



# 9011 BUILDING

9011 SW Beaverton Hillsdale Hwy, Portland, OR 97225

Asking Price: \$3,500,000 | Price PSF: \$256/SF

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## INVESTMENT HIGHLIGHTS

- ◆ Ideal Owner-User office property with 6,531 to 7,956 SF available on the first floor for new purchaser to occupy and an additional 1,517 SF available on the second floor.
- ◆ Washington County location with Portland address allows an investor to take advantage of the more business and tax friendly environment of Washington County while having a recognized Portland address.
- ◆ Opportunity for an Owner-User to offset operating costs with rental income from other tenants.
- ◆ Well-located near amenities including New Seasons Market, Fred Meyer, Starbucks, Jack in the Box, Planet Fitness, Chipotle, Uwajimaya, Chick-fil-A, schools, parks and more.
- ◆ Ease of Access along main thoroughfare SW Beaverton Hillsdale Highway with 24,000 + VPD.
- ◆ Directly across from Jesuit High School, the #4 private school in the state and #81 best Catholic School in the United States.



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