

# CUSTOM OFFICE & RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

## FOR LEASE



**Our Diamond Peak Plaza is located in downtown Tualatin, near Tualatin Lake at the Commons.** This two-level retail and office building has been beautifully renovated and features a new ADA elevator, secure building access system, a water feature, and abundant parking with EV charging. Interior upgrades include modern finishes throughout with eco-friendly products to enhance the building's aesthetic. Monument signage and digital directories direct visitors to the building.

**Tricia Anderson**

[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)

# CUSTOM OFFICE AND RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

## FOR LEASE

### Walk Score



"Somewhat Walkable"

### Transit Score



"Some Transit"

### Bike Score



"Somewhat Bikeable"



DIAMOND PEAK PLAZA

## Property Details

- Ground-floor retail spaces
- Upper-level custom offices
- Approximately 17,000 sq. ft. building with spaces ranging from 300 to 2,700 sq. ft.
- ADA accessible with elevator service
- High efficiency heating and cooling
- Green Certified finishes
- Secure access system
- Private parking lot with electric car chargers

## Location Details

- In the heart of downtown Tualatin near Tualatin Lake at the Commons
- Across from Nyberg Rivers shopping center with New Seasons and Cabela's
- Just ½ mile from I-5
- Near Tualatin Station and Tualatin Park & Ride

## Demographics

(within 1 mile)

- Population (2023): 14,533
- Average Household Income (2023): \$92,724
- Median Resident Age (2023): 36

## Daily Traffic Count

(within 1 mile)

TOTAL: 44,000

Tricia Anderson  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)



CONFERENCE ROOM



LOBBY



## CUSTOM OFFICE AND RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

## FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)

# CUSTOM OFFICE AND RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

## FOR LEASE



SUITE #205



Virtual Tour  
Suite 205

[tinyurl.com/DiamondPk205](https://tinyurl.com/DiamondPk205)



**Tricia Anderson**

[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](https://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)



Virtual Tour  
Suite 217

[tinyurl.com/DiamondPk217](https://tinyurl.com/DiamondPk217)



SUITE #217

## CUSTOM OFFICE AND RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

## FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](https://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)  
Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)



Virtual Tour  
Suite 223

[tinyurl.com/DiamondPk223](https://tinyurl.com/DiamondPk223)



SUITE #223

## CUSTOM OFFICE AND RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

## FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



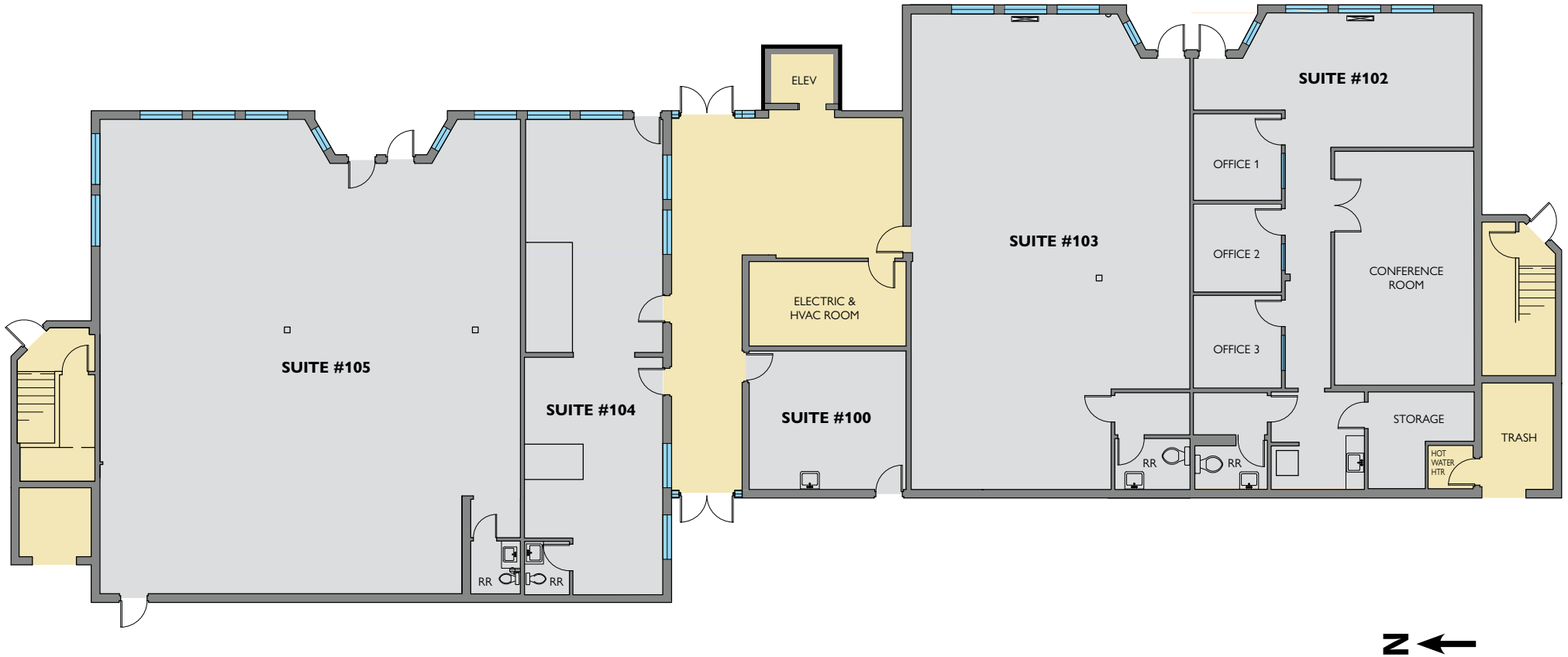
[northrimpx.com](https://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)

# FLOOR PLAN

## 1st Floor



### CUSTOM OFFICE AND RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

### FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



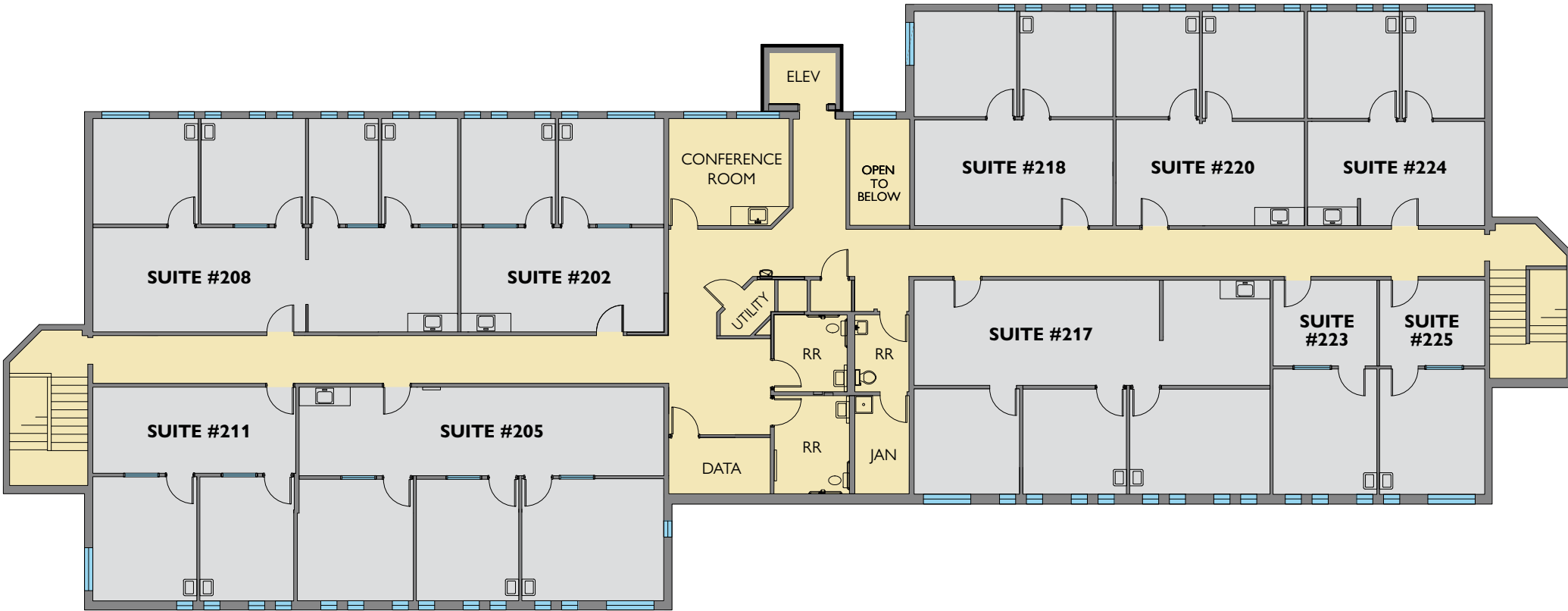
[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)

# FLOOR PLAN

## 2nd Floor



### CUSTOM OFFICE AND RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

### FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)





**CUSTOM OFFICE AND RETAIL IN TUALATIN**

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin OR 97062

**FOR LEASE**

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | 503.525.1927



[northrimpx.com](http://northrimpx.com)  
 819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925  
 Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | 503.381.3134