

Well-Maintained Two-Story Office Building

9570 SOUTHWEST BEAVERTON HILLSDALE HIGHWAY, BEAVERTON, OR 97005



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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

9570 Southwest Beaverton Hillsdale Highway, Beaverton, OR 97005

PROPERTY DESCRIPTION

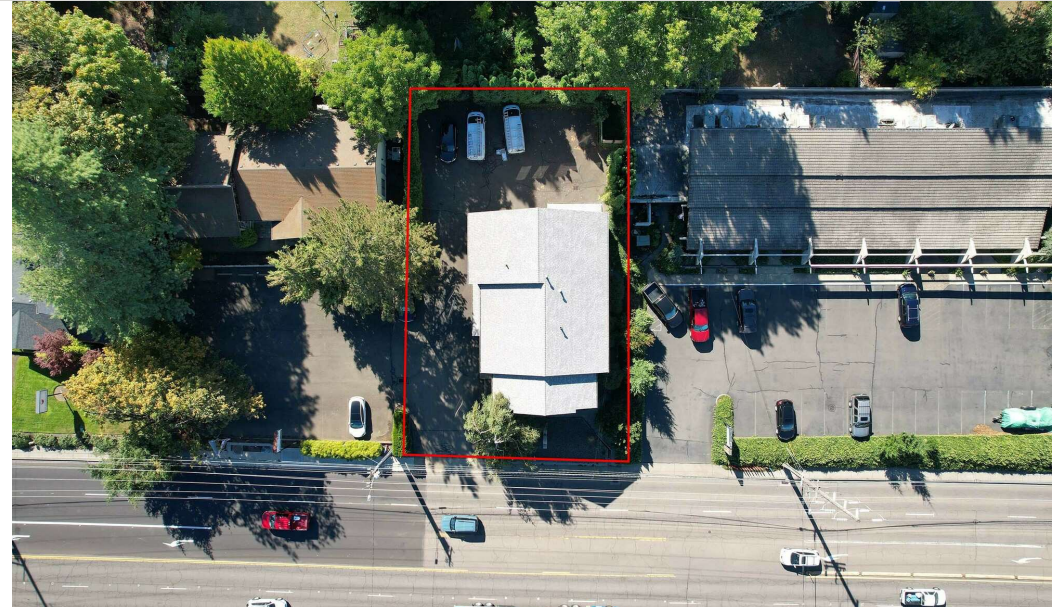
Well-maintained two-story office building totaling 4,678 SF. The building can easily accommodate one or multiple tenants with restrooms on each floor. The building offers a mix of private offices and open areas. In addition, the main floor has a shower, and the top floor has a large breakroom. The property benefits from a large monument sign facing Beaverton Hillsdale Highway. Most of the parking is in the rear of the property, including three spots under a carport and 2 more in a garage. The landlord recently installed new carpet, ceiling tiles, LED lights, and paint on both floors. In addition, the landlord replaced the HVAC system in the summer of 2024. The current zoning (Community Service, City of Beaverton) allows for a variety of retail, office, and other service-based businesses.

PROPERTY HIGHLIGHTS

- 15 parking stalls
- New HVAC
- Large monument sign
- Washington County/City of Beaverton address
- Move-in ready office space
- Zoning: CS - Community Service, City of Beaverton
- Taxes: \$11,854

OFFERING SUMMARY

Sale Price:	\$1,637,000
Building Size:	4,687 SF
Lot Size:	11,290 SF



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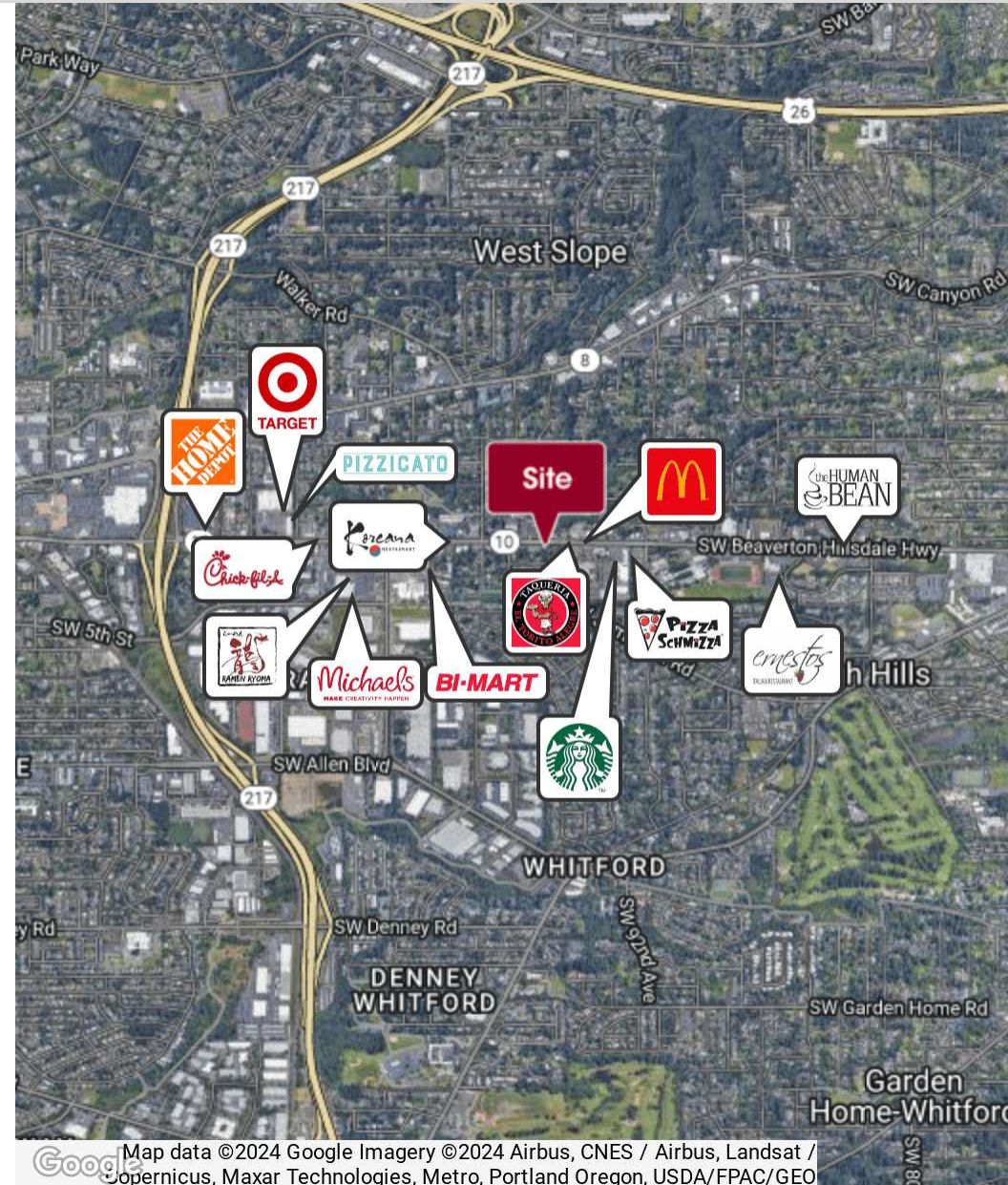
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LOCATION DESCRIPTION

The property is located in one of Oregon's best places to live, the Raleigh West neighborhood of Beaverton Oregon. Raleigh West offers an abundance of restaurants, coffee shops, and parks that are easily accessible from Beaverton Hillsdale Highway. The location also provides easy access to two major transportation corridors, Highway 217 traveling east/west and Highway 26 traveling north/south.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	1,264	4,270
Total Population	708	2,989	9,836
Average HH Income	\$136,008	\$136,655	\$143,282



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