

For Lease

6225-6245 SW CAPITOL HWY

3,000-6,400 SF Office Building Available for Lease in the Hillsdale Neighborhood

PORTLAND, OR 97239





3-6.4K SF

AVAILABLE

\$22-26 PSF

LEASE RATE, NNN

 VIRTUAL TOUR

AVAILABLE	±4,000-6,500 SF
LEASE RATE	\$22-26 PSF, NNN (Opex. Est. \$8.50 PSF/yr)
BUILDING	Standalone building in Hillsdale, walking distance to many amenities
SIGNAGE	Excellent signage and branding opportunity
LAYOUT	Great layout with perimeter offices along window line, can easily accommodate healthcare or professional office uses
PARKING	On-site parking, 3.4/1,000 ratio
YEAR BUILT	1999
ENTRANCE	Private entrance with prominent signage

6225-6245 SW CAPITOL HWY

LOCATED IN A *GROWING
RETAIL AND BUSINESS AREA*
WITH PROTECTED PARKING



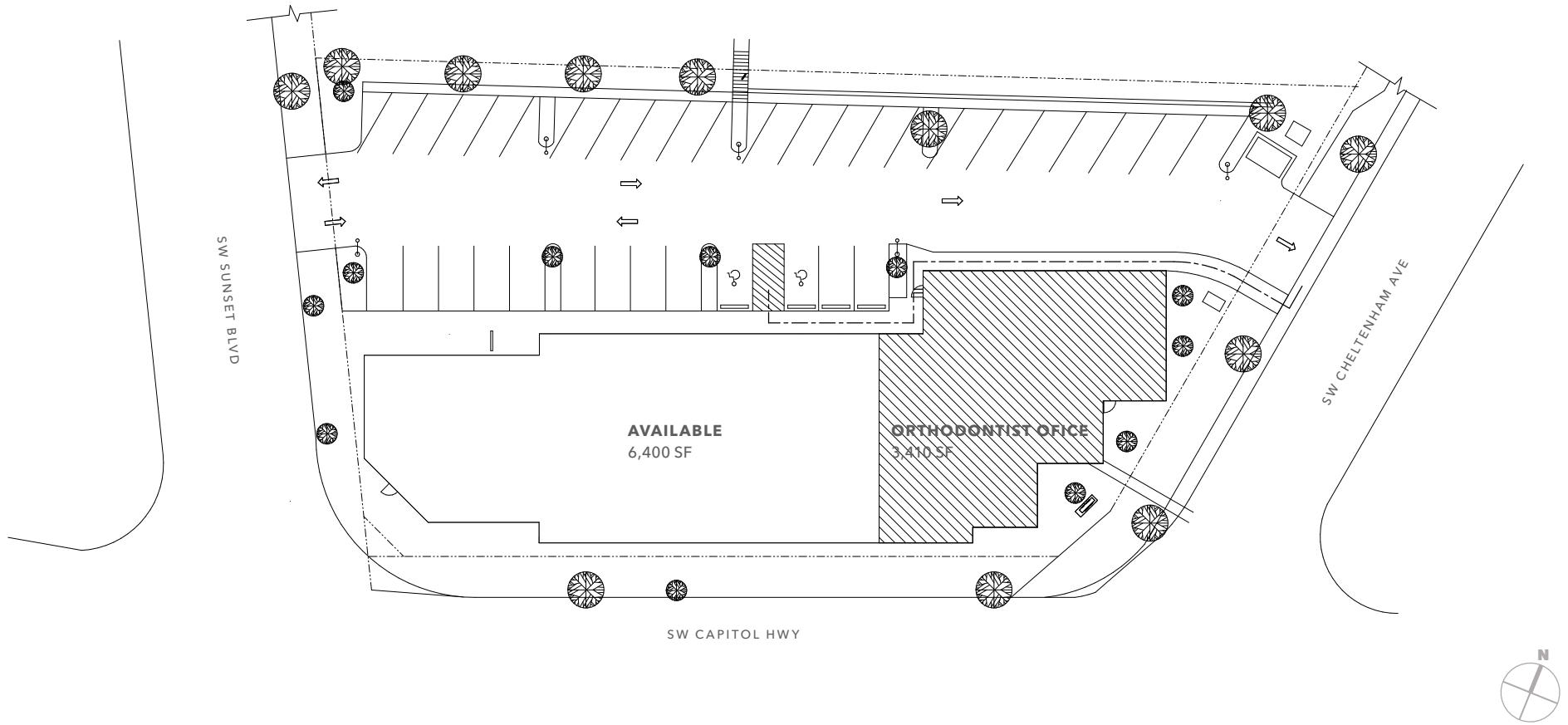
AVAILABLE FOR LEASE

KIDDER MATHEWS





FLOOR PLAN



3-6.4K SF

AVAILABLE

\$22-26 PSF

LEASE RATE, NNN

32

PARKING SPACES

6225-6245 SW CAPITOL HWY

IN THE HEART OF HILLSDALE

Close to Lewis and Clark College,
Downtown Portland, & Beaverton

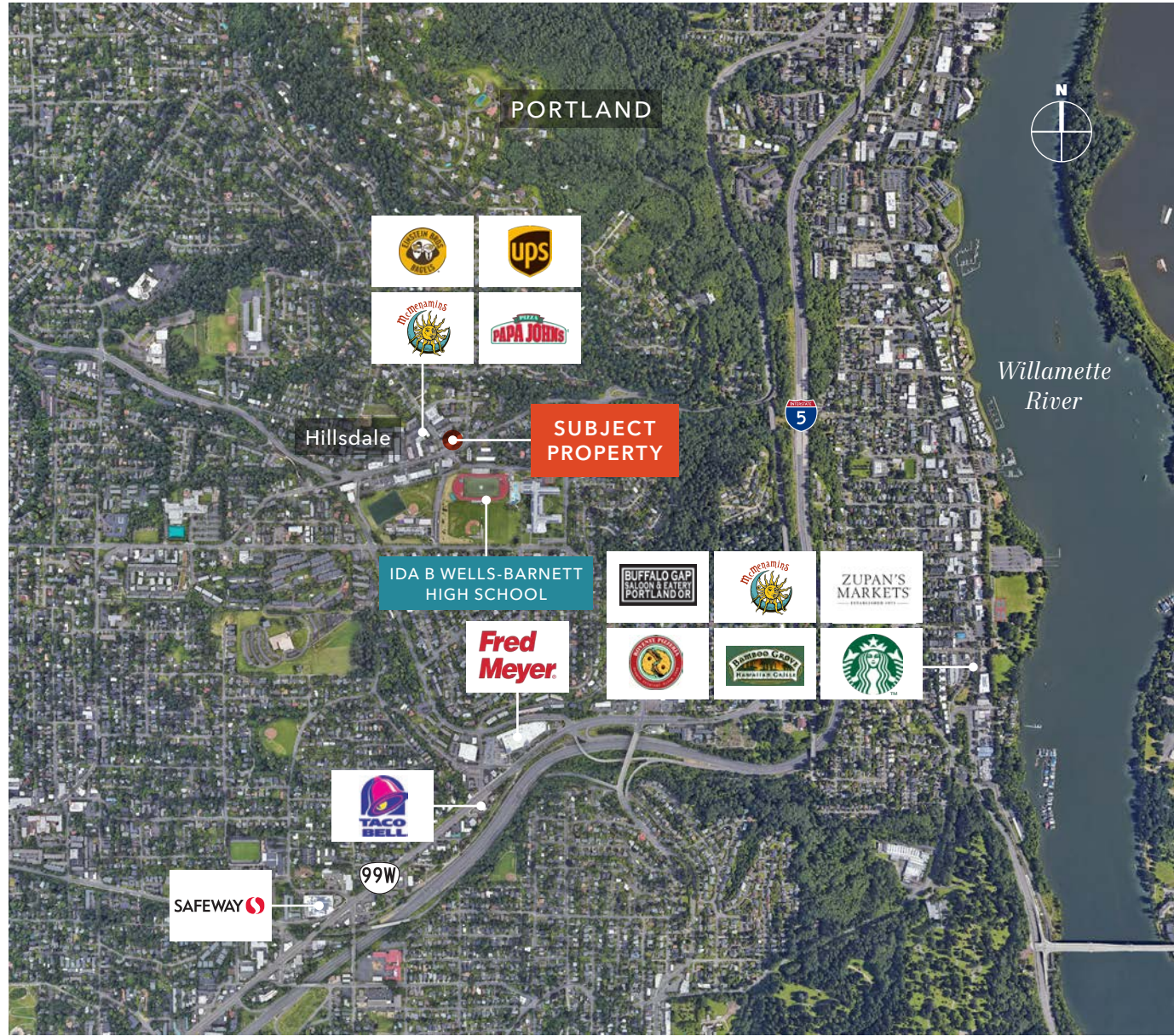
Conveniently located near major confluence
Interstate 5

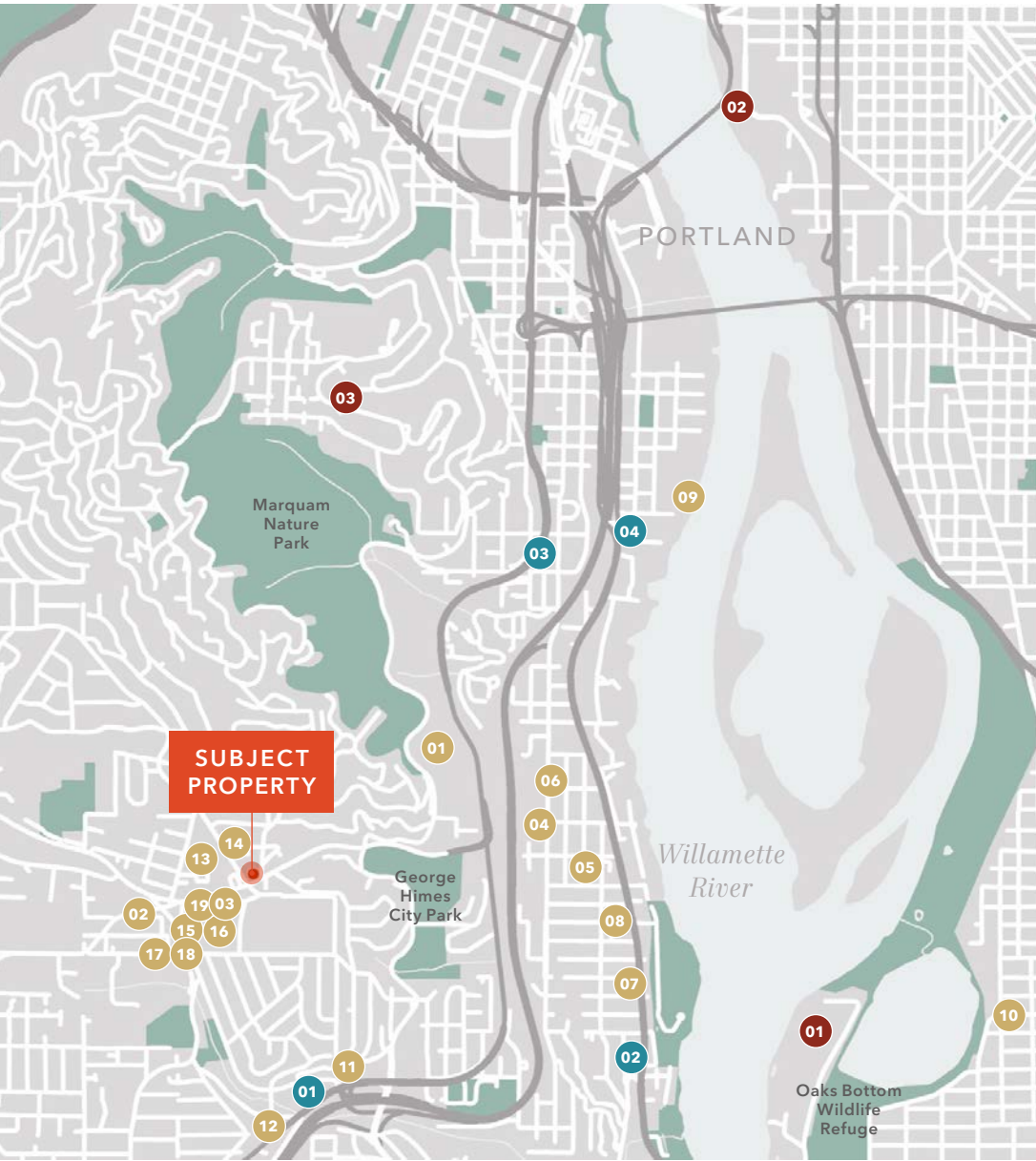
On-site parking

Easy for visitors to locate

5 MIN
TIGARD RETAIL CORE

13 MIN
PORTLAND CBD





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Chart House
- 02 Verde Cocina
- 03 Gigis Cafe
- 04 JoLa Cafe
- 05 Bamboo Grove
- 06 Jolly Roger
- 07 Buffalo Gap
- 08 McMenamins
- 09 The Old Spaghetti Factory
- 10 PDX Sliders
- 11 Baja Fresh
- 12 Taco Bell
- 13 City Thai
- 14 Salvador Molly's
- 15 Einstein Bro's Bagels
- 16 Starbucks
- 17 Papa Johns Pizza
- 18 Pizzicato Pizza
- 19 Dairy Hill Ice Cream

RETAIL

- 01 Fred Meyer
- 02 Zupan's Market
- 03 Swan Mart
- 04 Tesla

OTHER

- 01 Oaks Park
- 02 OMSI
- 03 OHSU

6225-6245 SW
CAPITOL HWY

Exclusively leased by

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 **Kidder
Mathews**