

Boones Ferry Business Park

17898 SOUTHWEST UPPER BOONES FERRY ROAD, TIGARD, 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 SUBLEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

17898 Southwest Upper Boones Ferry Road, Tigard, OR 97224



PROPERTY DESCRIPTION

Sublease through January 31, 2027, at a favorable rate. A fully conditioned space with heavy power, well distributed throughout. Includes a humidity-controlled production room.

PROPERTY HIGHLIGHTS

- Attractive sublease rate. Long term lease available
- Existing infrastructure ideal for printing production, assembly or fulfillment.
- Fully conditioned space
- Two pods of restrooms
- Abundant staging and parking

OFFERING SUMMARY

	\$1.20 SF/month (NNN) Blended
Lease Rate:	\$0.80/SF on shell, \$1.20/SF office surcharge
CAM/NNN's	\$0.26/SF
Available SF:	22,840 SF
Office Size:	Approx. 6,750 SF
Loading:	3 Grade/4 Dock
Clear Height:	20-24'
Last Renovated:	2022

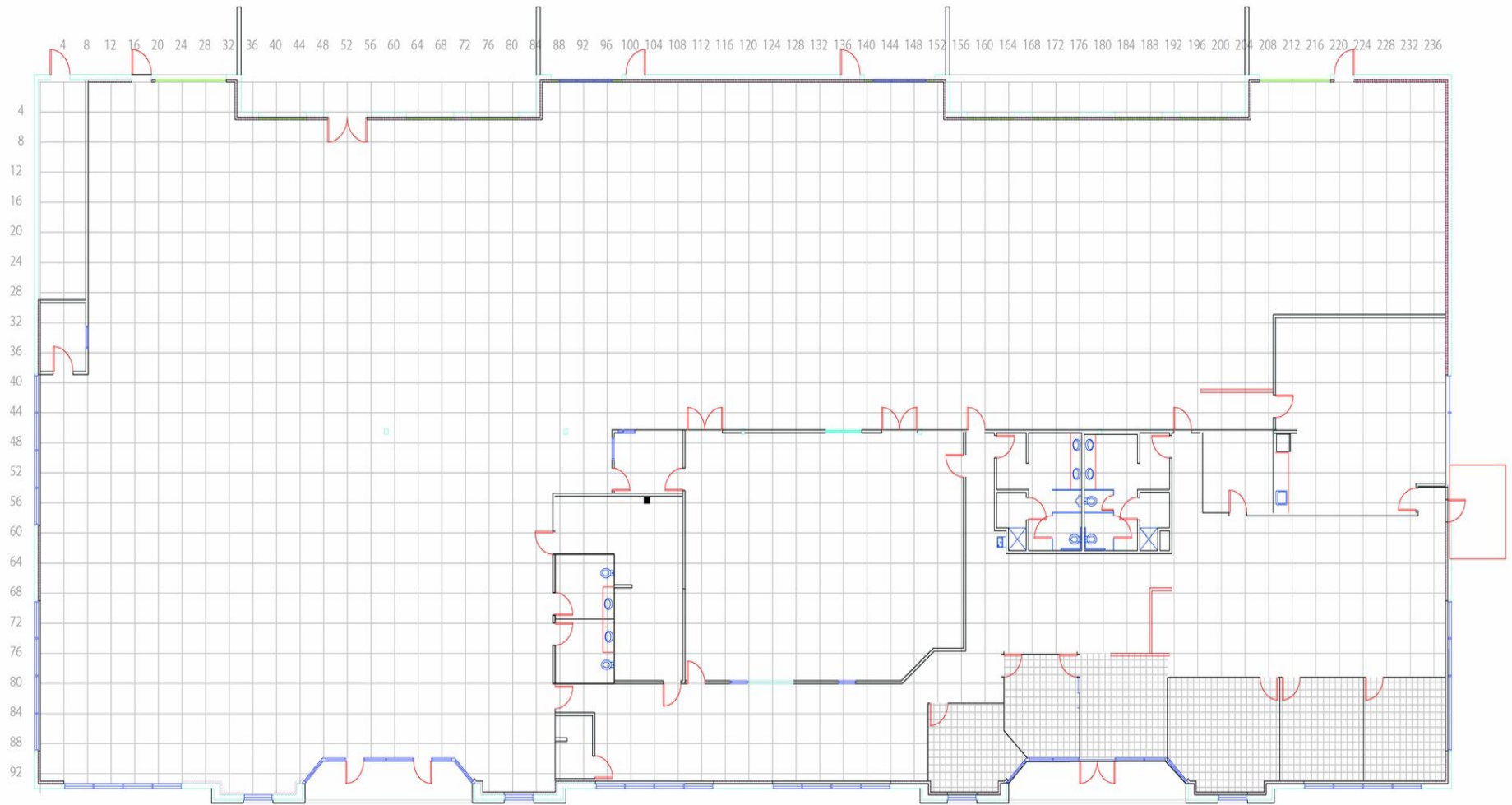


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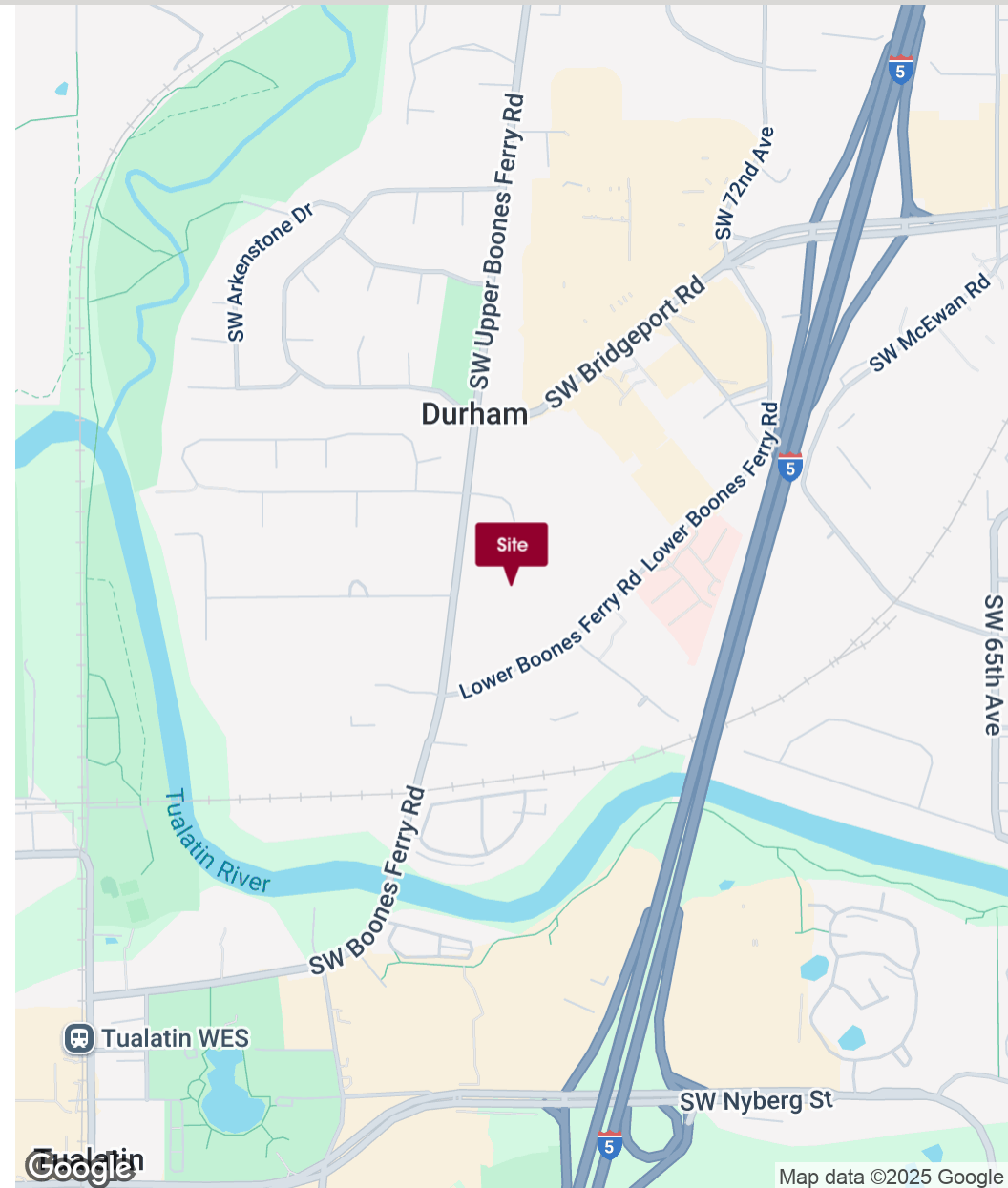
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LOCATION OVERVIEW

The property is in a bustling area of Tigard, Oregon, with convenient access to dining options, including Nicoli's Grill & Sports Bar and La Provence Boulangerie & Patisserie. Westminster Woods Park offers a peaceful retreat, while proximity to major highways and public transport ensures easy accessibility for your office needs.



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