



# Sublease

Medical Office

15755 SW Sequoia Parkway | Tigard

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## Opportunity



Approx. 9,000 RSF



Signage Opportunity with Extraordinary Visibility



Centrally Located along I-5 South



Efficient Medical Buildout



Sublease through May 2027



Call Broker for Pricing



Excellent Parking - 4/1,000

## Features

Class A Medical Office Space

20 building mixed-use suburban complex

10 miles from Portland's central business district

High End Finishes

Ample patient parking



# Floor Plan



## Sublease Space

1st Floor space  
Approximately 9,000 RSF  
6 Seat Nurses Station

Restrooms: 2  
Offices: 6  
Exam Rooms: 14

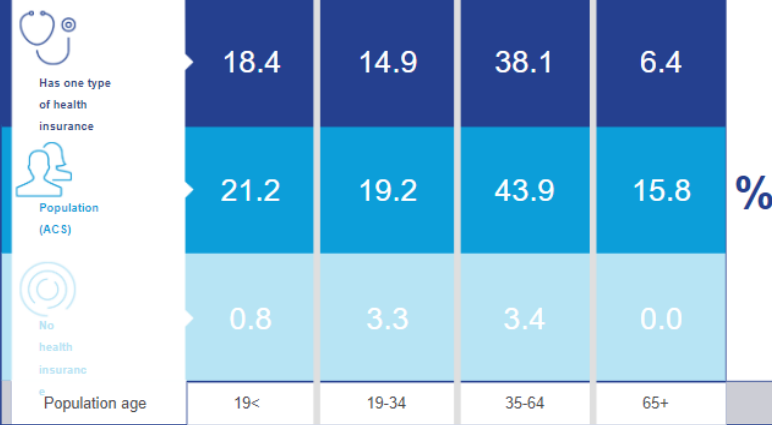
Break Room: 1  
Large X-Ray Room  
Cast Room



# Health Care & Insurance

15755 SW Sequoia Pkwy, Portland, Oregon, 97224, 1 mile radius

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.  
Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



**Population**  
9,213  
Civilian noninstitutionalized population (ACS)

**Exercise (percent of adults)**  
54.5%  
Exercise at home 2+ times per week

**Households**  
3,720  
Total households (ACS)

13.8%  
Exercise at club 2+ times per week

## Health care expenditure

\$ **\$6,775**  
Annual health insurance expenditures

**\$3,311**  
Medical care

Health care (consumer spending)	Annual expenditure
Blue Cross/Blue Shield	\$1,809.4
Medicare payments	\$1,345.3
Physician services	\$381.4
Dental services	\$638.2
Eyecare services	\$120.2
Lab tests/x-rays	\$104.3
Hospital room & hospital service	\$338.9
Convalescent/nursing home care	\$49.0

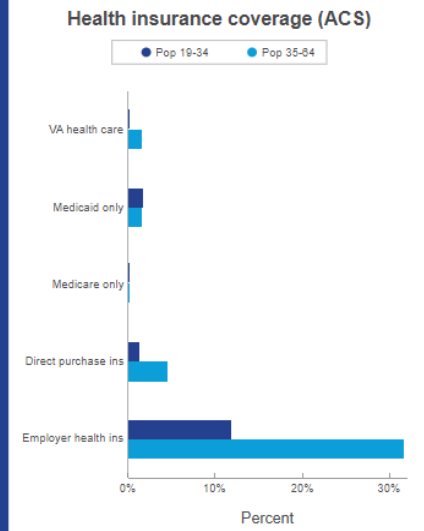
**Medicare population 65+**

507  
Medicare only

287  
Direct-purch & medicare

351  
Employer & medicare

33  
Medicare & medicaid



# Traffic

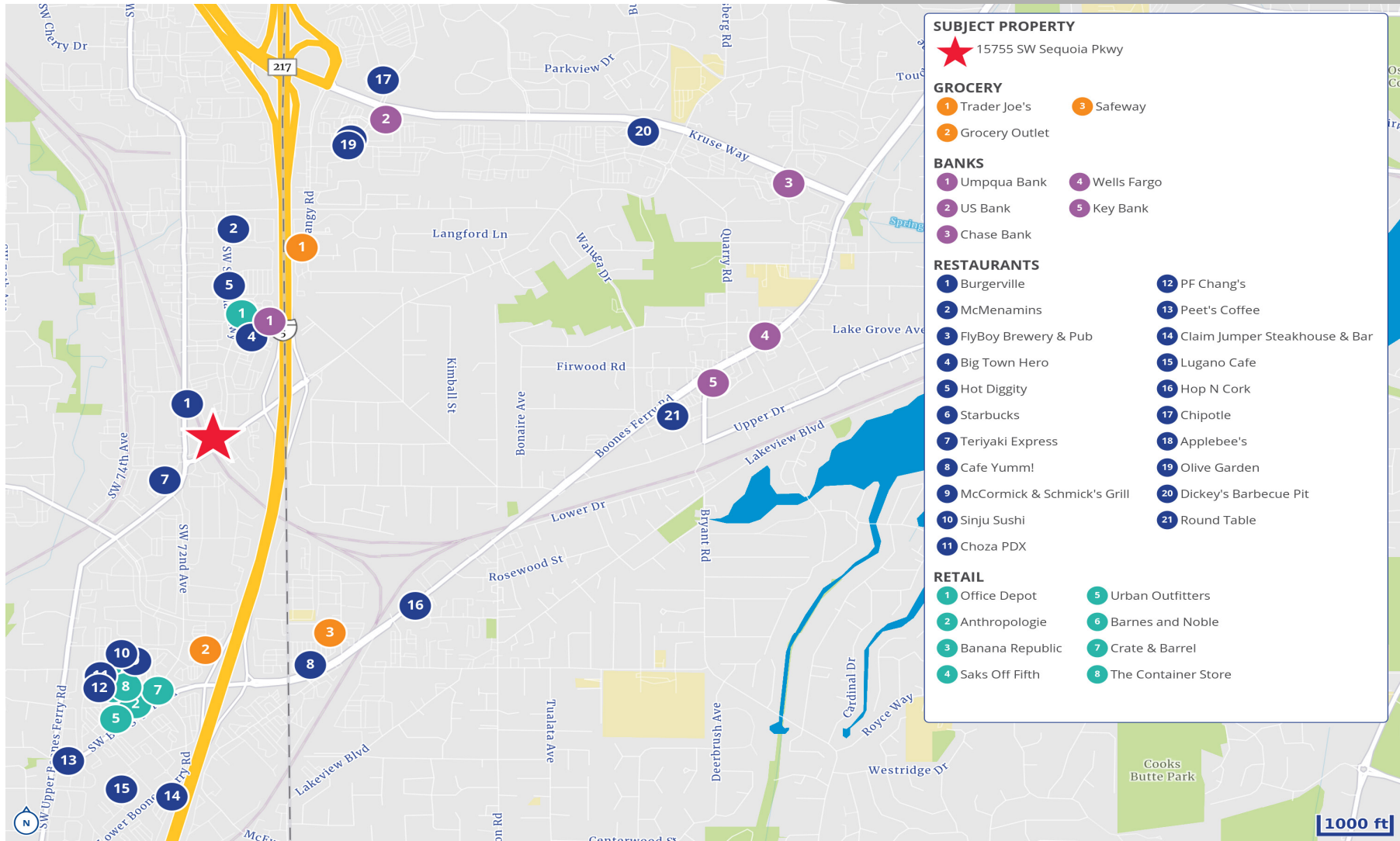
## SW Lower Boones Ferry Road (fronting subject)

Vehicles Per Day	27.1k	
Foot Traffic Per Day	3.2k	
Walk score	46	
Bike score	57	
Transit score	34	

# Demographics

	1 mile	2 miles	3 miles
Population (worday)	9,408	48,190	104,651
Number of Households (total)	3,839	19,729	46,517
Household Income (average)	\$113,7k	\$100.5k	\$97.3k
Household Medical Spending (annual)	\$10,086	\$9,252	\$9,209
Consumer Spending (annual)	\$22,053	\$20,127	\$19,755

# Amenities Map



Tigard/Bridgeport  
Area Amenities





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# FOR SUBLEASE

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Tigard, OR

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