

7145 & 7155 SW Varns Street

TIGARD, OR 97223

PRICE REDUCED!

FOR SALE

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

7145 & 7155 SW Varns Street, Tigard, OR 97223



PROPERTY DESCRIPTION

The property is comprised of two wood-framed office buildings totaling 13,222 square feet. Recent building improvements including new outside paint, new roof in 2024 on the 7155 SW Varns St. building and new roof being installed on 7145 SW Varns St. in 2025.

7145 SW Varns St. is a two-story 7,283 SF office building. There are multiple tenants on each floor with short-term leases, positioning the property to easily accommodate an owner/user or allow for an investor to acquire it.

7155 SW Varns St. is a two story 5,938 SF office building with multiple tenants on short term leases. Both buildings are not elevator served, but they both benefit from two off-street parking lots.

PROPERTY HIGHLIGHTS

- Signage facing SW 72nd Avenue
- Quick access to Interstate 5 and Highway 217
- Abundant off-street parking with additional parking along Varns Street
- New exterior paint completed summer 2024
- New roofs in 2024/2025

OFFERING SUMMARY

Sale Price:	\$2,313,850
Total Building Size:	13,222 SF
7145 SW Varns St. Size:	7,283 SF
7155 SW Varns St. Size:	5,938 SF
Lot Size:	0.91 Acres
Zoning:	C-P
Parking Ratio:	3.0



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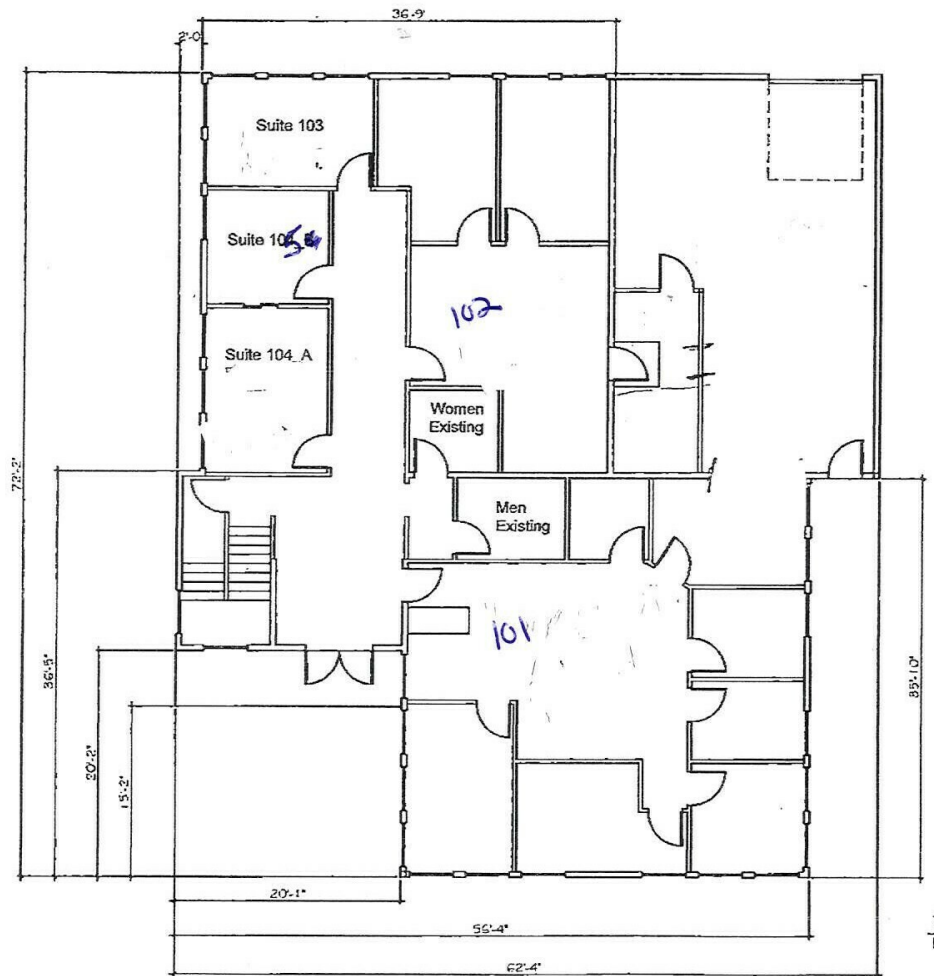
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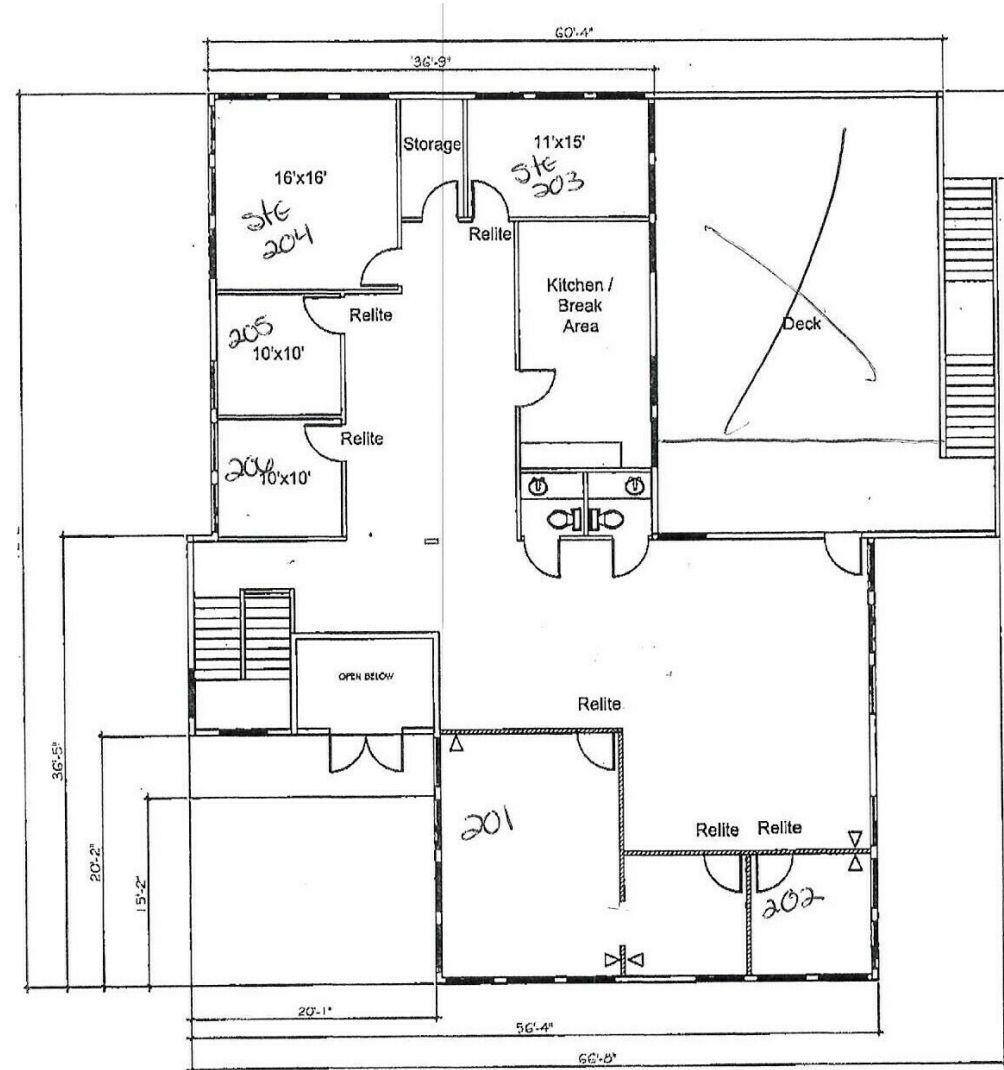
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7145 - 1st Floor



7145 - 2nd Floor



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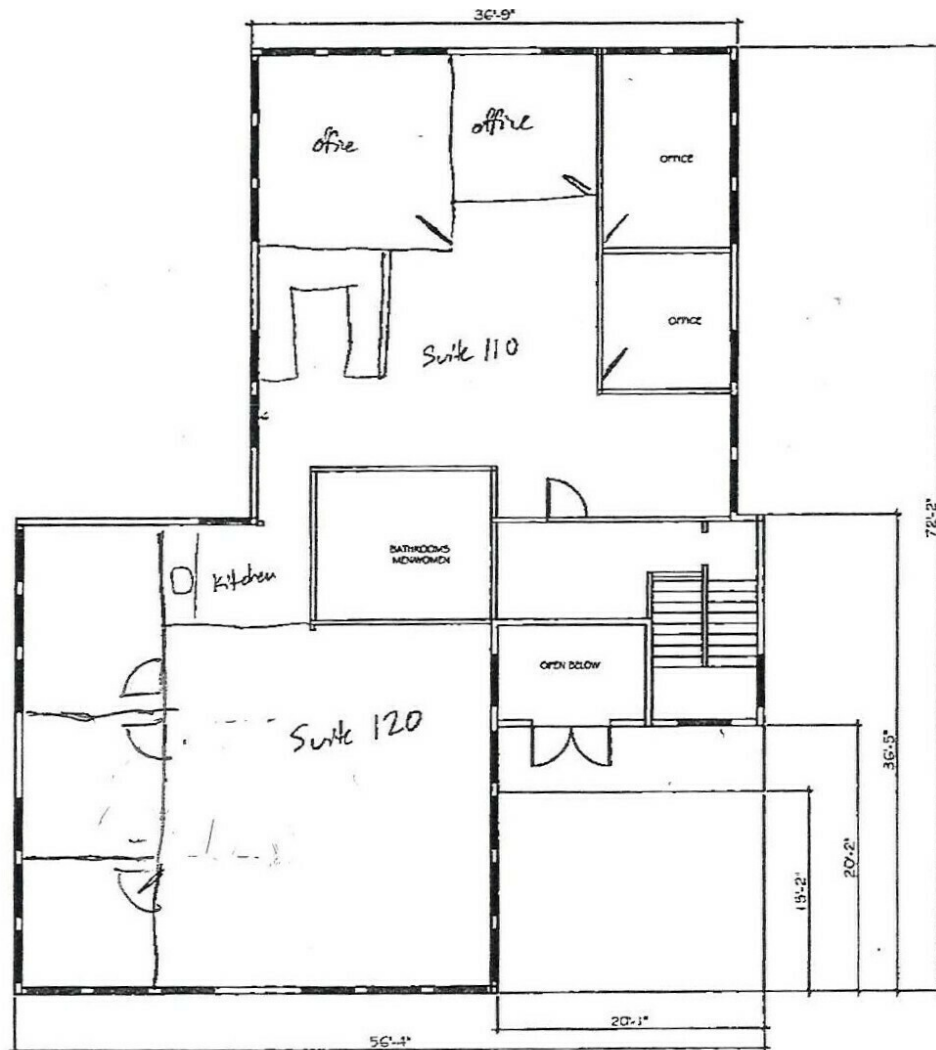
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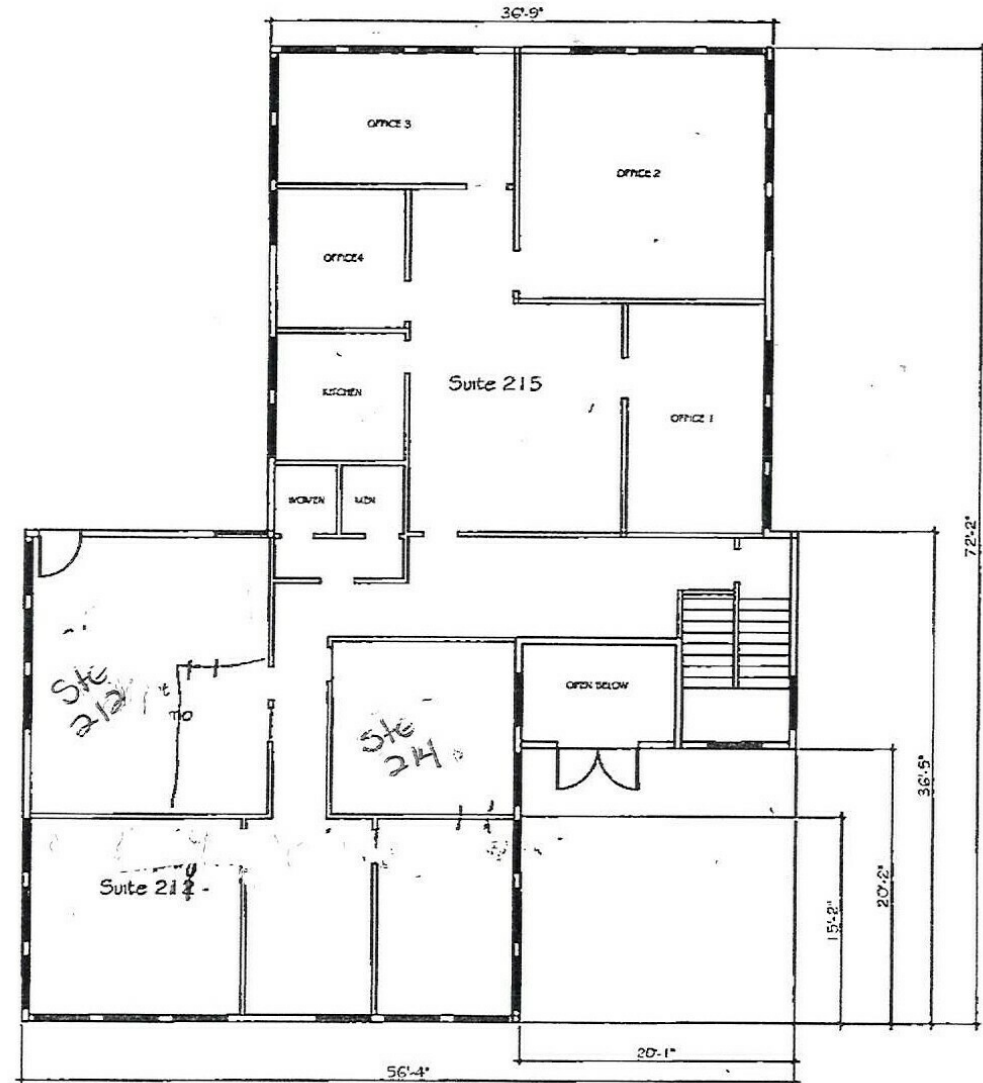
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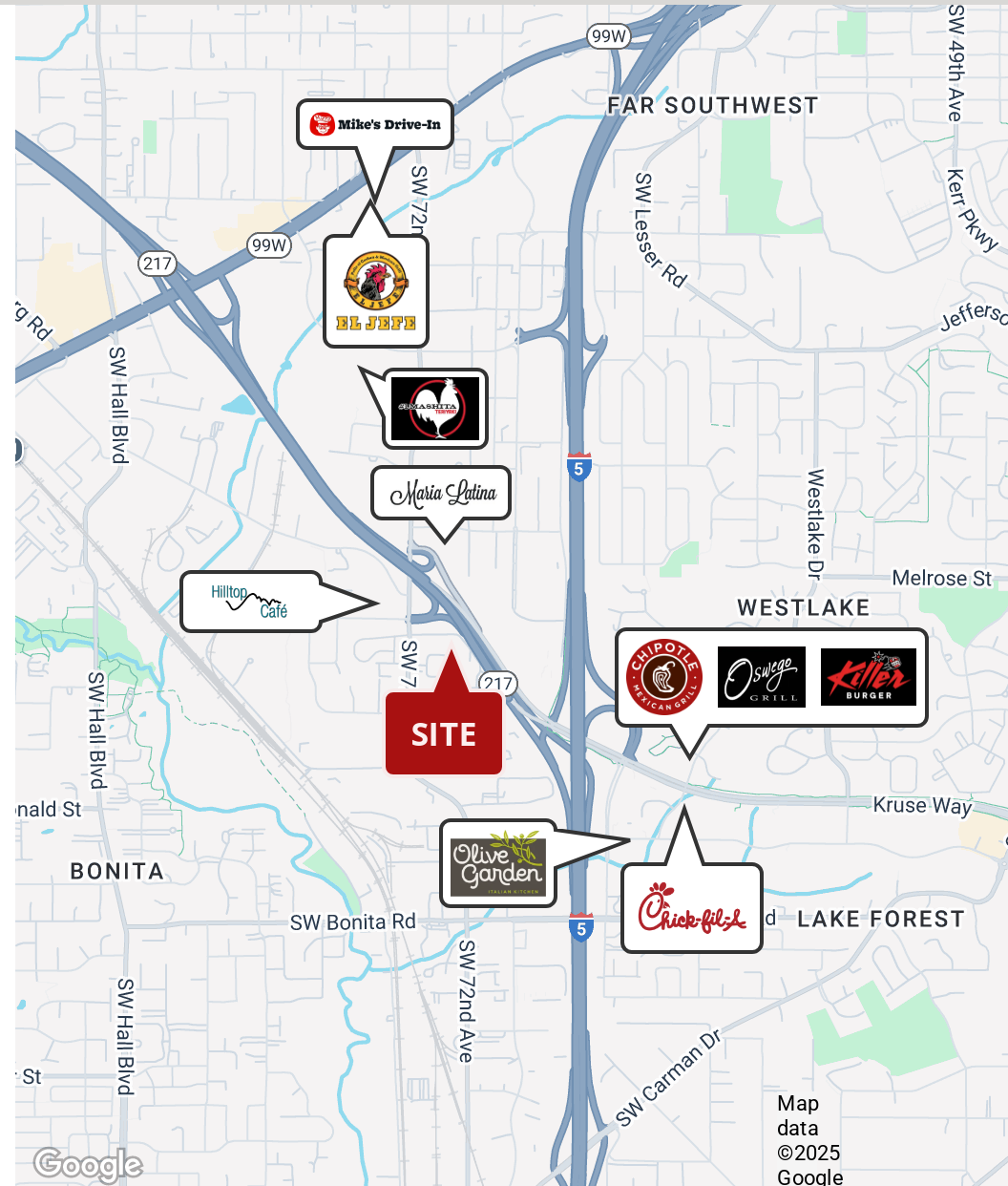
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LOCATION OVERVIEW

The property is located on the corner of SW Varns Street & SW 72nd Avenue. Conveniently located immediately off of Interstate 5 and Highway 217 in the City of Tigard, within Washington County.

LOCATION	DISTANCE	TIME
Hwy 217	0.3 mi	1 min
I-5	0.8 mi	3 min
Portland City Center	9.9 mi	16 min



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