

Well-Maintained Two-Story Office Building

9570 SOUTHWEST BEAVERTON HILLSDALE HIGHWAY, BEAVERTON, OR 97005



FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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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.

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9570 Southwest Beaverton Hillsdale Highway, Beaverton, OR 97005

PROPERTY DESCRIPTION

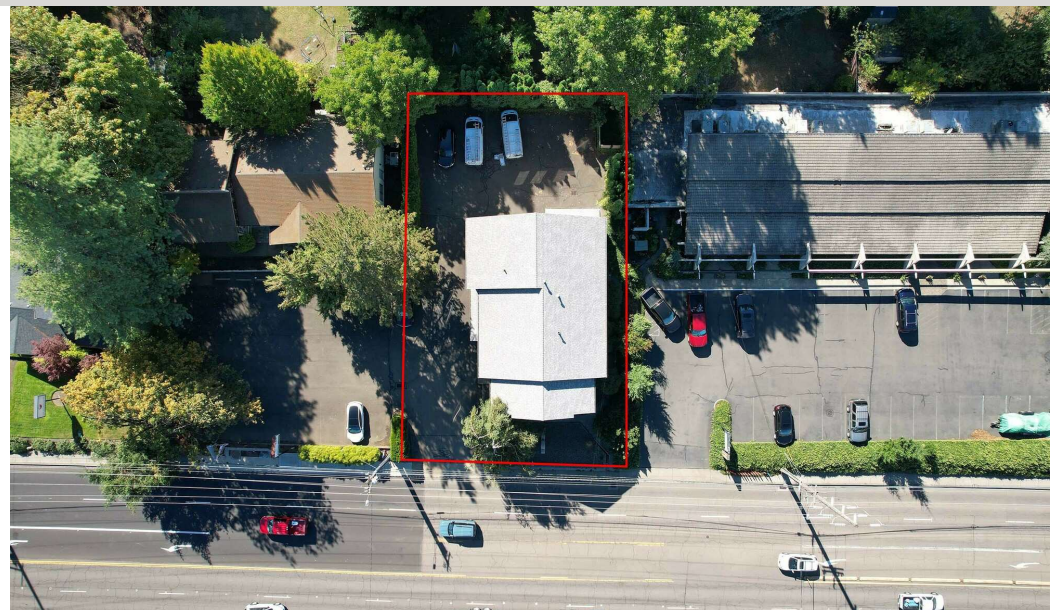
Well-maintained two-story office building totaling 4,678 SF. The building can easily accommodate one or multiple tenants with restrooms on each floor. The building offers a mix of private offices and open areas. In addition, the main floor has a shower, and the top floor has a large breakroom. The property benefits from a large monument sign facing Beaverton Hillsdale Highway. Most of the parking is in the rear of the property, including three spots under a carport and 2 more in a garage. The landlord recently installed new carpet, ceiling tiles, LED lights, and paint on both floors. The current zoning (Community Service, City of Beaverton) allows for a variety of retail, office, and other service-based businesses.

PROPERTY HIGHLIGHTS

- 15 parking stalls
- Large monument sign
- Washington County/City of Beaverton address
- Move-in ready office space
- Zoning: CS - Community Service, City of Beaverton
- Taxes: \$11,192

OFFERING SUMMARY

Sale Price:	\$1,637,000
Building Size:	4,687 SF
Lot Size:	11,290 SF



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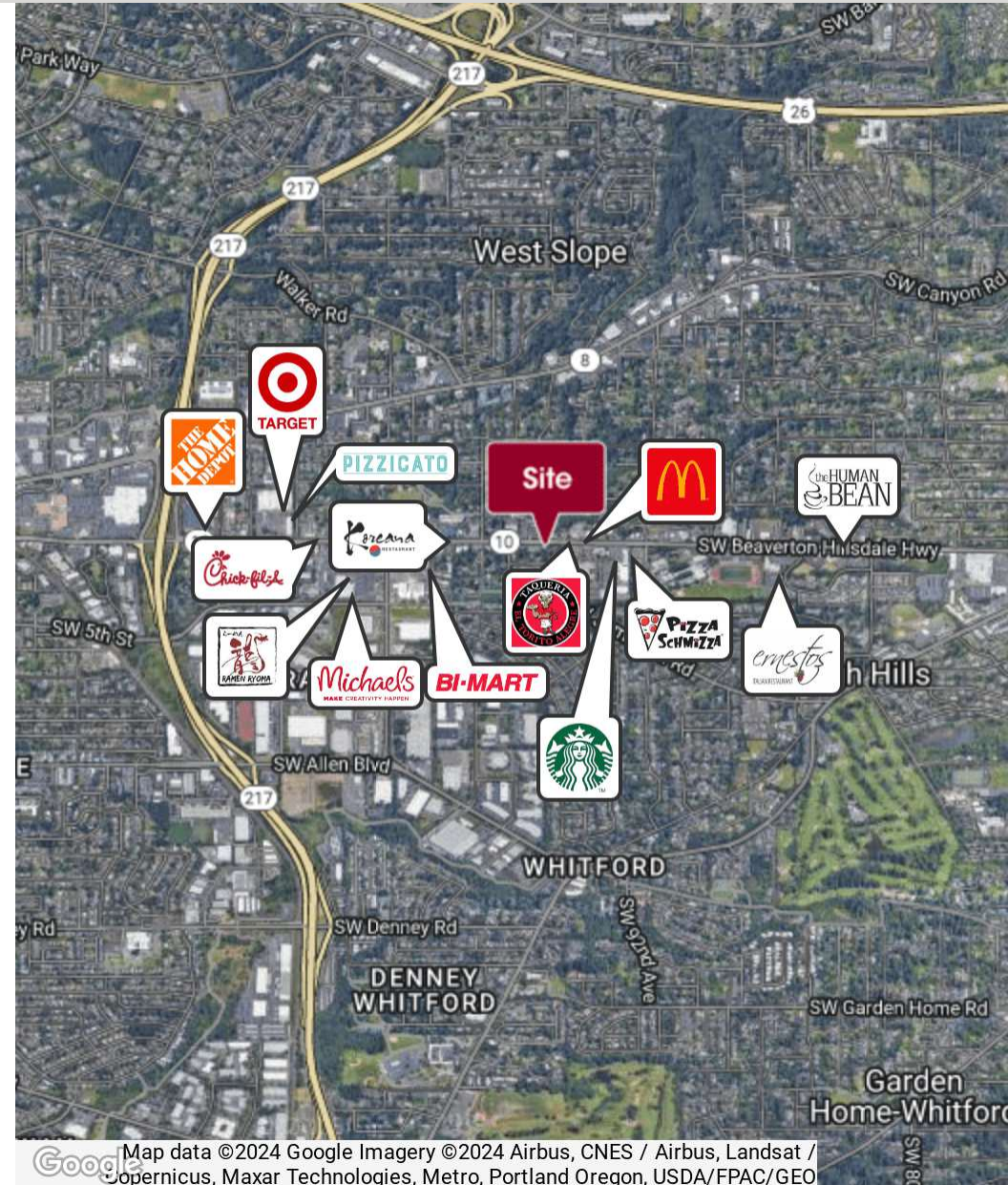
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LOCATION DESCRIPTION

The property is located in one of Oregon's best places to live, the Raleigh West neighborhood of Beaverton Oregon. Raleigh West offers an abundance of restaurants, coffee shops, and parks that are easily accessible from Beaverton Hillsdale Highway. The location also provides easy access to two major transportation corridors, Highway 217 traveling east/west and Highway 26 traveling north/south.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	1,264	4,270
Total Population	708	2,989	9,836
Average HH Income	\$136,008	\$136,655	\$143,282



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