



FOR LEASE / FOR SALE



TWIN OAKS PLAZA

Office Space in the Sunset Corridor/Hillsboro

± 1,500 SF - ± 9,793 SF Available (Largest contiguous space 4,244 SF)
\$26 PSF Full Service

1905 NW 169th Place, Beaverton, OR

- 61 free on-site parking spaces
- Common area remodel to be complete by spring
- Natural lighting and outdoor seating
- Common area conference room
- Abundant shopping and restaurants nearby
- Easy access to I-5, I-205, Hwy 26, and Hwy 271

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	1905 NW 169th Place Beaverton, OR 97006
Available Space	1,500 SF - 9,793 SF
Lease Rate	\$26 PSF Full Service
Sale Price	\$4,500,000
Use Type	Office and Medical

SPACE	SIZE	RATE	AVAILABLE
Suite 101	±4,049 SF (Divisible)	\$26 PSF	4/1/2026
Suite 120	±1,500 SF	\$26 PSF	4/1/2026
Suite 201*	±1,570 SF	\$26 PSF	1/1/2026
Suite 221*	±2,737 SF	\$26 PSF	4/1/2026

* Suites 201 and 221 Contiguous Up To 4,244 SF

Location Features

- Available spaces are all corner offices with wrap around window lines
- Located within Twin Oaks Business Park
- Easy access to Hwy 26
- 10 minutes to downtown Portland
- Common area conference room
- Showers
- Great opportunity for an owner user

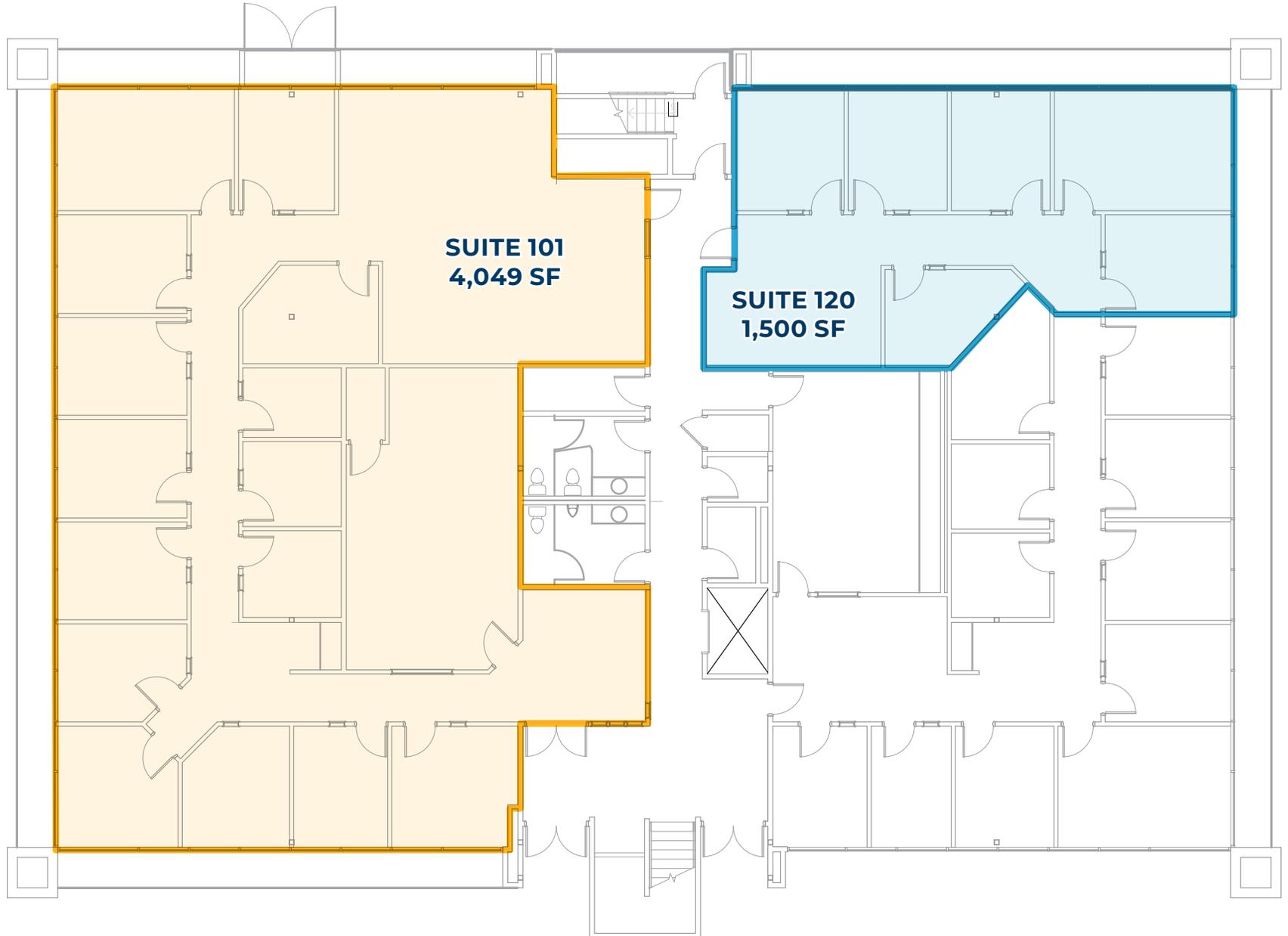
Nearby Retail, including but not limited to:

- Margarita Factory
- Chang's Mongolian Grill
- Walmart
- Best Buy
- Target
- Safeway
- Trader Joes
- Nordstrom Rack
- Michael's
- REI



GROUND FLOOR PLAN

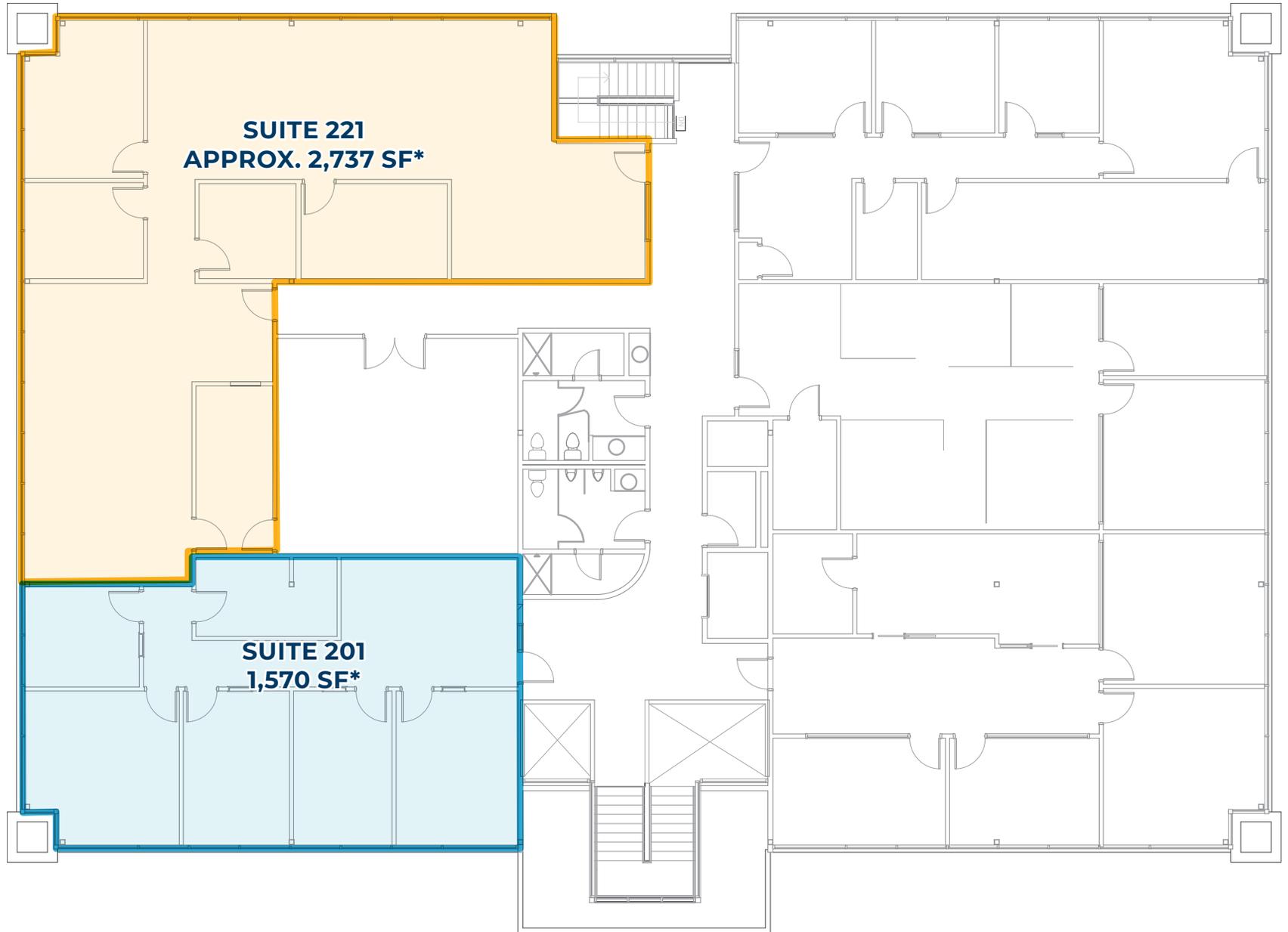
GROUND FLOOR PLAN





SECOND FLOOR PLAN

SECOND FLOOR PLAN



*Can be combined

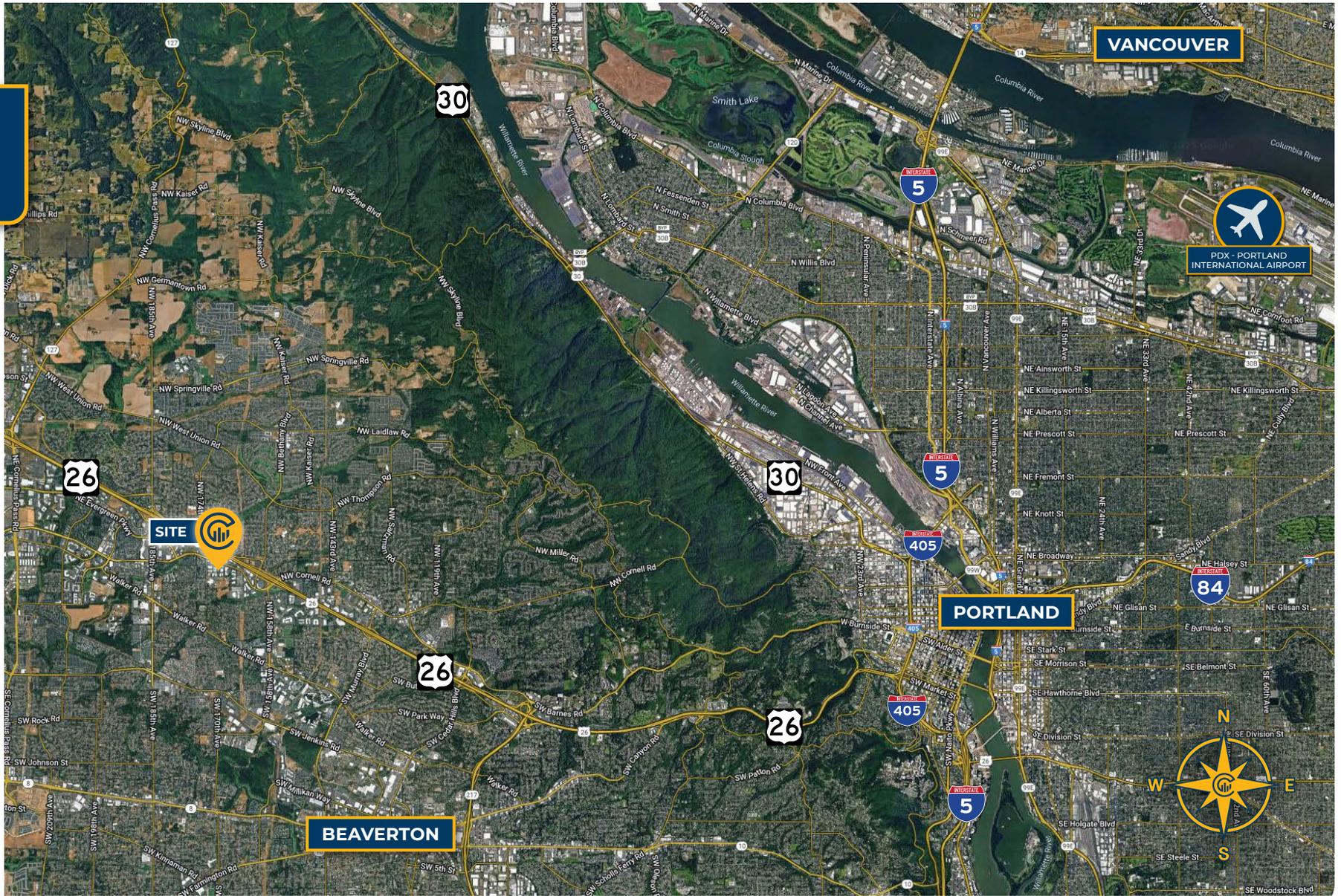


PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at 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

 <p>capacity POWER OF PLACE</p>	<p>LAURA GENTRY, CPM® Senior Vice President Licensed in OR & WA 503-572-8134 lgentry@capacitycommercial.com</p>	<p>MCCOY DOERRIE, SIOR Senior Vice President Licensed in OR & WA 503-523-7751 mccoy@capacitycommercial.com</p>
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