



FOR LEASE

OFFICE FLEX WAREHOUSE

**PARKING
AND
SECURE YARD**

**SINGLE TENANT
BUILDING**

14,100+/- SQ FT ON .85 ACRE

10255 SW ARCTIC DRIVE
BEAVERTON, OR 97005

RATE \$20-\$24/SF NNN

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This stand-alone building features a stunningly remodeled exterior and landscaping. The build-to-suit style of the interior combines creative office areas with functional warehouse facilities and flex space. With ample parking available this property is designed to cater to the needs of small to midsize companies, making it an ideal choice for a headquarters. The location offers great exposure on SW Western Ave (10,803 ADV), close proximity to transportation links, and the vibrant business community.

One of the exceptional features of this property is its “build to suit” option. This means that the space can be customized to meet the unique requirements of your company. Whether you need additional office rooms, dedicated meeting areas, or specialized workspaces, the layout can be tailored to suit your specific needs.

HIGHLIGHTS

- 14,100+/- SqFt total building size
 - First floor 8,800 +/-SqFt
 - Office 6,100 +/-SqFt
 - Warehouse 2,700 +/-SqFt
 - Second floor 5,300 +/-SqFt
- .85 Acre, partially secured for parking or yard space.
- Parking with approx 26 spaces
- 20' Clear height in Warehouse
- 1 Grade 10x12 door
- Built in 1985, renovated in 2023 (Full exterior and landscaping renovation)
- Parking with approx 26 spaces
- 2nd Floor OutdoorTerrace
- Build-to Suit and customize for a new tenant
 - The conceptual design and floor plans below focus on a mix of open co-working and headquarters-style features, and include a workout room, bistro, bike locker, coffee bar, and multiple breakout rooms.
- Zoning: OI (Office/Industrial)

LOCATION

10 min to Nike World Headquarters
10 min to Downtown Portland
15 min to Intel
6 min to HWY 26 Via HWY 217
2 min to HWY 217
Walk to shopping, restaurants and Tri-Met Busline

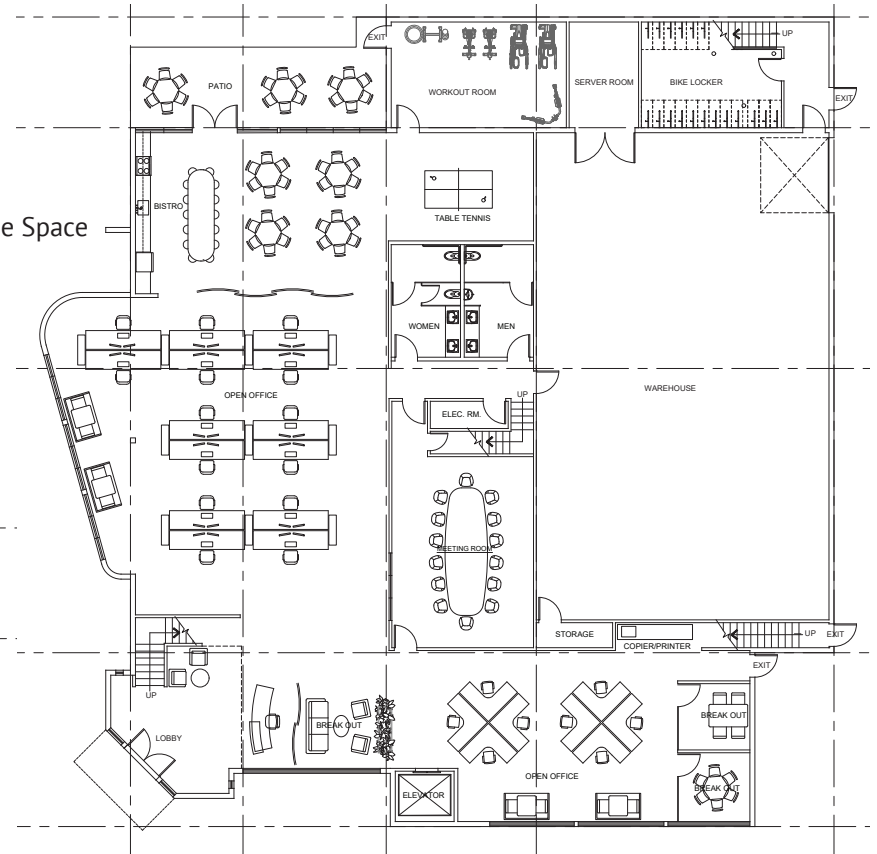
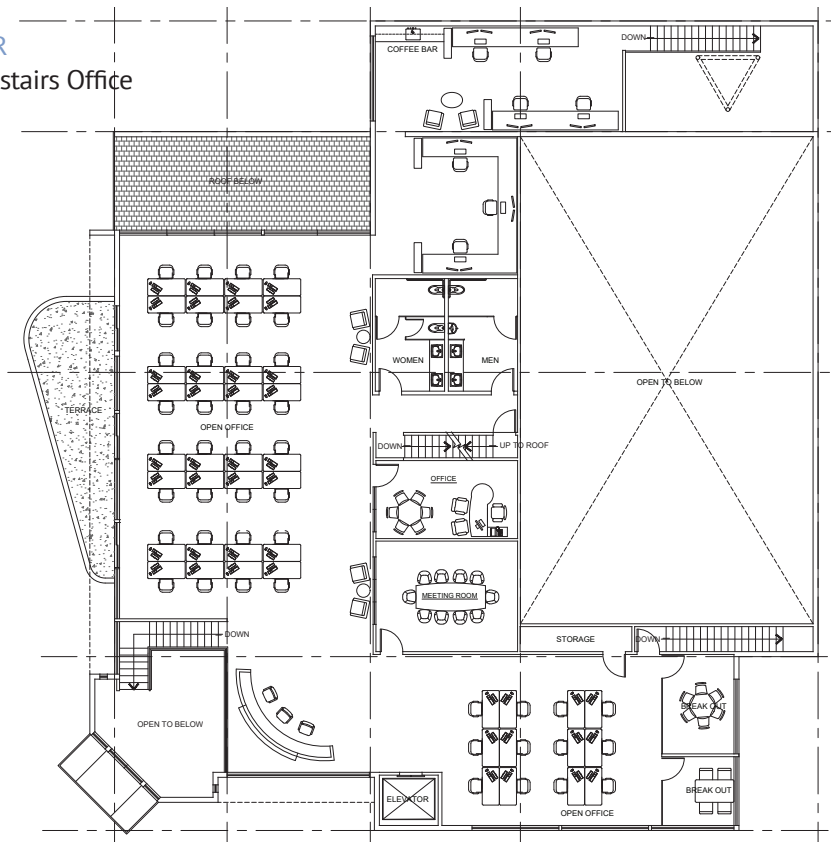


SINGLE TENANT CREATIVE OFFICE/FLEX WAREHOUSE

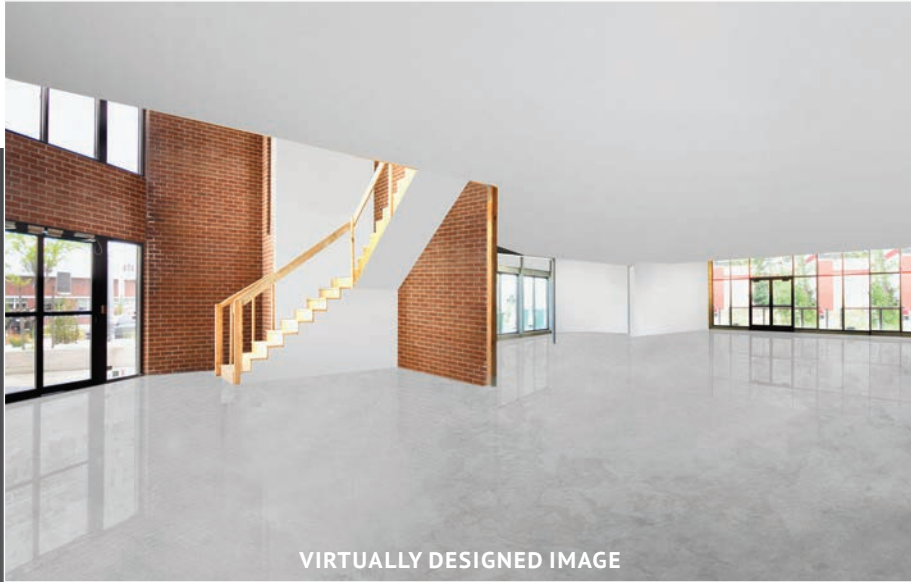
FIRST FLOOR | 8,800 +/- SqFt
SECOND FLOOR | 5,300 +/- SqFt

FIRST FLOOR
6,100 +/- SqFt Office
2,700 +/- SqFt Warehouse Space
1 Grade 10x12 Door
20' Clear height

SECOND FLOOR
5,300 +/- SqFt Upstairs Office
Outdoor Terrace



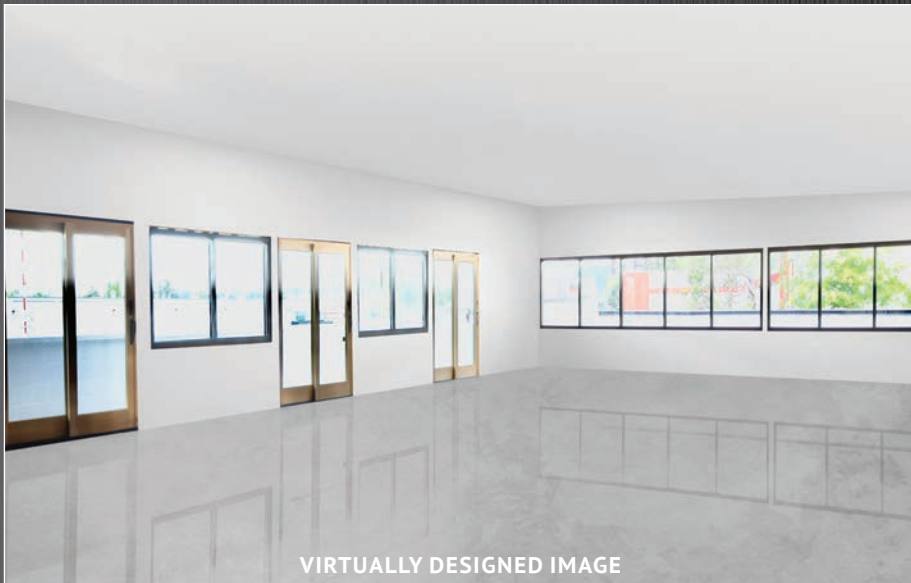
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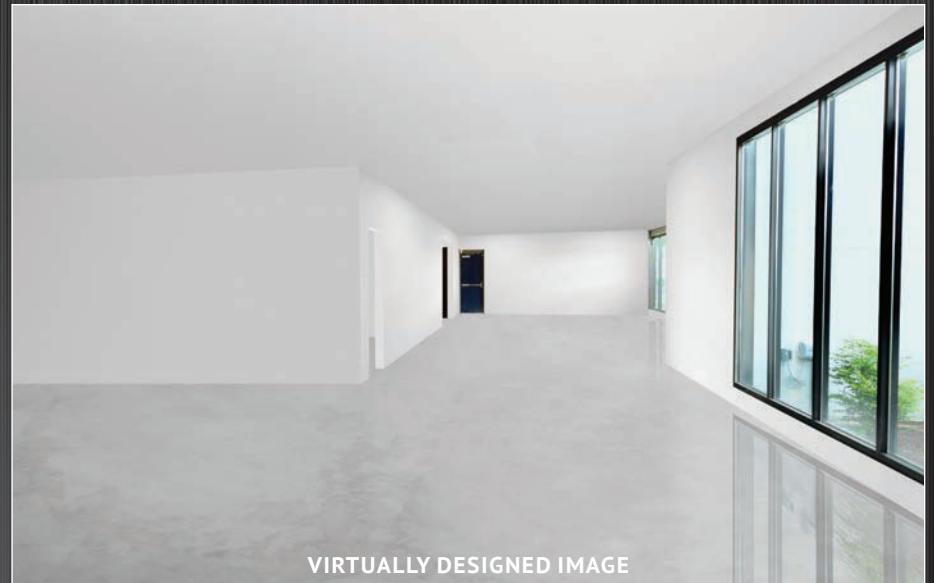
VIRTUALLY DESIGNED IMAGE



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SECOND FLOOR EXTERIOR DECK



BUILDING EXTERIOR PARKING AND LOADING



BUILDING EXTERIOR MAIN ENTRANCE AND PARKING



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CONCEPTUAL DESIGNED IMAGE