



FOR LEASE



UNITUS BUSINESS CENTER

Class A Office Space

±8,123 - 21,354 SF | Call for Pricing

7632 SW Durham Rd, Tigard, OR 97224

- Class A Office in Central Washington County
- Excellent Access to Transportation, Dining, and Shopping
- EV Parking
- Conference Room
- Outdoor Patio Area

JEFF FALCONER, SIOR

Principal Broker | Licensed in OR

503-542-4346 | jeff@capacitycommercial.com

GABRIEL BEHRMANN

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MIKE NYE, SIOR

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	7632 SW Durham Rd, Tigard, OR 97224
Building Space	± 89,672 SF Total
Available Space	± 21,354 SF
Nº of Suites Available	2
Year Built	2001
Use Type	Office
Lease Rate	Call for Pricing

Suite	SIZE	USE TYPE
300	13,231 SF	Office
305 (Available 11/1/26)	8,123 SF	Office

Location Features

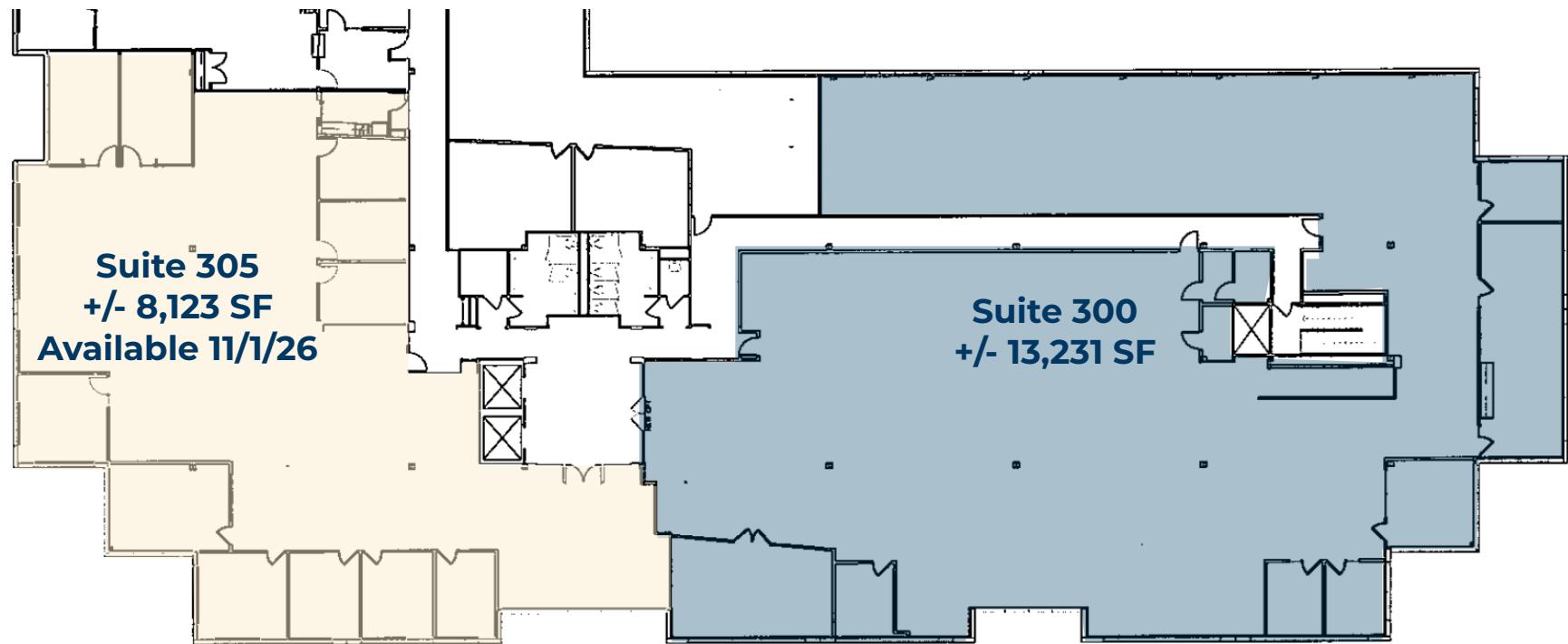
- Best in Class A Building Amenities
- Abundant Parking
- Easy Access to I-5, Hwy-217, and Hwy-99W
- Close to Trimet Bus Lines and Wes Commuter Rail
- Nearby Amenities: Banks, Healthcare Offices, Restaurants
- Minutes from Bridgeport Village Shopping & Dining

Nearby Highlights

- Barnes & Noble
- Bridgeport Village
- Claim Jumper Steakhouse
- Crate & Barrel
- Hall Street Pizza Company
- McMenamins John Barleycorns
- Pastini
- Peet's Coffee
- PF Chang's
- Regal Bridgeport IMAX
- REI
- Safeway
- Saks Off 5th
- Starbucks
- The Container Store
- The Grand Hotel at Bridgeport
- Trader Joe's
- Whole Foods Market



FLOOR PLAN



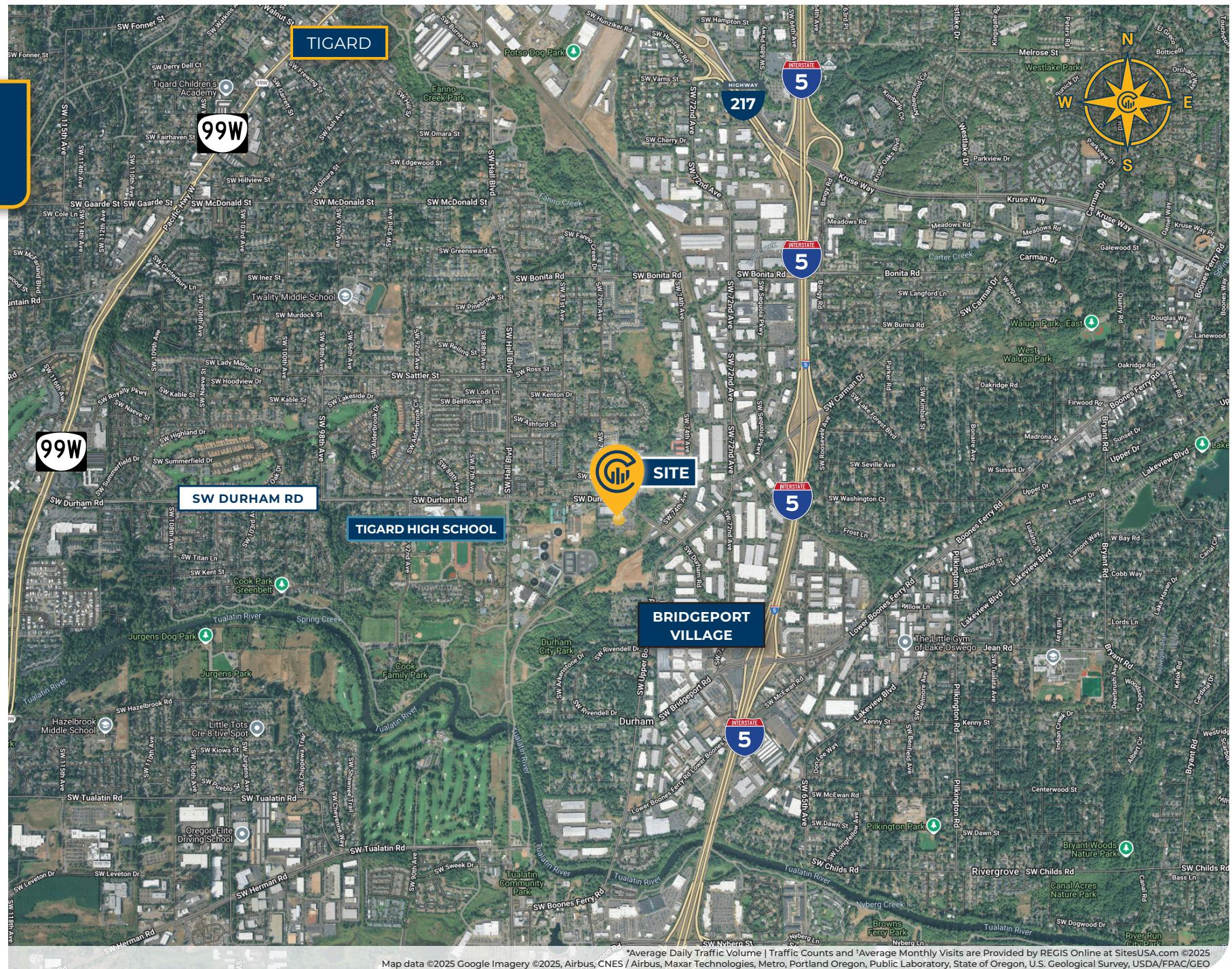


PHOTOS





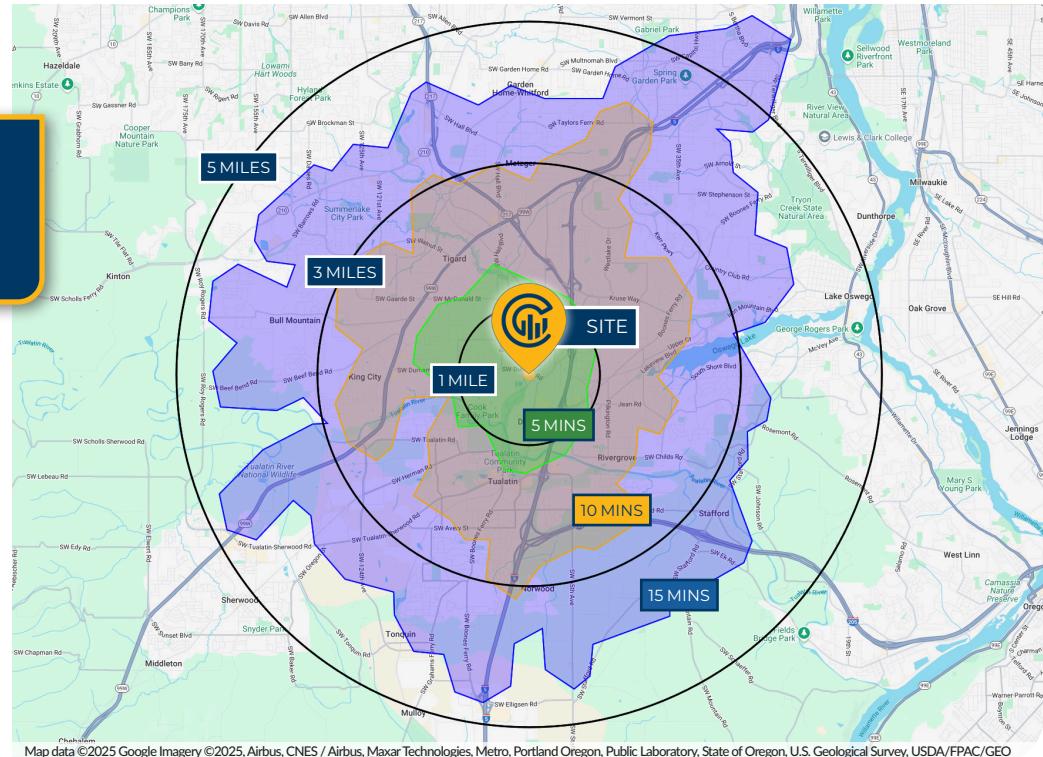
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and Average Monthly Visits are Provided by REGIS Online at [SitesUSA.com](https://sitesUSA.com) ©2025 Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	9,237	105,382	232,539
2030 Projected Population	9,242	104,787	228,240
2020 Census Population	9,530	103,078	230,500
2010 Census Population	8,178	94,410	211,266
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.4%
Historical Annual Growth 2010 to 2025	0.9%	0.8%	0.7%
Households & Income			
2025 Estimated Households	3,905	44,469	96,320
2025 Est. Average HH Income	\$168,968	\$149,762	\$157,304
2025 Est. Median HH Income	\$134,533	\$115,226	\$121,990
2025 Est. Per Capita Income	\$71,464	\$63,299	\$65,244
Businesses			
2025 Est. Total Businesses	1,515	8,579	17,035
2025 Est. Total Employees	13,168	74,040	129,729

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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