

# BRIDGEPORT CROSSING

7420 SW BRIDGEPORT ROAD, TIGARD, OR 97224

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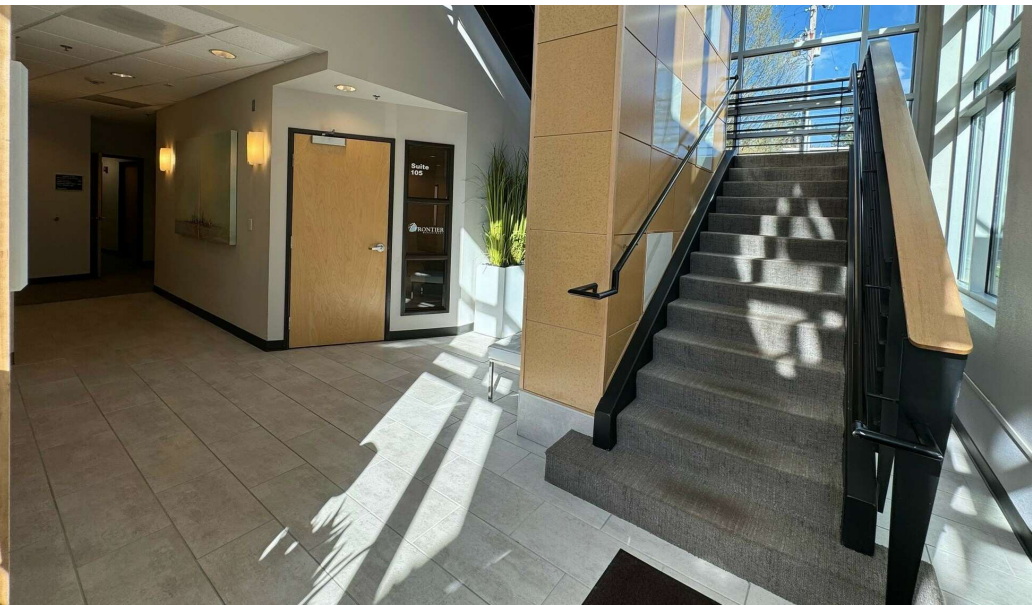
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE  
& LEASE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



**PROPERTY DESCRIPTION**

This Class A office building is located within a highly sought-after location that blends convenience and comfort. Elevator served over two floors, this meticulously maintained property boasts a sleek design and premium finishes to elevate your professional experience.

Nestled in the heart of Bridgeport Village, this office building situates your business in the center of a vibrant commercial and residential hub. It's surrounded by upscale shopping, gourmet dining, and an array of entertainment options, making it an ideal setting for work-life balance.

Immediate access to public transportation allows easy commutes for both employees and visitors. The building enjoys excellent proximity to the I-5 freeway, making travel to and from the office seamless and efficient for all commuters. Building is located in a unique jurisdiction, with postal code serving Portland, Tigard, or Durham address and all building permits handled through the city of Tualatin.

**PROPERTY HIGHLIGHTS**

- Class A Office
- 4,585 SF ground floor owner/user opportunity
- Located in the heart of Bridgeport Village
- Easy access to I-5
- Contact broker for full OM and rent roll

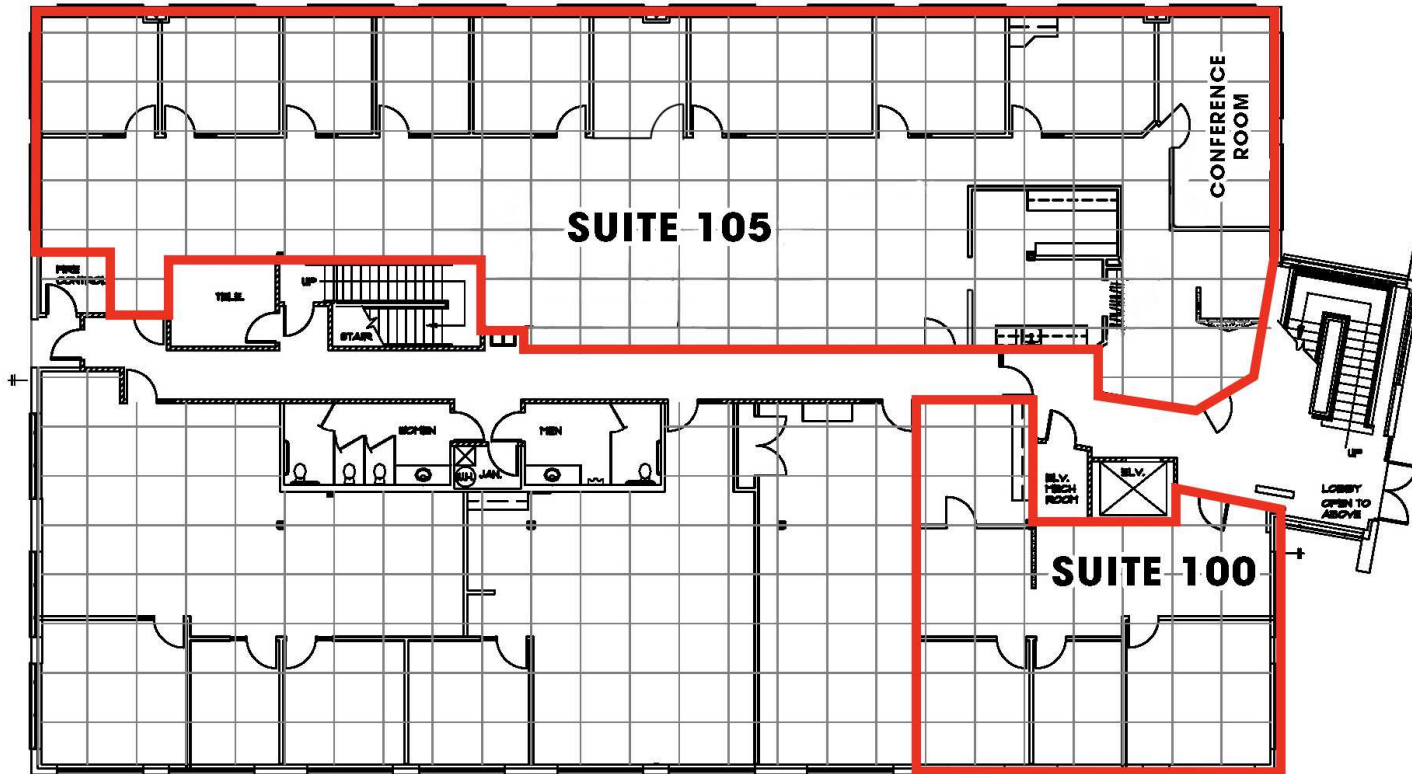
**OFFERING SUMMARY**

Sale Price:	\$5,995,000
Lease Rate:	\$34.50 SF/yr (Full Service)
Available SF:	1,229 - 4,585 SF
Building Size:	18,890 RSF
County:	Washington County



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NOTE: Plans are not guaranteed to be the current as-builts in place

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 105	4,585 SF	Full Service	\$34.50 SF/yr
■ Suite 100	1,229 SF	Full Service	\$34.50 SF/yr



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