NOT FOR
CONSTRUCTION

WILLOWBROOK
HARSCH INVESTMENT PROPERTIES
11555 SW DURHAM ROAD
TIGARD | OR | 97224

DATE: 05/20/2020

SITEPLAN

REVISIONS

SITE PLAN

L01-SITE



5/20/2020 6:14:12 PM

SITE PLAN - ALL BLDGS - CURRENT -
Dependent 1
1" = 50'-0"

*PLAN IS DIAGRAMATIC ONLY



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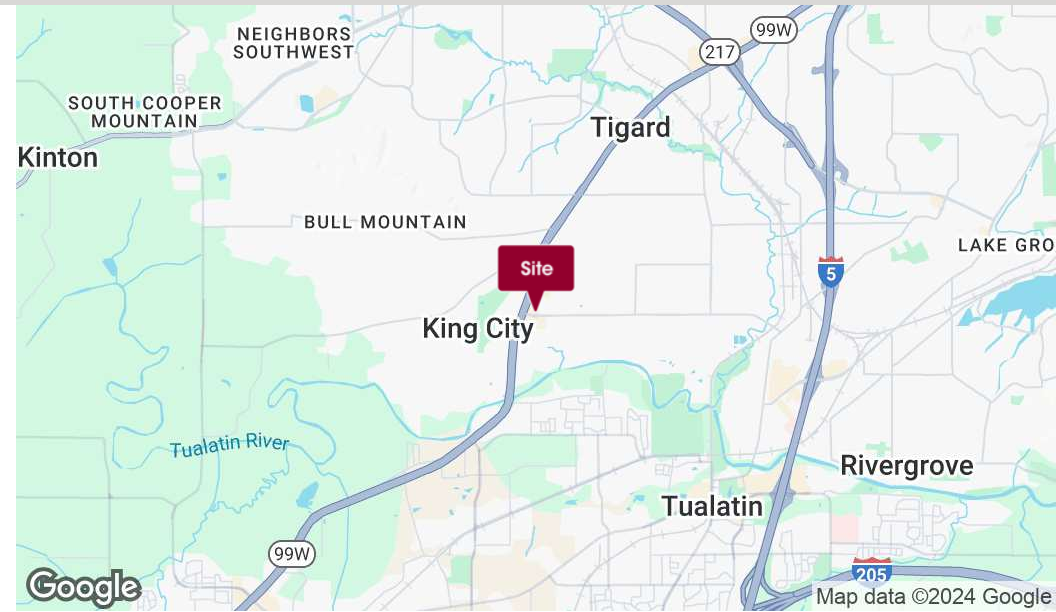
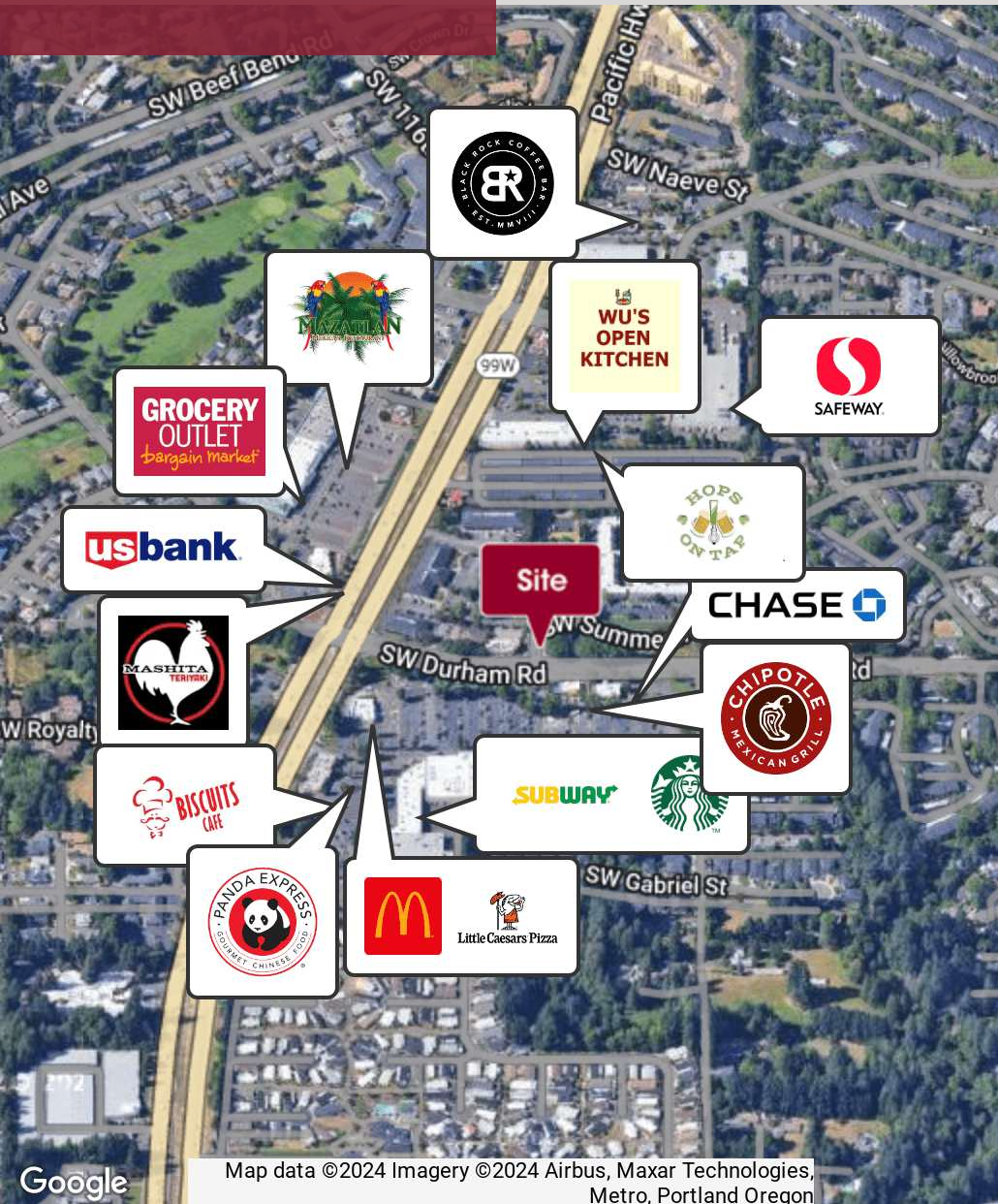
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LOCATION OVERVIEW

Located at the busy corner of SW Pacific Highway & Durham Road, Willowbrook Business Center occupies one of the most desirable intersections in the heart of Washington County. This 72,359 SF business and retail center provides ample parking as well as excellent street signage and is shadowed by 3 anchored shopping centers.

LOCATION	DISTANCE	TIME
99W	0.1 mi	1 min
I-5	3.9 mi	10 min
OR 217	2.7 mi	7 min



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