

## SUNSET CORRIDOR OFFICE SPACE FOR LEASE

# Tanasbourne Central

1890 NE 106TH AVENUE / HILLSBORO, OR 97006



Turn-key, flexible office space in a great neighborhood retail center

### AVAILABLE SPACES

- Building D
- Suite 204: 1,077 SF, Office
- \$28.00 PSF, Gross

### HIGHLIGHTS

- Elevator-served space
- Bright, flexible floor plan
- Highly visible signalized intersection on Cornell Rd
- Great mix of local and national tenants
- Local, responsive ownership and management

### CONTACT

Chris Lio    503 804 2929 / 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)



# Modern & efficient office in a great location



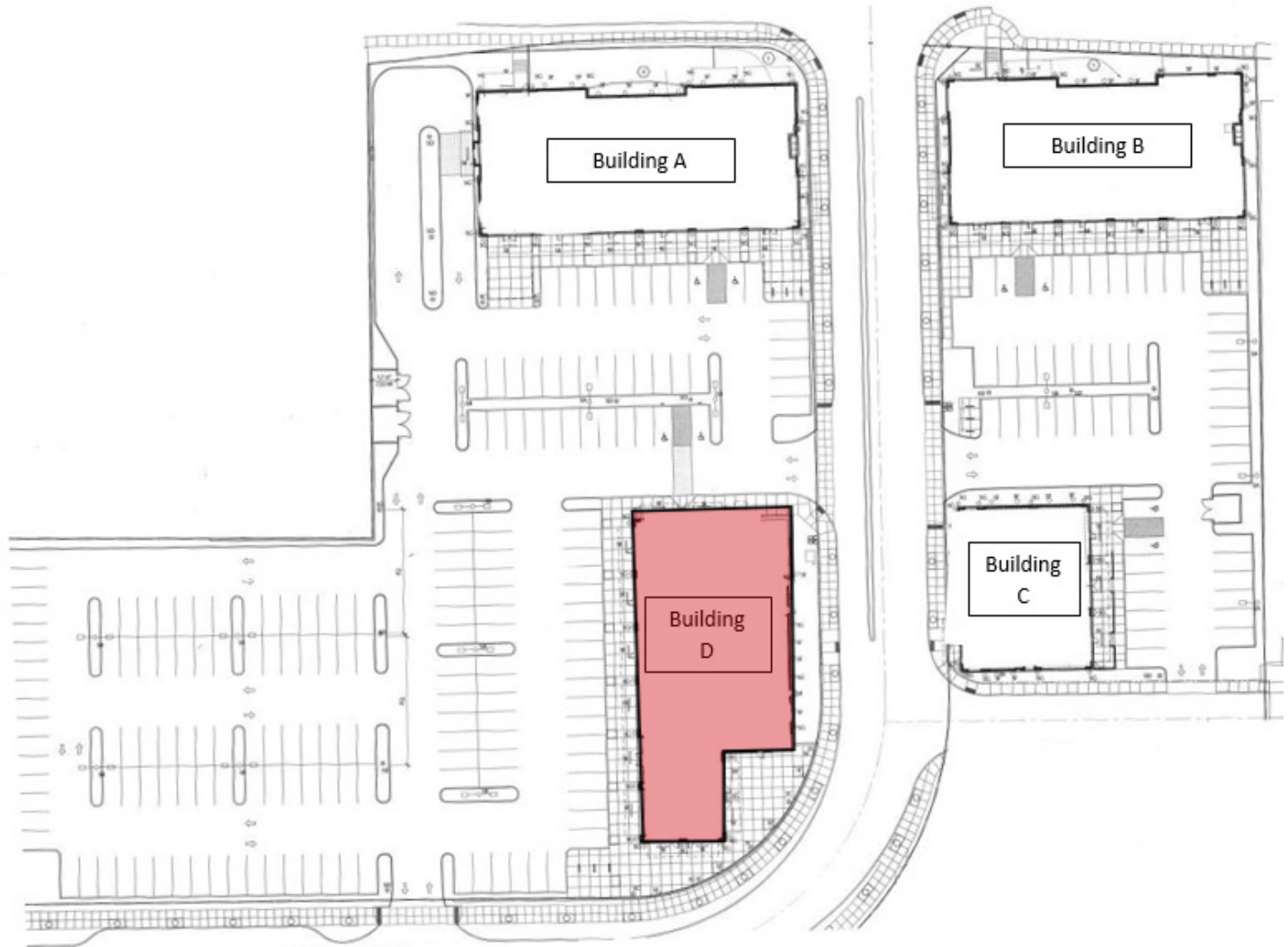
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# Retail center site plan



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# Available space: Building D - Upstairs, Suite 204



## 2ND FLOOR KEY PLAN

NOT TO SCALE

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204	Available	1,077 SF	Gross	\$28.00 SF/yr	-

### CONTACT

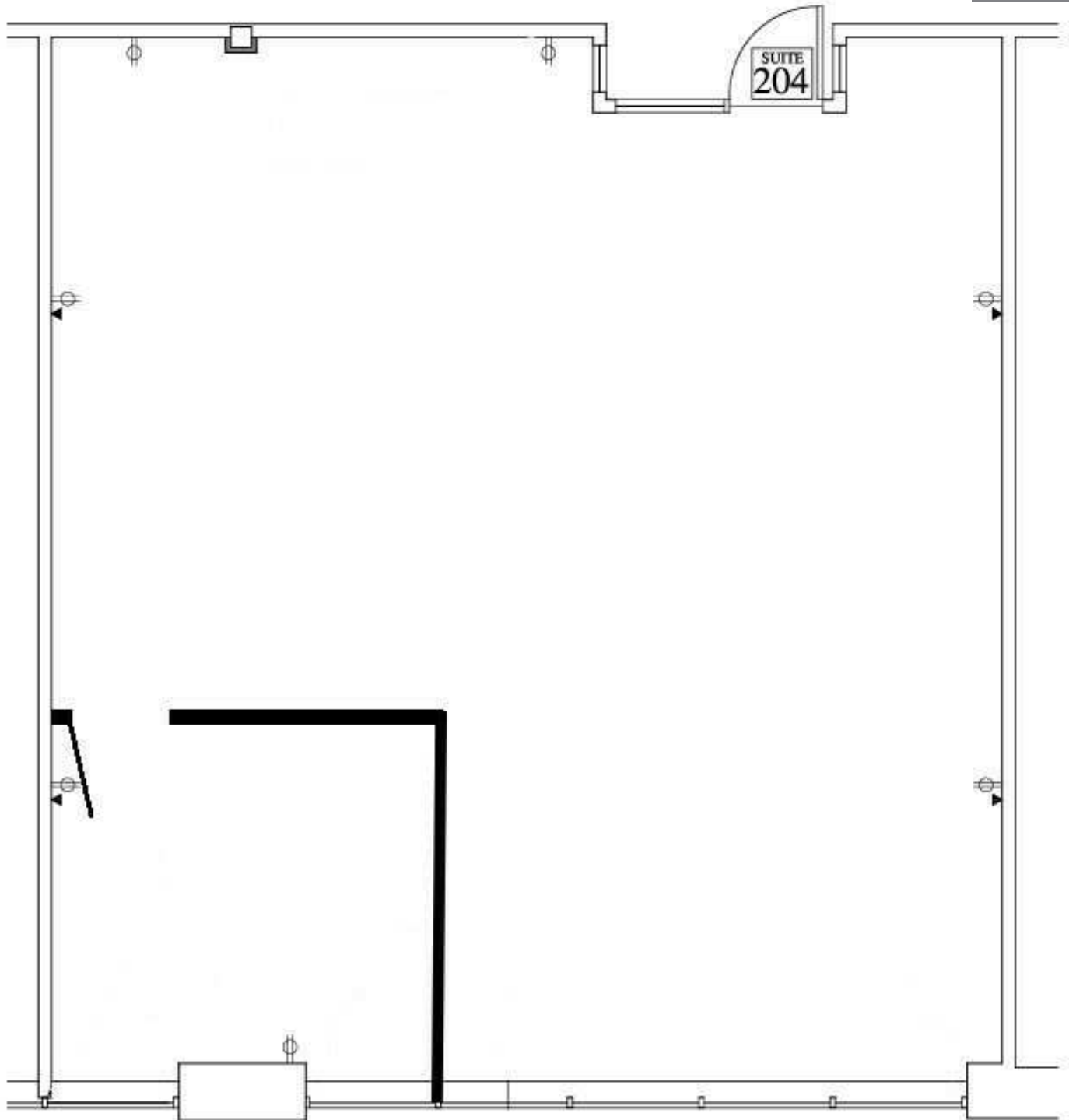
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# Floor plan: Suite 204 - 2nd floor office

(Not to Scale)



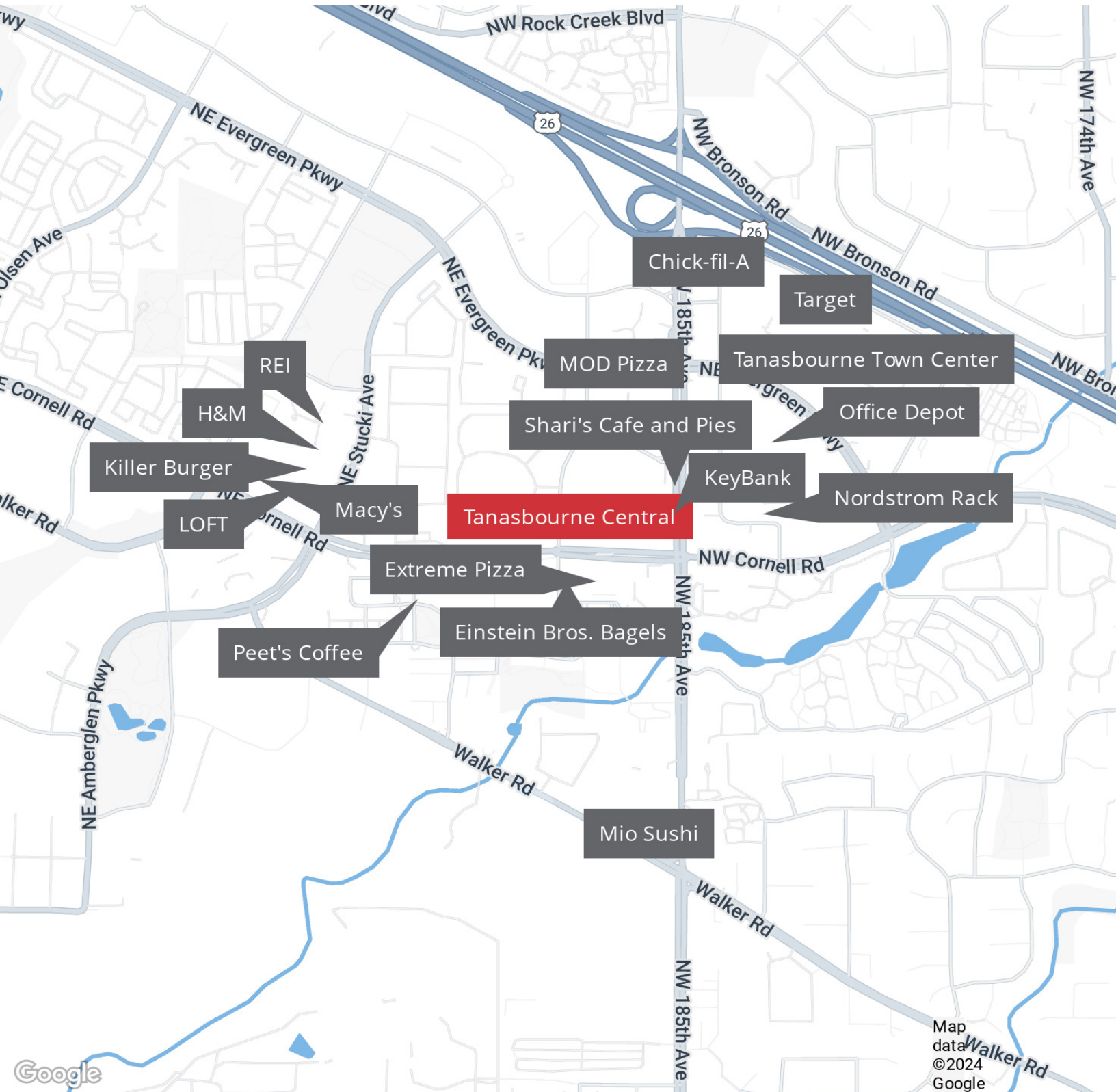
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**NAI Elliott**

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# Location map



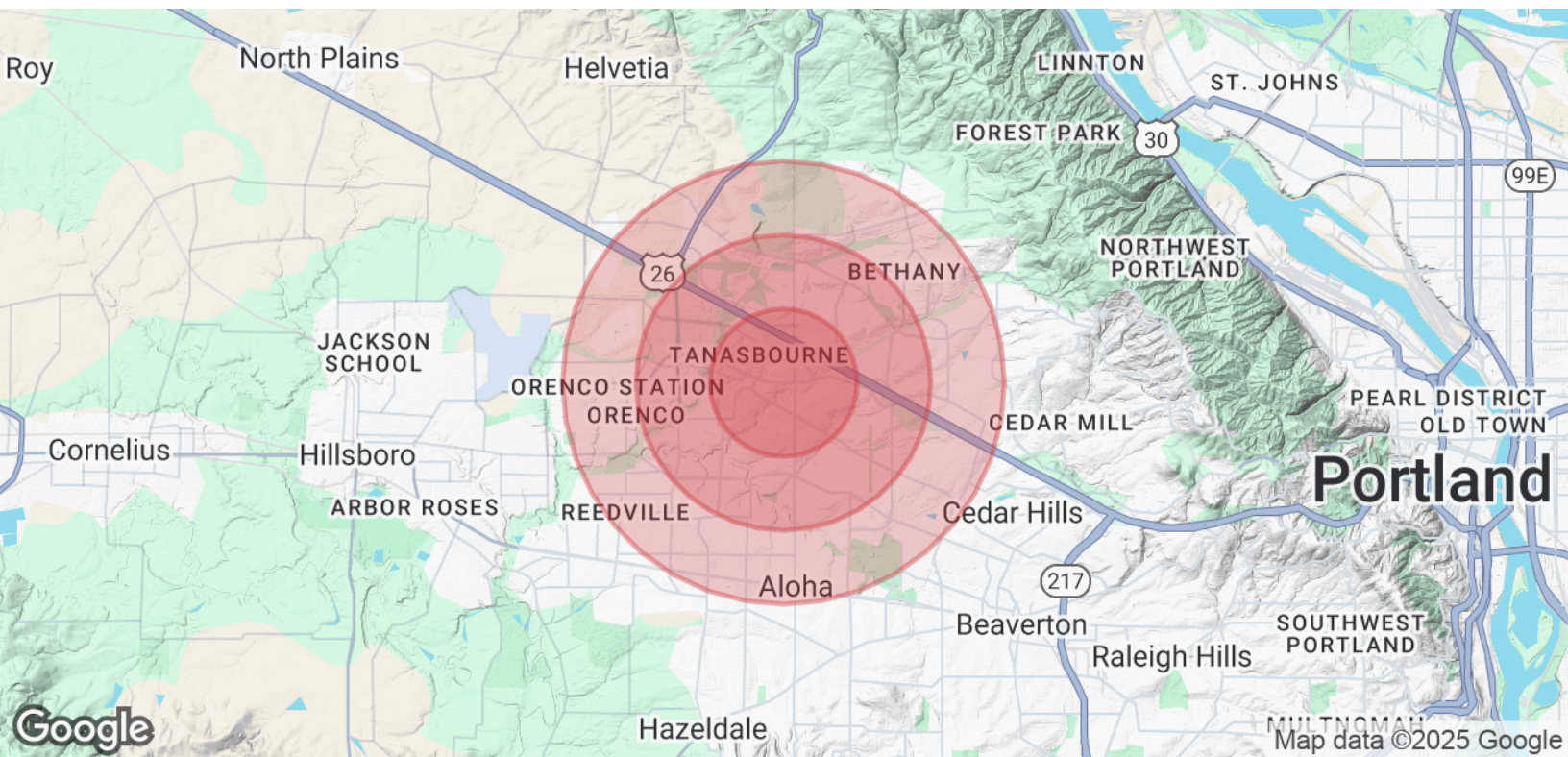
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# Demographics map & report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,918	80,886	146,491
Average age	36	38	38
Average age (Male)	35	37	37
Average age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,982	32,774	57,004
# of persons per HH	2.2	2.5	2.6
Average HH income	\$111,053	\$131,399	\$144,128
Average house value	\$410,676	\$554,517	\$598,698

*\* Demographic data derived from 2023 ACS - US Census*

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