

FOR LEASE

3637 NE JOHN OLSEN AVE

VENTURE COMMERCE CENTER
- BLDG C

Hillsboro, OR 97124

PRESENTED BY:

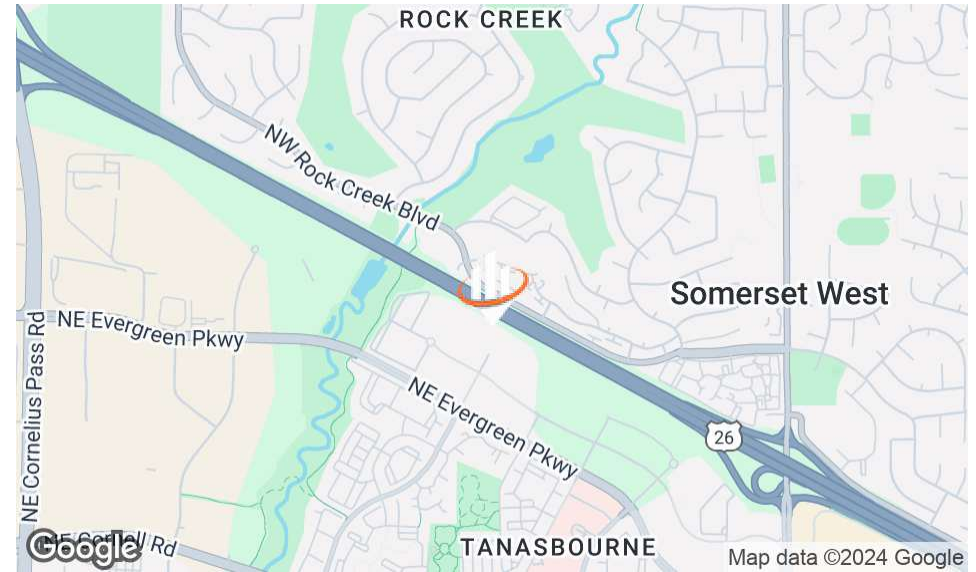
SHAWN ADAMS

MANAGING DIRECTOR

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OFFERING SUMMARY

LEASE RATE:	\$16.00 - 18.00 SF/yr [MG]
NUMBER OF UNITS:	1
AVAILABLE SF:	1,865 SF
BUILDING SIZE:	1,865 SF

SPACES

LEASE RATE

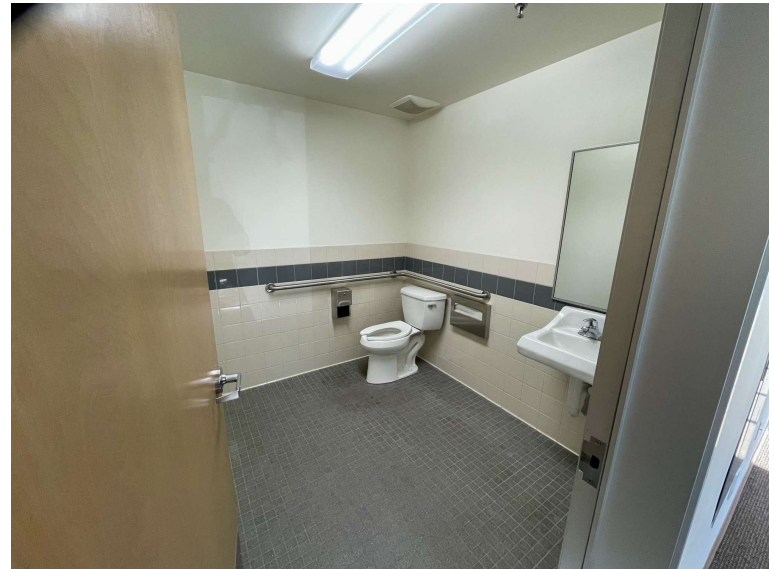
SPACE SIZE

3637 NE JOHN OLSEN AVE	\$16.00 - 18.00 SF/yr	1,865 SF
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PROPERTY DESCRIPTION

Corner office lease opportunity at 3637 NE John Olsen Ave, Hillsboro, OR, 97124. This exceptional property offers a modern office space in newer state-of-the-art facilities, ample parking, and a quiet suburban location. With its sleek, professional design and new finishes, this property provides the perfect backdrop for a professional office use.

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POPULATION

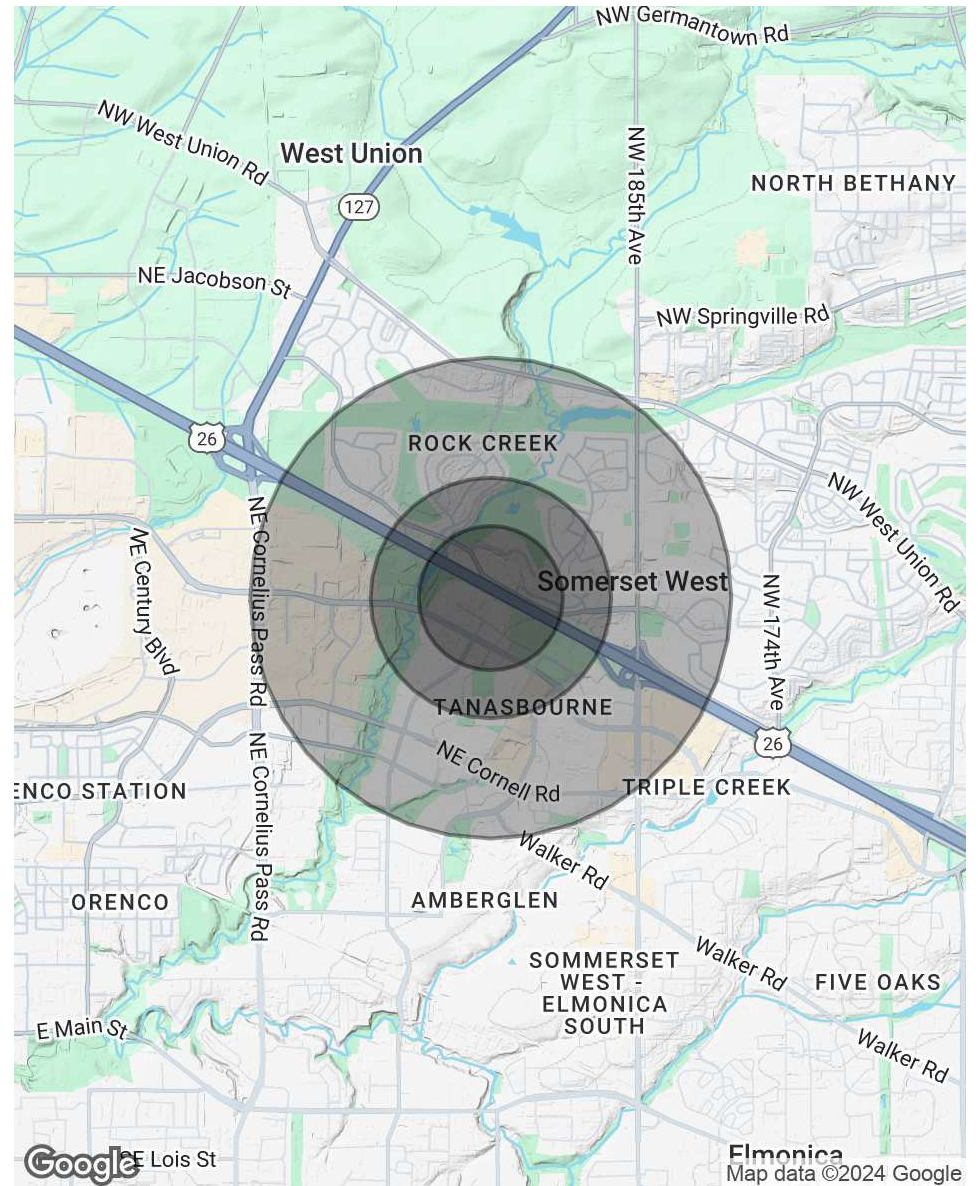
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	900	4,563	16,071
AVERAGE AGE	34	36	37
AVERAGE AGE (MALE)	34	35	36
AVERAGE AGE (FEMALE)	34	36	37

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	427	2,010	7,104
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$105,419	\$116,755	\$121,100
AVERAGE HOUSE VALUE	\$298,277	\$244,356	\$431,054

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Shawn has nearly 30 years of brokerage and asset management experience having worked at CBRE, Cushman & Wakefield, Reef and most recently was the Director of Leasing at Menashe Properties overseeing a portfolio of office, industrial and Retail assets. Shawn has built a reputation for being fair-minded, consistent, and versatile in pursuit of his goal to provide value for the parties involved. He is not short-sighted and believes in cultivating repeat business for the future by designing well balanced transactions today. Away from the office, Shawn is an artist, enjoys traveling, boating, amateur athletics, and spending time with his four nephews and family.

SVN | Bluestone

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