

Just Listed: For Sale/Lease

Asking Price
\$4,250,000

Medical Office Condo Portfolio

6464 Borland Road | Tualatin, OR | 97062

Cap Rate: 6.75% • Building SF: 8,006+/- SF • Price Per SF: \$531 • Year Built: 1979

VALUE PROPOSITION

Located within the Tualatin Professional Center, the offering includes space occupied by Cascade Spine Surgery Center, an Oregon Certified Ambulatory Surgery Center that has been in place for greater than 20 years. The Prime Medical Condo opportunity is located adjacent to Legacy's Meridian Park Hospital and amongst many top-performing medical/dental providers in the Tualatin Valley.

CONTACT US

David Tabata

Broker of Record
Oregon

(503) 200-000

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PROPERTY HIGHLIGHTS

- ☑ Surgery Center on Absolute NNN Lease (Through Nov. 2030)
- ☑ Location adjacent to Legacy Meridian Park Hospital
- ☑ Owner-Occupier Med Office Condo Availability (3,000SF+/-)
- ☑ Tualatin Professional Center: Medical Office Condo Location
- ☑ Annual Base Rent Increases (2.5%)
- ☑ Storage Condo Availability

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