

# FOR LEASE

## LASSEN BUILDING

14050 SW Pacific Hwy | Tigard, OR 97224



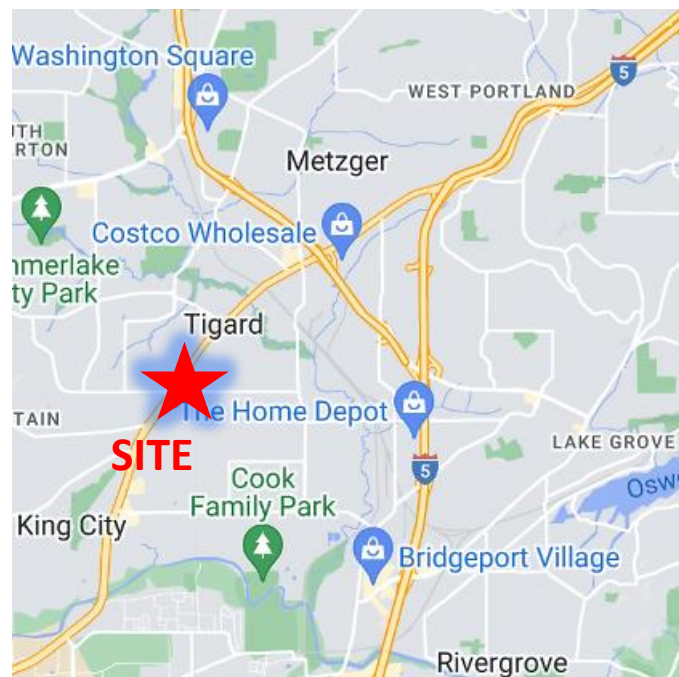
4800 Meadows, Suite 300, Lake Oswego, OR  
503.367.0516 | www.fg-cre.com

Available  
Spaces!



## PROPERTY HIGHLIGHTS

- Lease Availabilities:
  - Suite 111 – 500 SF
  - Suite 203-204 – 1,463 SF
  - Suite 210 – 435 SF
- Lease rate: \$16.00 SF/MG (includes 15% load factor)
- Excellent Pacific Highway (99W) exposure at McDonald in Tigard



## FOR MORE INFORMATION:

Steve Hunker, CCIM  
Vice President/Broker | [steve@fg-cre.com](mailto:steve@fg-cre.com)

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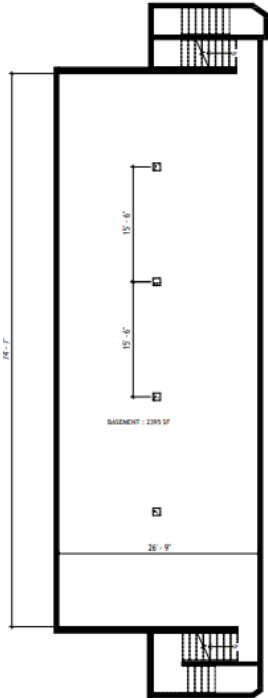
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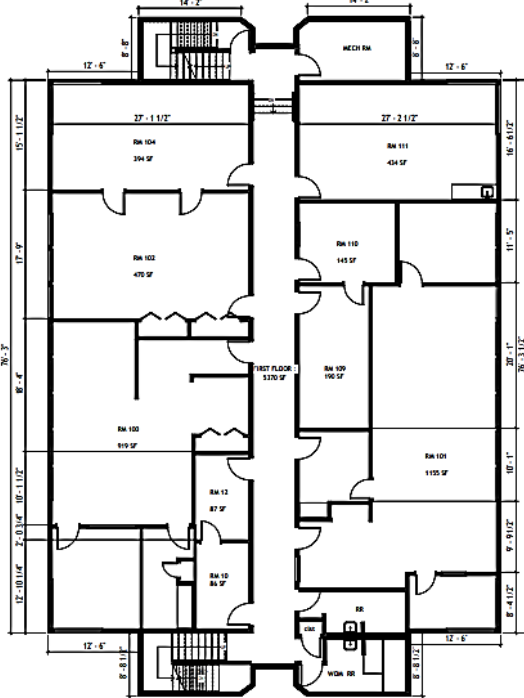


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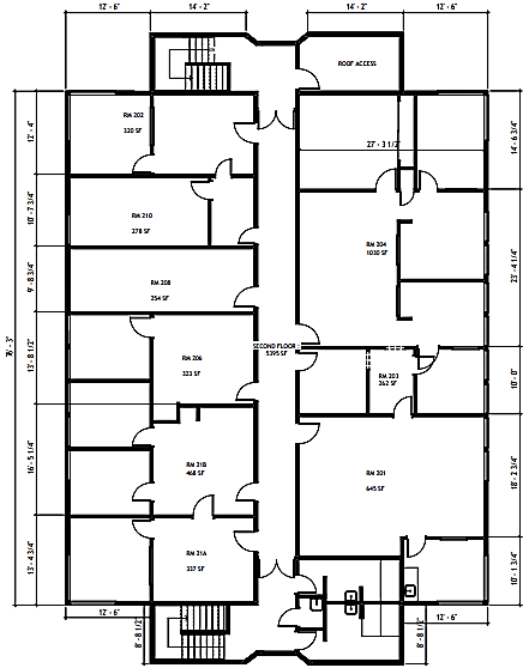
### Basement 2,395 SF



### 1st Floor 5,370 SF



### 2nd Floor 5,395 SF



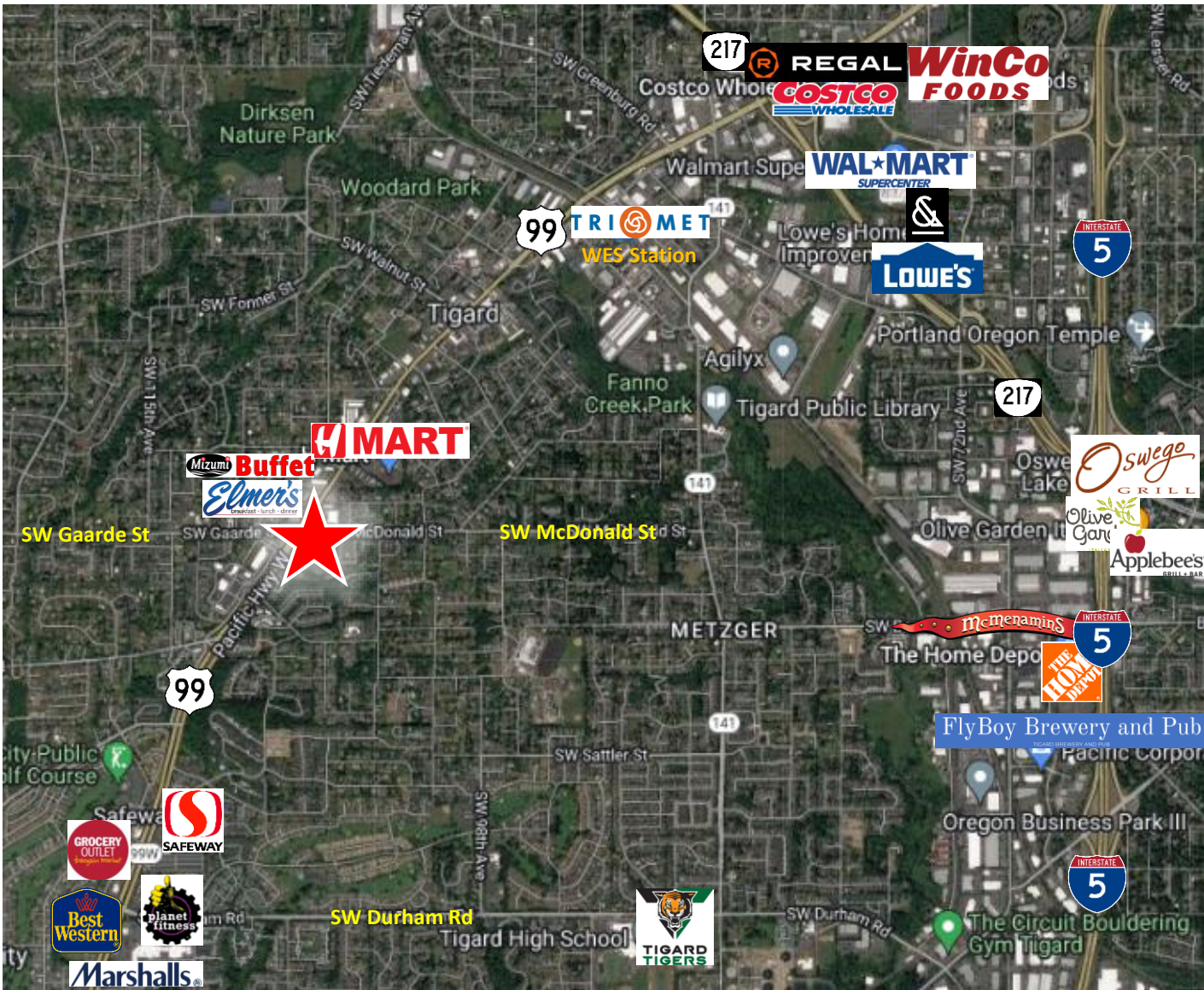
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### 2024 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	16,622	118,809	267,551
2029 Projected Population	16,699	119,657	269,171
Est. Average Household Income	\$109,395	\$116,398	\$124,641
Est. Total Employees	4,440	82,909	136,983

### Traffic Counts

SW Pacific Hwy – 39,689

SW McDonald St @ SW 105th Ave E – 14,640

SW Gaarde St @ SW Pacific Hwy E – 16,032

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.