

FOR LEASE

2455 SE TUALATIN VALLEY HWY
HILLSBORO, OREGON 87123

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ALEX CORDIER | **ADVISOR**

O: 503.208.9399

M: 503.915.6019

alex.cordier@svn.com

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PROPERTY DESCRIPTION

1,200 square feet of customizable space, providing flexibility to accommodate various business types and layouts.

Available for sublease for a term ranging from 1 to 4 years, offering the flexibility to align with your business goals and growth plans.

The space features a versatile open layout, allowing you to tailor the configuration to suit your specific requirements, whether it's office space, retail, or a combination of both.

For more information, please contact Alex Cordier at 503.208.9399 or at alex.cordier@svn.com.

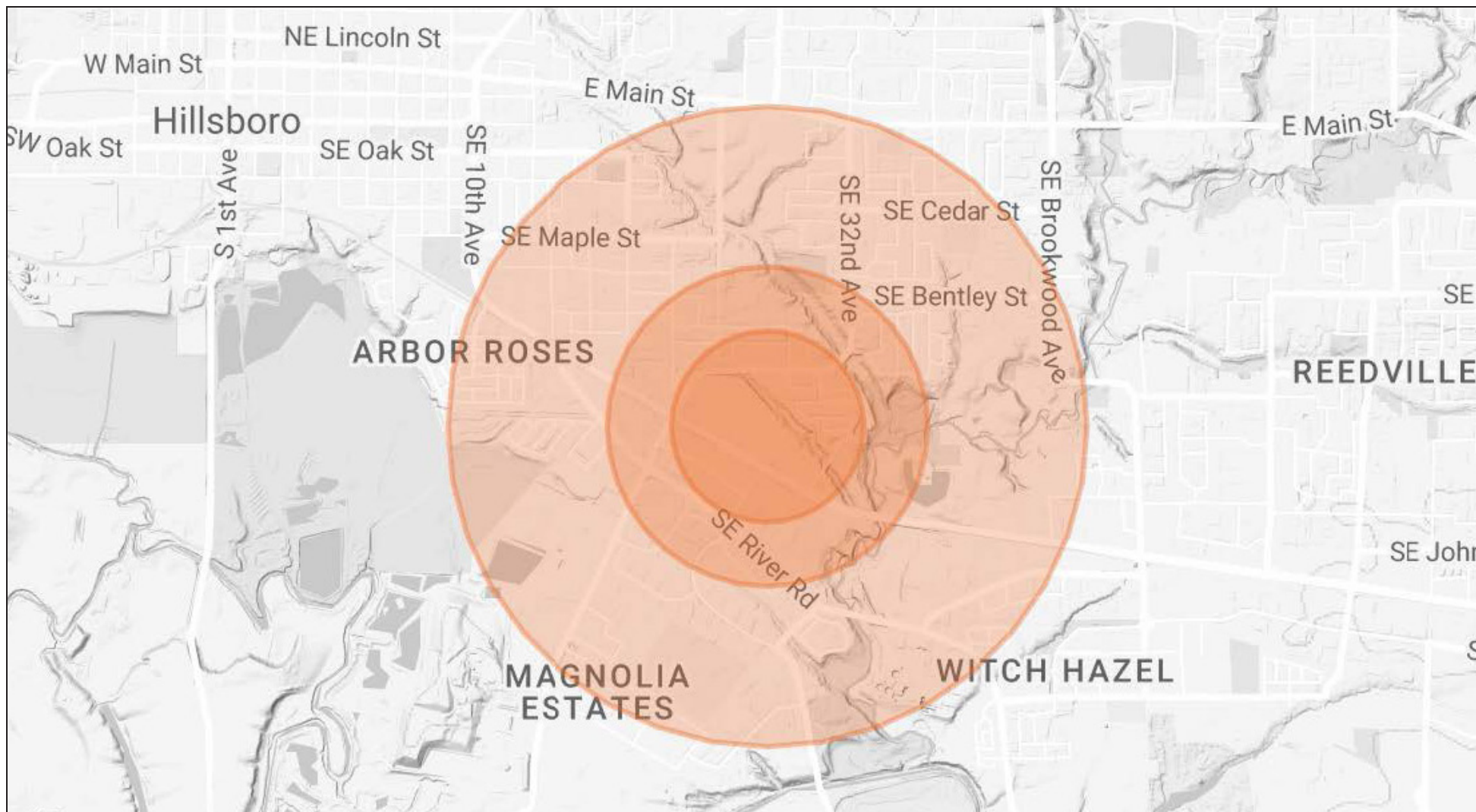
OFFER SUMMARY

LEASE RATE:	\$22/SF/YR (NNN)
TERMS:	1-4 YEARS
AVAILABILITY:	1,200 SF
BUILDING SIZE:	586,000 SF
YEAR BUILT:	1989



AERIAL MAP





POPULATION	0.3 MILE	0.5 MILE	1 MILE	HOUSEHOLD & INCOME	0.3 MILE	0.5 MILE	1 MILE
TOTAL POPULATION	973	3,559	13,934	TOTAL HOUSEHOLDS	327	1,200	4,577
AVERAGE AGE	40.0	40.0	38.0	# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE (MALE)	-	-	-	AVERAGE HH INCOME	\$125,092	\$118,331	\$111,239
AVERAGE (FEMALE)	-	-	-	AVERAGE HOUSE VALUE	\$485,931	\$489,921	\$531,603

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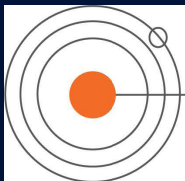
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SVN IMBRIE REALTY
7150 SW FIR LOOP, SUITE 100
PORTLAND, OREGON 97223

P. 503.208.9400
www.svnimbrie.com