

FOR LEASE

# BEAVERTON STAND-ALONE OFFICE/RETAIL BUILDING

10580 SW BEAVERTON HILLSDALE HWY  
BEAVERTON, OR 97005



KIDDER.COM

 GORDON  
COMMERCIAL REAL ESTATE

 km Kidder  
Mathews

*Numerous restaurants, retailers & support services in immediate area*



*Rare Beaverton Stand-Alone Building with High Visibility*

TOTAL SF	4,427 SF
OFFICES	3 private offices
ZONING	Community Service (CS)
FRONTAGE	Rare frontage on Beaverton Hillsdale HWY with high visibility
LOCATION	Quick access to HWY 217 and accessed via lighted intersection
FEATURES	Drive-thru window and professional/presentable building structure
TRAFFIC COUNT	27,837 VPD on SW Beaverton Hillsdale Hwy
LEASE RATE	\$18/ SF/ Year, NNN

**4,427 SF** **\$18.00**  
AVAILABLE PER SF PER YEAR (NNN)

10580 SW BEAVERTON HILLSDALE HWY



AVAILABLE FOR LEASE

GORDON COMMERCIAL REAL ESTATE | KIDDER MATHEWS



*Exclusively listed by*

**CHRIS DOWHANIUK**  
503.221.2298  
chris.dowhaniuk@kidder.com

**PHIL TAGGART**  
213.225.7237  
phil.taggart@kidder.com

**KIDDER.COM**

**STEVE GORDON**  
206.355.4996  
smg@gordonrealestate.net

**GORDONREALESTATE.NET**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.