

Office Building Near Bridgeport Village

17972 SW MCEWAN ROAD PORTLAND, OR 97224

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however, we do not guarantee it.

FOR LEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

17972 SW McEwan Road, Portland, OR 97224



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

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	3,000 - 5,000 SF
Building Size:	5,000 SF

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



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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



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McCormick & Schmick's
SEAFOOD & STEAKS
Apple Store
California PIZZA KITCHEN
BARNES & NOBLE
Crate & Barrel
REGAL

TACO BELL
BAJA FRESH MEXICAN GRILL
PANDA EXPRESS

HOP N CORK
Too Sweet Cakes

BRIDGEPORT VILLAGE
PF CHANG'S
The Container Store
Peet's Coffee & Tea

Durham
EINSTEIN BROS. BAGELS
BURGER KING
PANDA EXPRESS
REI
WHOLE FOODS MARKET

CLAIM JUMPER STEAKHOUSE & BAR

Site

LOCATION OVERVIEW

Well located free-standing office building with quick access to many nearby restaurants and services.

Rivergrove Map
data
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Google



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