

FOR SALE

RARE HILLSBORO FLEX CONDO SPACE

5291 NE ELAM YOUNG PKWY, SUITE 110 & 120
HILLSBORO, OR

McBride
Construction
Resources

5291 NE ELAM YOUNG PKWY



Unique opportunity to get ownership in flex space in professionally managed light industrial park.

| | |
|---------------|--|
| ADDRESS | 5291 NE Elam Young Pkwy Suites 110 & 120 |
| BUILDING SIZE | 1,742 SF primarily office with small warehouse component |
| UNIT | End-cap unit |
| FEATURES | 2 private offices, 1 conference room, kitchenette, reception |
| LOADING | 1 grade door |
| PARKING | 4 reserved parking spaces |
| ZONING | Station Community Commercial - Business Park zoning |
| HOA | \$700/month |



\$500K
SALE PRICE

1,742 SF
BUILDING SIZE

INVESTMENT HIGHLIGHTS

EXCELLENT LOCATION

The condo space is less than 10 minutes from HWY 26 located in an premier location in Hillsboro nearby numerous restaurants, retailers, and amenities. Costco, LaProvence, Mazama Brewing Company, Chipotle, Jersey Mikes, Starbucks, Sonic, BJ's Restaurant, Noodles & Company, and multiple other restaurants are in close proximity. It is also minutes from Intel's Ronler and Hawthorn campuses.

CONDOMINIUM OWNERSHIP

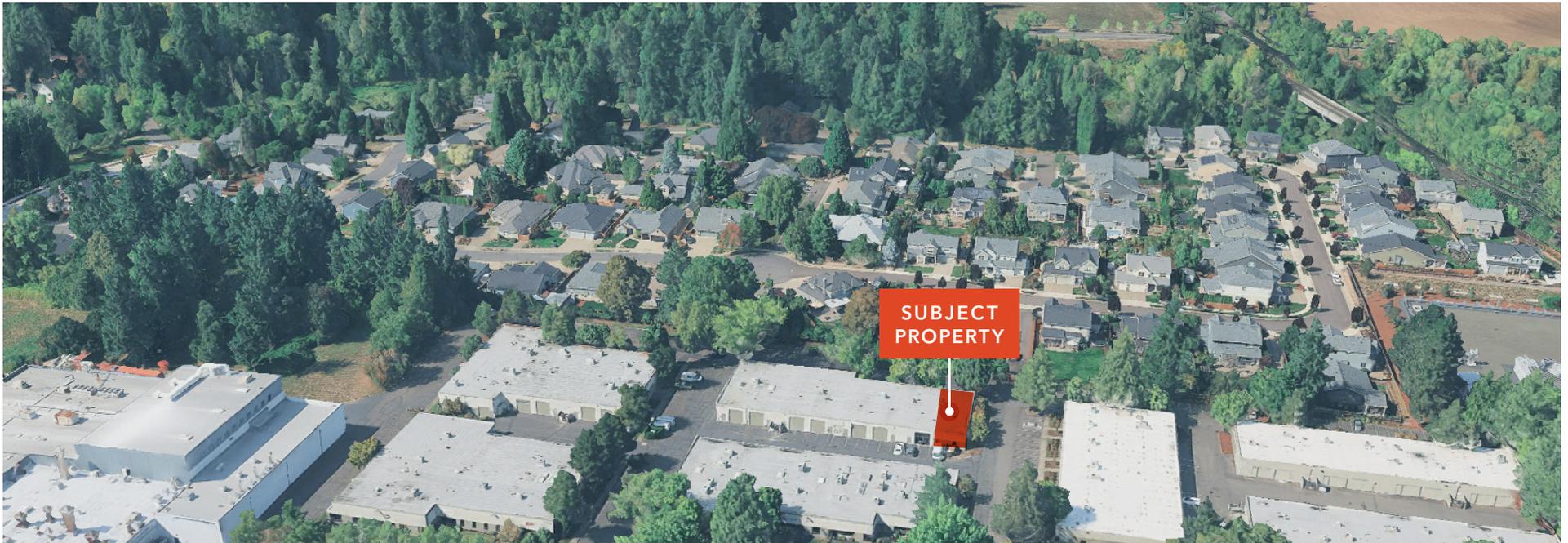
The property condominium style ownership allows for the owner/occupants to benefit from shared usage of the exterior common areas and shared costs for landscaping and grounds maintenance.

PROFESSIONAL MANAGEMENT

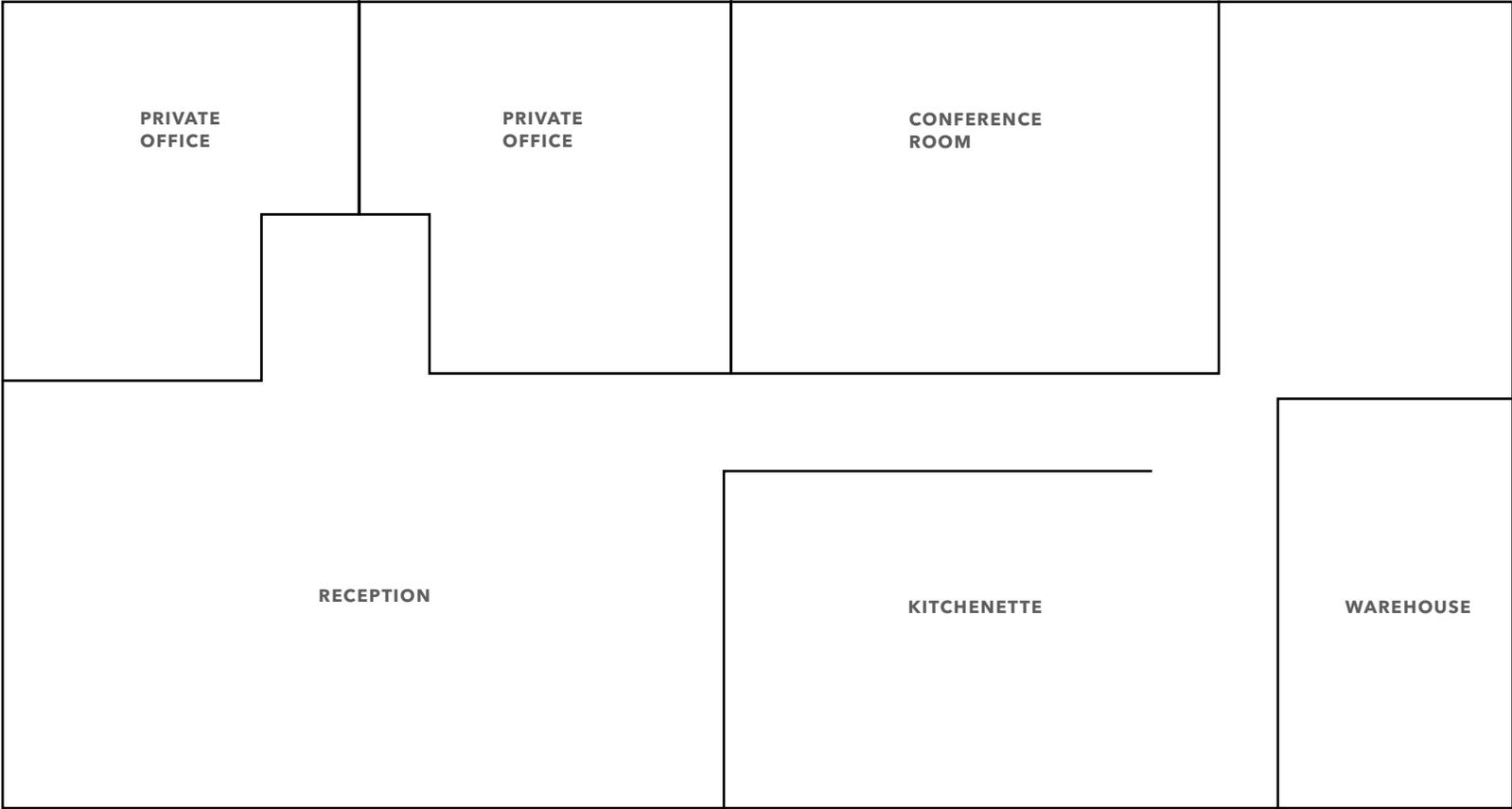
There is a professional property manager that manages the exterior grounds on behalf of the owners. The exterior is well maintained and highly presentable.

APPROACHABLE PRICE POINT

Most flex/office/industrial owner-user opportunities are priced over \$1,000,000. This \$500,000 price point allows for a low barrier-to-entry for a small business to obtain ownership and begin building equity in a commercial real estate asset.



FLOOR PLAN



Not drawn to scale



5291 NE ELAM YOUNG PKWY

*Exclusively
sold by*

CHRIS DOWHANIUK
503.789.5308
chris.dowhaniuk@kidder.com

ZACH FRANCIS
503.221.2290
zach.francis@kidder.com

KARLA HANSEN
503.721.2727
karla.hansen@kidder.com

KIDDER.COM

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