



For Lease

TOP FLOOR CORNER SPACE



The Martin Building

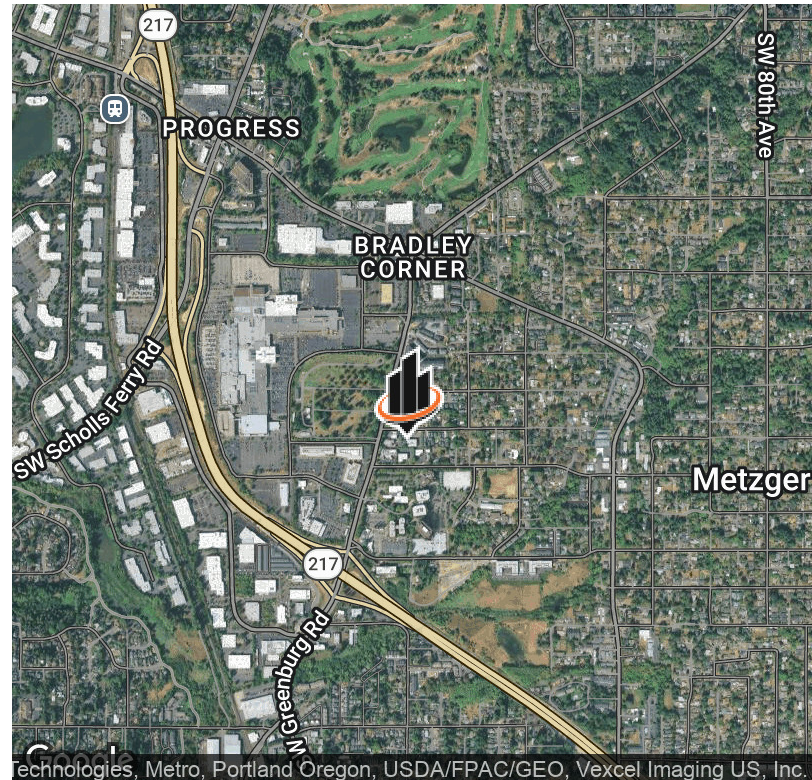
9430 SOUTHWEST CORAL STREET
TIGARD, OR 97223



For Lease

The Martin Building

9430 Southwest Coral Street, Tigard, OR 97223



PROPERTY DESCRIPTION

The Martin Building offers modern office suites in a 2-story, suburban setting within convenient reach of 3 major freeways and public transportation. The location provides easy access to all Portland Metro areas, ensuring a seamless connection to business services and entertainment hubs. The quiet, park-like setting, abundant free parking, and on-site management & ownership gives the Martin Building a unique advantage for tenants seeking value office space in this popular southwest suburban market.

PROPERTY HIGHLIGHTS

- Abundant free parking
- Monument signage opportunity
- Modern and well-maintained building
- Flexible floor plan options
- Easy access to major highways & retail services

OFFERING SUMMARY

LEASE RATE:	\$23 SF/yr (Full Service)
AVAILABLE SF:	2,828 SF
BUILDING SIZE:	17,304 SF



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Available Spaces

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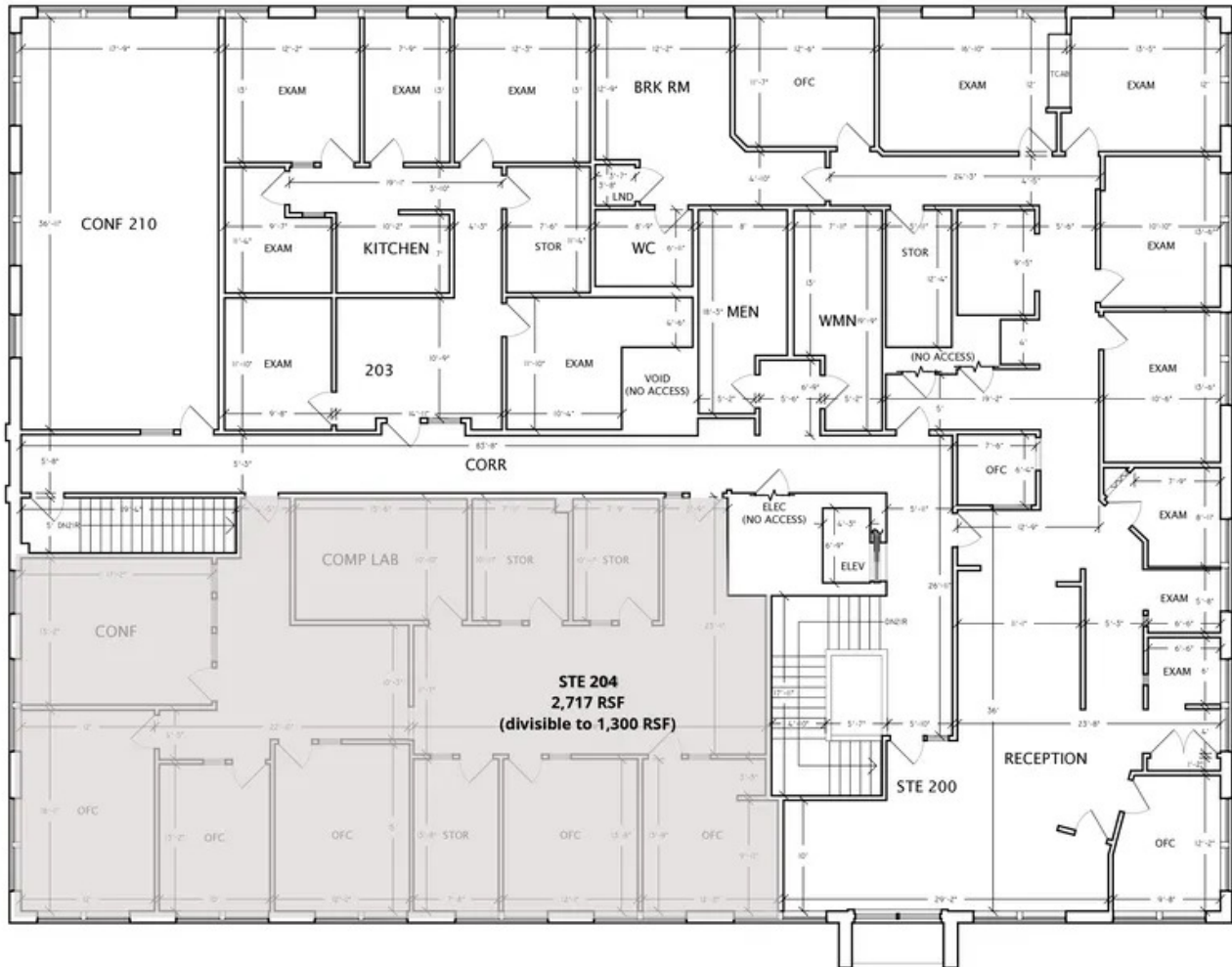
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202 / 204	2,828 SF	Full Service	\$23.00 SF/yr	Top floor corner, divisible



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2 EXISTING SECOND LEVEL FLOOR PLAN
9,075 SQFT GROSS MEASURED AREA (GMA)



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Signage Opportunity / Well-Maintained Common Areas

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