

FOR LEASE





PROPERTY DESCRIPTION

The property at 17972 SW McEwan Road is a 5,000 square-foot free-standing office building. The current layout is a mix of open office space and private offices. The building benefits from close access to Interstate 5, Interstate 205, and Highway 217. Existing improvements include a clean room and a couple lab rooms.

PROPERTY HIGHLIGHTS

- · Free-standing office building
- · New LED lighting throughout the space
- Abundant natural light
- Generous parking ratio
- Existing clean room in place

OFFERING SUMMARY

Talla I I I a caralla a I alla	4.0/.0	15.570	0.4.701
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Building Size:			5,000 SF
Available SF:			3,000 - 5,000 SF
Lease Rate:			\$22.00 SF/yr (MG)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,063	15,568	34,791
Total Population	9,409	38,302	81,896
Average HH Income	\$108,440	\$124,493	\$117,681



Joe Curran 503.616.0992 jcurran@macadamforbes.com Licensed in OR & WA Joe Kappler 503.972.7294 joek@macadamforbes.com Licensed in OR & WA



LEASE INFORMATION

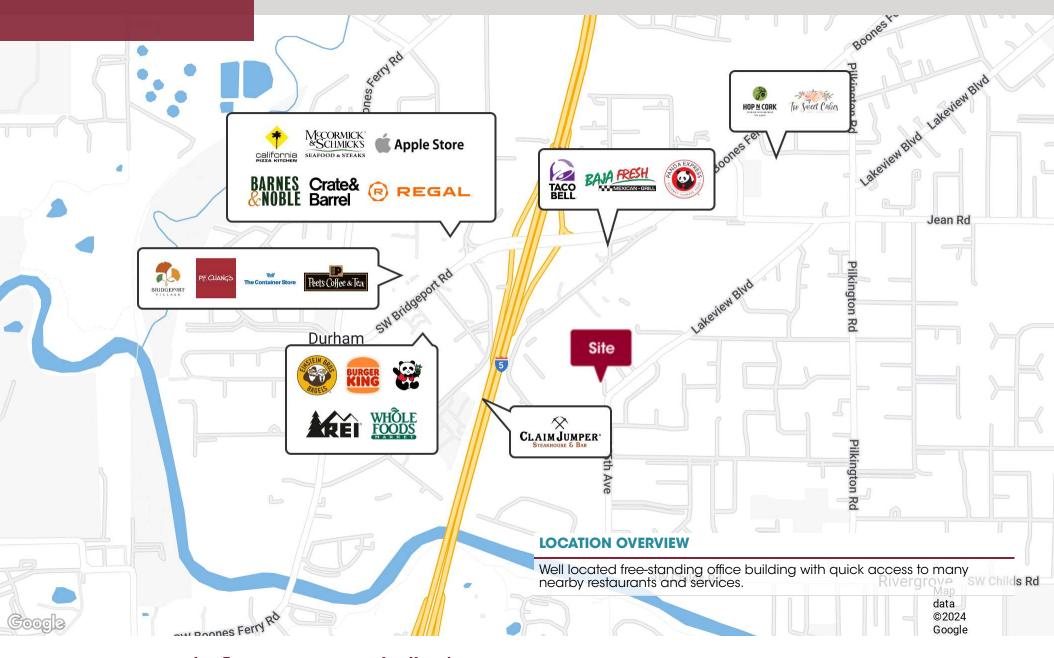
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,000 - 5,000 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 17972 SW McEwan Road	Available	3,000 - 5,000 SF	Modified Gross	\$22.00 SF/yr



Joe Curran 503.616.0992 jcurran@macadamforbes.com Licensed in OR & WA Joe Kappler 503.972.7294 joek@macadamforbes.com Licensed in OR & WA





Joe Curran 503.616.0992 jcurran@macadamforbes.com Licensed in OR & WA Joe Kappler 503.972.7294 joek@macadamforbes.com Licensed in OR & WA