



Award-Winning Office Building For Sale or For Lease

9200 SW Barnes Road, Portland, OR 97225 | 7,244 SF on 0.85 acres, with 11,000± SF of expansion space available | Call for pricing



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Open Office Areas With Full Glass



Workroom



Open Office Areas With Full Glass Lines



Conference Room



Basement Lounge



Private Offices



Entry With Abundant Natural Light



Across from
Providence St. Vincent
HOSPITAL



Easy Access to
HWY 26



Basement Open Work Space

Step into a thoughtfully designed workspace that seamlessly blends functionality and style. This well-laid-out floor plan offers a dynamic mix of private offices and open collaborative areas on two levels —perfect for modern teams and evolving business needs. Expansive glass lines flood the interior with natural light, creating an inspiring and energizing environment throughout the day.



Thoughtfully Blending Functionality And Style

Expansive glass lines flood the interior with natural light, creating an inspiring and energizing environment throughout the day.



Zoning:

Commercial Office, in the Transit Oriented District (TOD)

Building Exterior:

Natural wood, concrete and glass

Parking:

46 spaces



Main Entry Way



Outdoor Patio



Monument Signage on SW Barnes



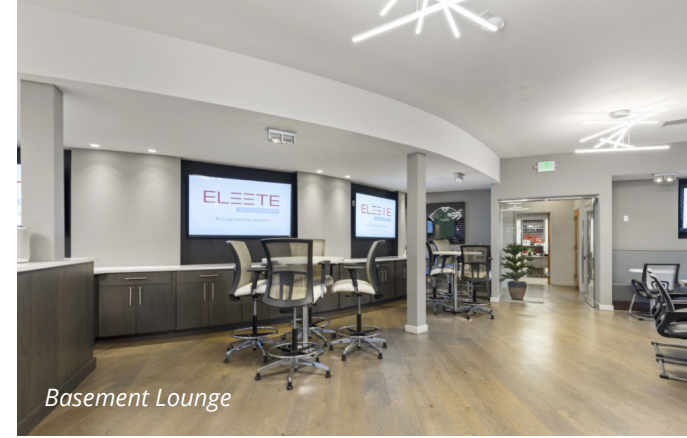
Outdoor Patio

Recipient of the AIA Merit Award, 9200 SW Barnes Road is a testament to architectural excellence and timeless design. Recognized not only for its aesthetic appeal but also for its enduring quality, this building continues to set the standard for premier office space in the region.

Perfect for Work & Play



Basement Lounge



Basement Lounge



Private Office

Ideally situated directly across from Providence St. Vincent Medical Center with abundant off-street parking, the MAX Blue and Red Light Rail Line Transit Center is just minutes away. Located on a high-visibility corner at a signaled intersection, this property offers unmatched exposure and accessibility in one of the area's most desirable professional corridors.

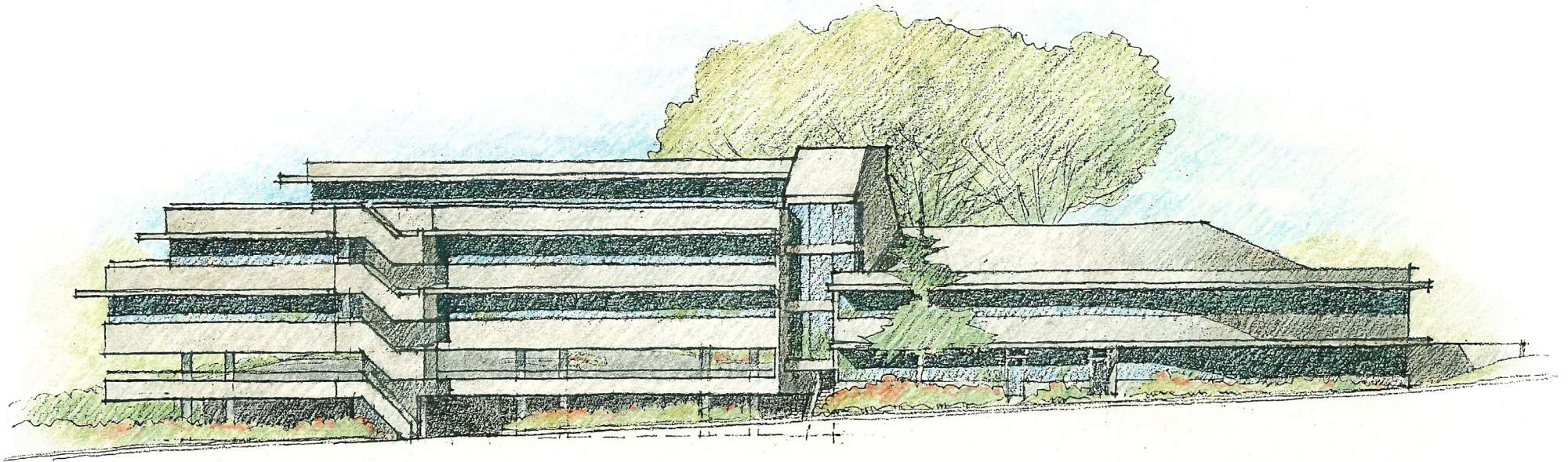


Boardroom

Click **HERE** To See A Full Video Of This Award-Winning Property.

Significant Expansion Potential

In a High-Growth Transit-Oriented District



Cowles Building Addition

South Elevation

1/16" = 1'-0"

ARCHITECTURAL LANDMARK

The property offers a unique opportunity for expansion—allowing the new owner to build up to 18,513 square feet of business or office space on-site. This represents over 11,000 square feet of additional development potential.

Strategically located within the Transit Oriented District (TOD) Business Development (BUS) zone in unincorporated Washington County (Code Section 375), the site is designed to support higher-density development that aligns with regional transit infrastructure, including MAX Light Rail and TriMet bus service.

Under TOD Business zoning, a minimum Floor Area Ratio (FAR) of 0.5 is required. While there is no maximum density limit, any development exceeding the minimum FAR must include a traffic impact study to demonstrate that the existing transportation network can accommodate the additional demand.

Permitted uses in this district include a wide range of business and professional services, with flexibility depending on the type of land use application (Type I, II, or III) approved:

- Retail Business
- Hotels
- Retail Marijuana Production (indoor only)
- Service Stations
- Commercial Schools (vocational, music, dance)
- Day Care Facility
- Medical Offices and Clinics
- Veterinary Offices

First Office Level

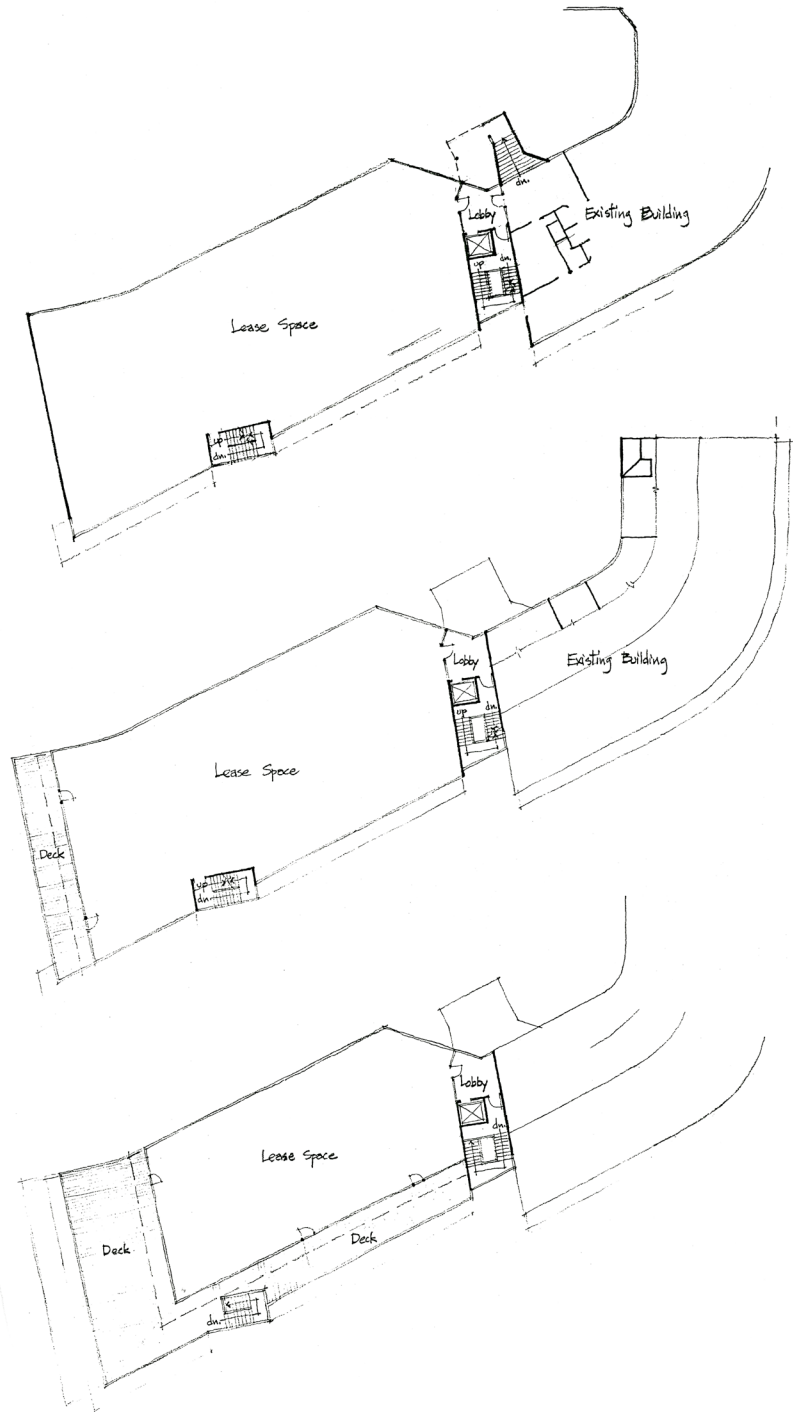
5,700 SF

Second Office Level

5,130 SF

Third Office Level

3,150 SF



Demographics

within 1.5 mile radius



Median Household Income
\$120,886



Median Age
41.4



Total Population
26,990



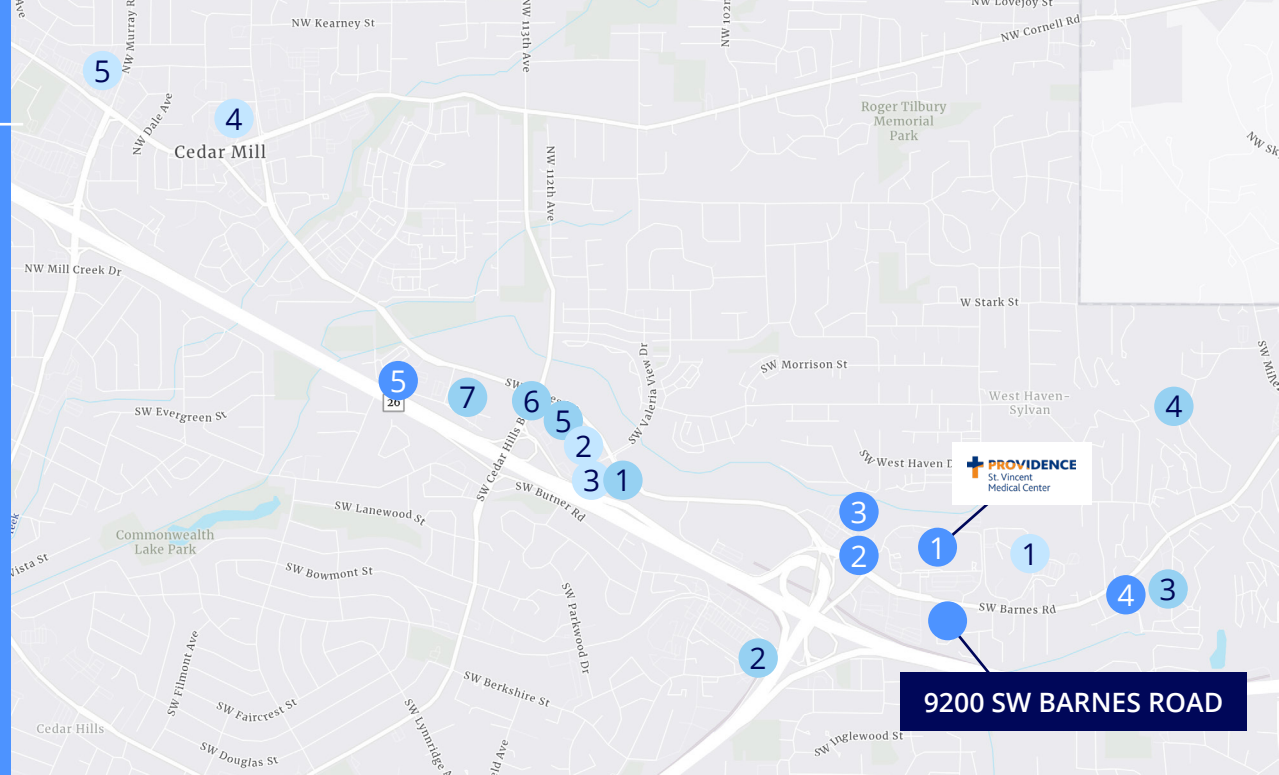
Total Households
11,644



Total Families
6,757



Growth Rate (5 yr Forecast)
0.26%



Medical

- 1 Providence St. Vincent Medical Center
- 2 Renew Aesthetic & Laser Clinic
- 3 The Oregon Clinic Gastroenterology West
- 4 Regency Park Assisted Living Facility
- 5 Skyline Oral Facial & Dental Implant Surgery

Other

- 1 Catlin Gabel School
- 2 Wells Fargo Bank
- 3 Portland Rock Gym
- 4 Target
- 5 Safeway

Amenities

Restaurants

- 1 Starbucks
- 2 808 Grinds
- 3 Cornell Farm Café
- 4 Amaterra Winery
- 5 Outback Steakhouse
- 6 Panda Express
- 7 Si Senor Mexican Restaurant



A Strategic Location Bridging Two Vibrant Markets —

Situated just seven miles west of downtown Portland, the property benefits from proximity to Beaverton and the upscale Sylvan/West Haven neighborhood of Portland.



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