



FOR LEASE



THE DEBORAH BUILDING

Built-Out Office Space

1,390 - 1,637 RSF | \$32 psf Modified Gross

700 Deborah Rd, Newberg, OR 97132

- The Deborah Building is one of Newberg's Premier Professional Buildings
- Elevator served building with an attractive lobby and exterior finishes
- Diverse Office & Medical Co-Tenants including Edward Jones, Advanced Orthopedic, Premier Property Group, The Children's Clinic, and more
- **Storage Available:** 117 RSF | Inquire for Rent

IAN M. BIGGI

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PROPERTY SUMMARY



**FOR
LEASE**

Property Details

Address	700 Deborah Road, Newberg OR 97132
Available Space	1,390 - 1,637 RSF
Storage Available	117 RSF
Nº of Suites Available	2 Suites
Lease Rate	\$32 psf Modified Gross
Use Type	Office Space
Availability	Now

Location Features

- Accessible by HWY 99 as Newberg's Main Arterial Road
- Proximity to Providence Medical Center, George Fox Campus, The Allison Inn & Spa, Portland Community College, and Chehalem Golf Course

Nearby Highlights

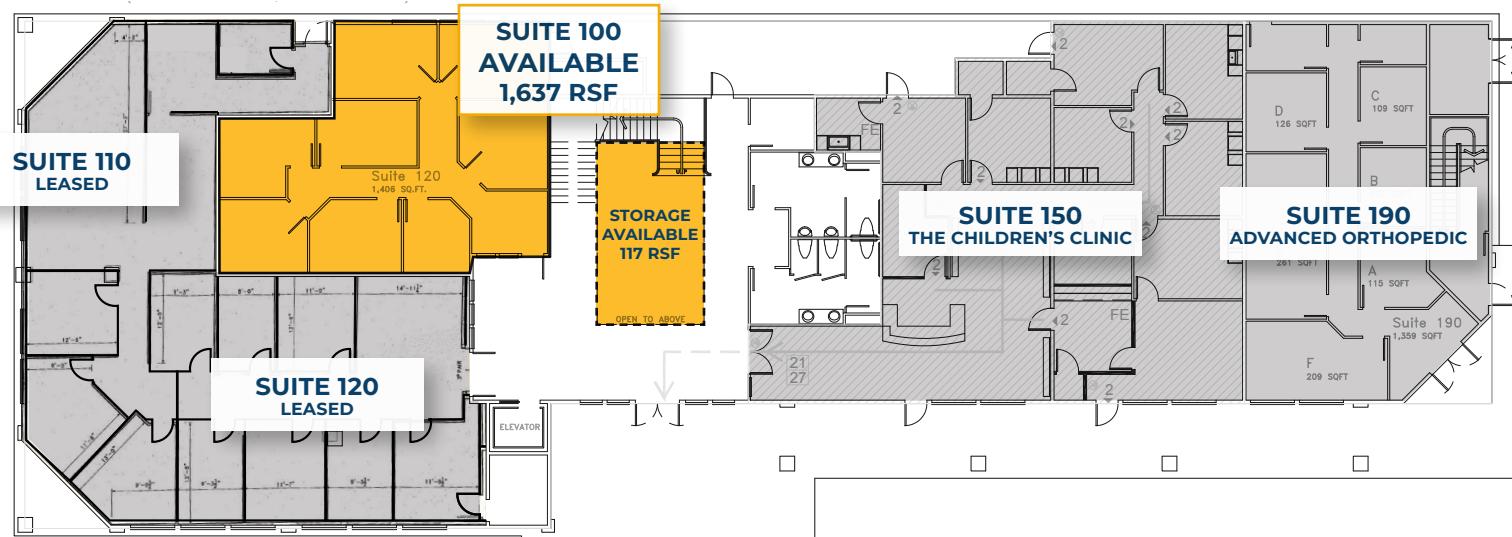
- US Bank
- Fred Meyer
- Newberg Chevrolet
- Starbucks
- Safeway
- Dollar Tree
- The UPS Store
- Newberg Ford
- Chase Bank
- Walgreens
- Ace Hardware
- Sherwin-Williams
- KeyBank
- Dutch Bros
- Anytime Fitness
- Great Clips



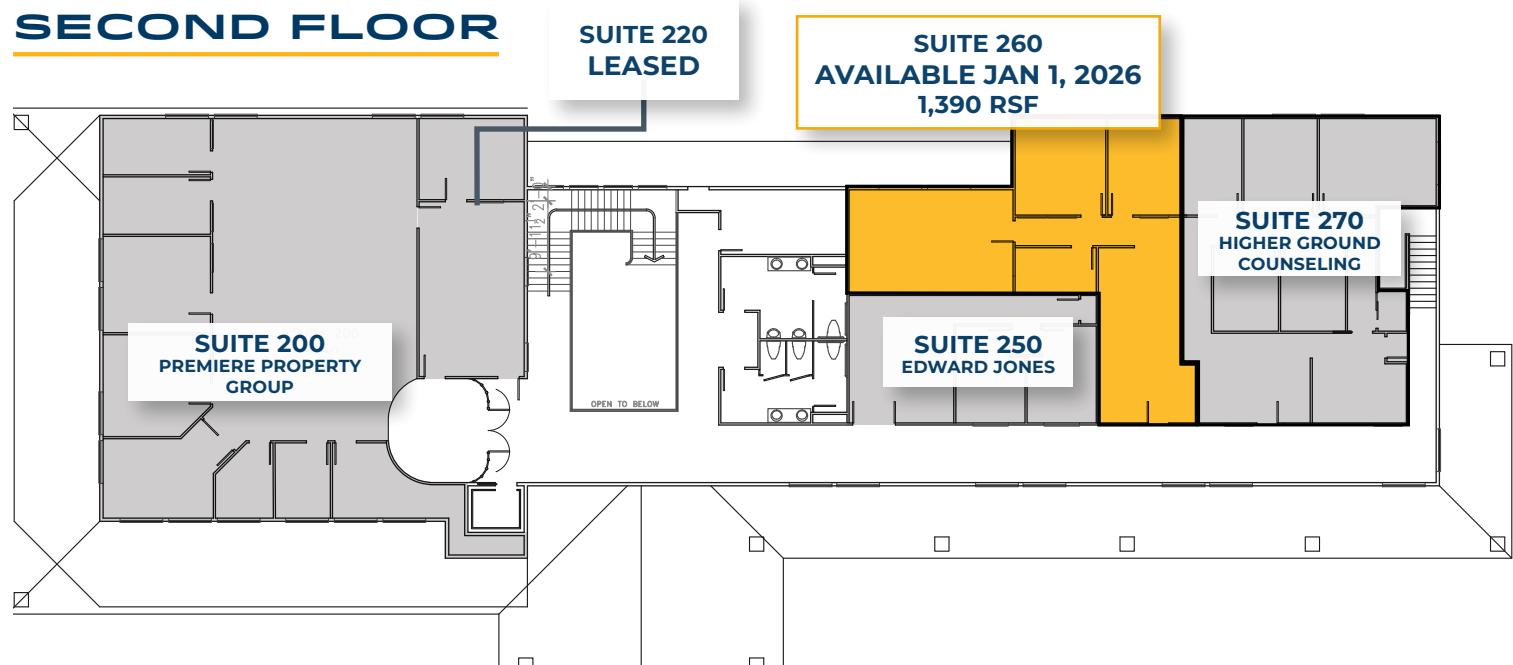


FLOOR PLAN

GROUND FLOOR



SECOND FLOOR



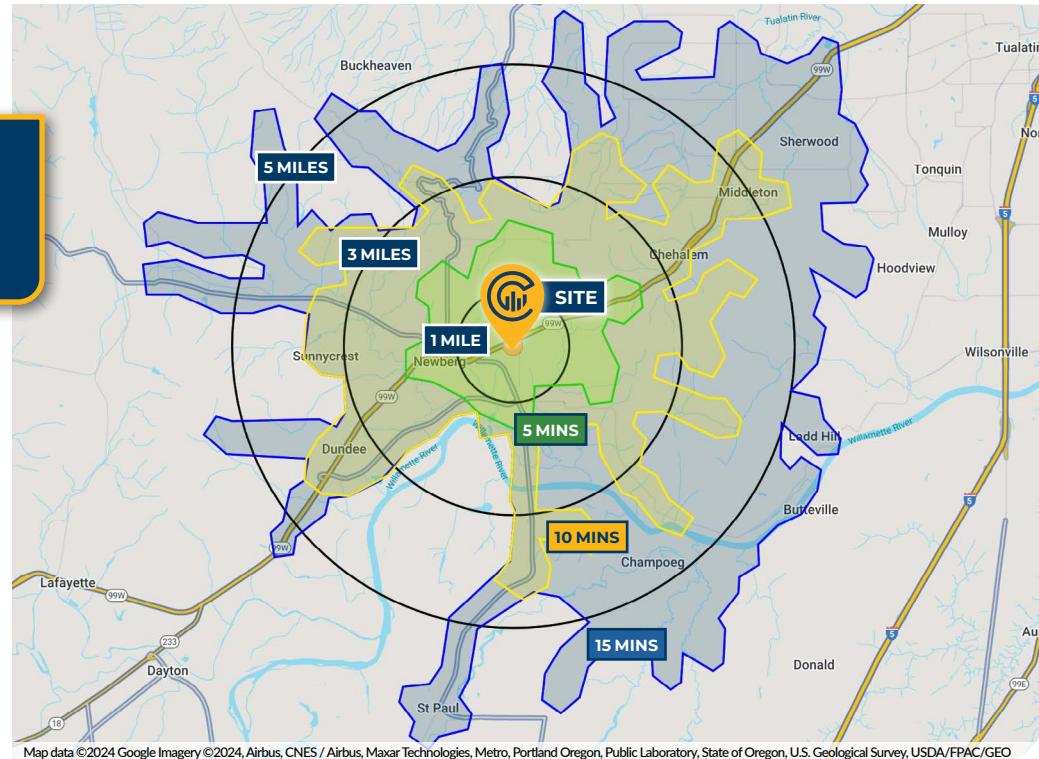


LOCAL AERIAL





AREA HIGHLIGHTS



82
Walk Score®
"Very Walkable"

89
Bike Score®
"Very Bikeable"

Ratings provided by www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	12,324	30,934	39,176
2030 Projected Population	12,422	31,222	39,415
2020 Census Population	11,761	29,953	38,215
2010 Census Population	9,872	26,199	34,005
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2025	1.7%	1.2%	1.0%
Households & Income			
2025 Estimated Households	4,586	11,270	14,276
2025 Est. Average HH Income	\$123,592	\$134,550	\$139,914
2025 Est. Median HH Income	\$98,923	\$105,727	\$110,421
2025 Est. Per Capita Income	\$46,590	\$49,383	\$51,282
Businesses			
2025 Est. Total Businesses	733	1,480	1,956
2025 Est. Total Employees	6,533	11,163	13,196

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,
TIGER Geography - RS1

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Brokers Have Ownership Interest in this Property