



FOR SUBLEASE

OAK TREE BUSINESS PARK

19470 SOUTHWEST MOHAVE COURT, TUALATIN, OR 97062

JAKE BREELAND

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PROPERTY DESCRIPTION

4,085 SF available within Oak Tree Business Park in Tualatin. The space includes approximately 1,000 SF of office area, two storefront entrances, three restrooms, and two grade-level loading doors. Zoning permits a variety of uses, including light manufacturing, research and development, business support services, office and supportive retail, distribution, and other accessory uses. The sublease term extends through June 30, 2030.

PROPERTY HIGHLIGHTS

- Warehouse 3,085 SF
- Office: 1,000 SF
- (2) store front door entrances
- (2) Grade doors
- [Zoning: Light Manufacturing \(ML\)](#)
- Sublease term ends: June 30, 2030

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OFFERING SUMMARY

Lease Rate:	\$4,800 per month (NNN)
NNN's:	\$0.37/mo
Available SF:	4,085 SF



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LOCATION OVERVIEW

Conveniently located near SW Tualatin-Sherwood Road and SW Boones Ferry Road, the property offers excellent access to major highways and transportation corridors, providing seamless connectivity for logistics, distribution, and regional travel. The location also benefits from close proximity to a wide range of dining, retail, and entertainment amenities.

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