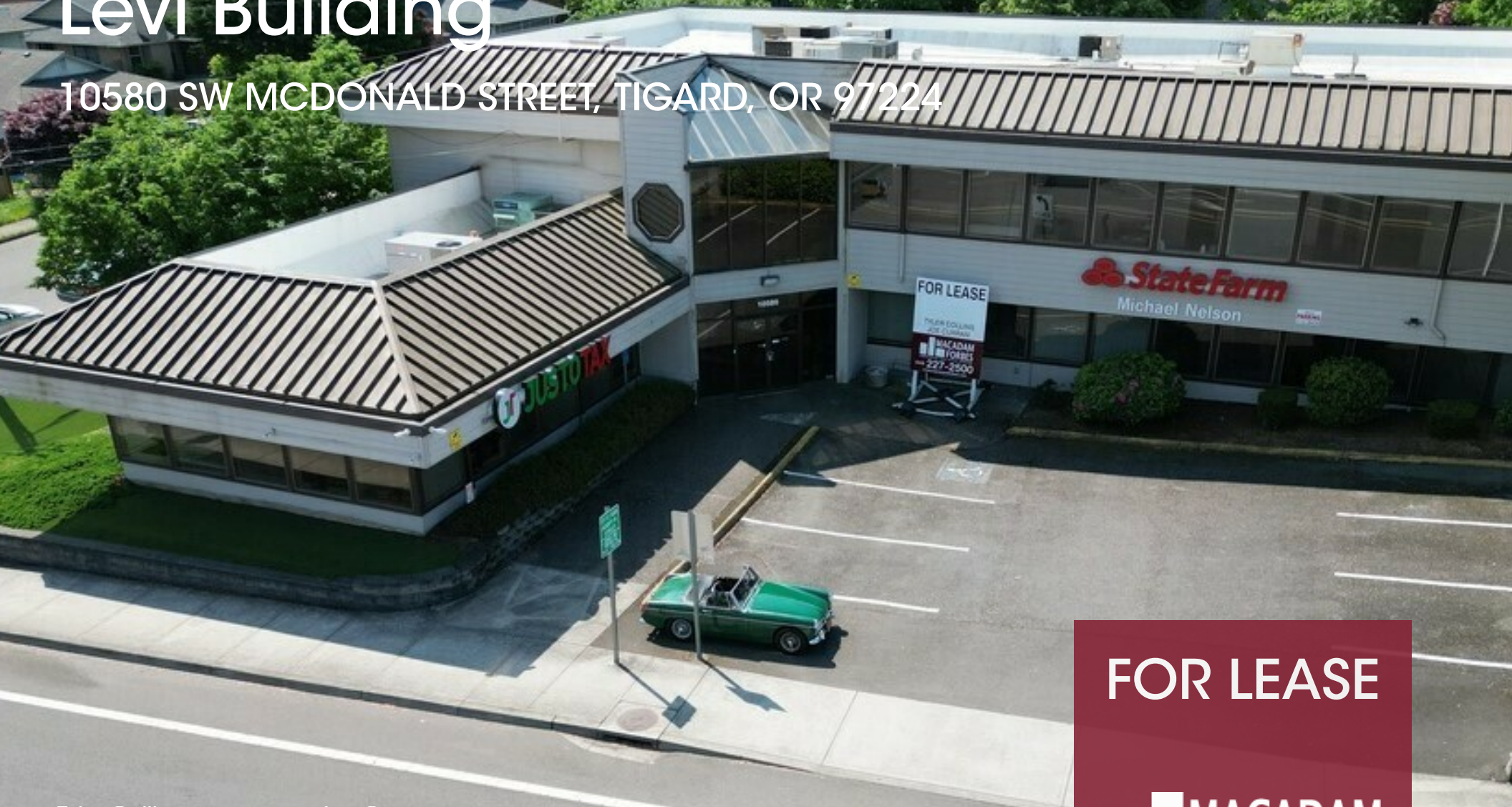


Levi Building

10580 SW MCDONALD STREET, TIGARD, OR 97224



Tyler Collins
503.416.0088
tcollins@macadamforbes.com
Licensed in OR

Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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 LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

10580 SW McDonald Street, Tigard, OR 97224



PROPERTY DESCRIPTION

Office space available in Tigard. The property has more than 30 parking spots and is surrounded by various retail and restaurant amenities.

The property benefits from convenient access to Highway 99W, I-217, and I-5.

PROPERTY HIGHLIGHTS

- New LED Lighting
- Conveniently located off of Highway 99W
- Parking ratio: 2.59/1,000 SF

LOCATION DESCRIPTION

SW McDonald Street & SW 103rd Avenue. Conveniently located just off Highway 99.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	300 - 1,132 SF
Lot Size:	0.52 Acres
Building Size:	11,581 SF

TRAFFIC COUNTS

SW McDonald & SW 105th Ave E	14,640
SW McDonald & SW 14th Ave W	12,108
SW Pacific Hwy	39,689



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 106	300 SF	Modified Gross	\$20.00 SF/yr



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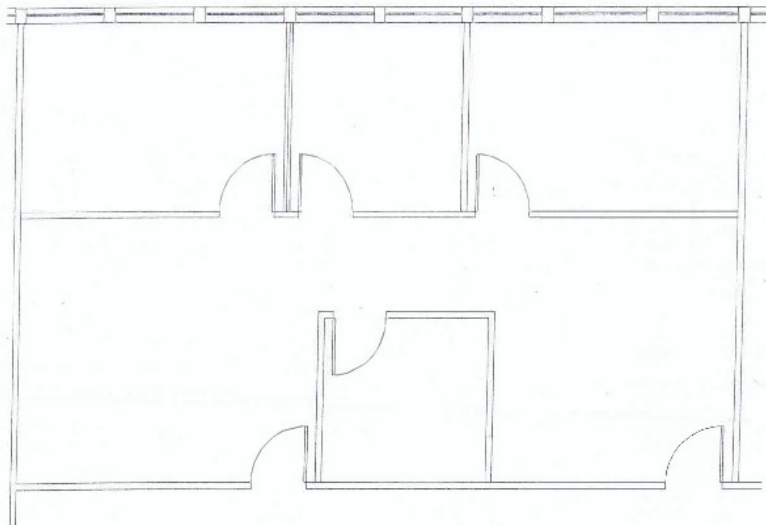
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FOR LEASE

10580 SW McDonald Street, Tigard, OR 97224



SUITE 205 1,132 RSF



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 205	1,132 SF	Modified Gross	\$20.00 SF/yr	Four private offices Two entrances Tenant responsible for janitorial, data/telecom, and gas



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LOCATION	DISTANCE	TIME
Highway 99 W	0.3 mi	2 min
Highway 217	2.0 mi	5 min
I-5	3.8 mi	8 min

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