

# Red Rock Center

12115 SW 70TH AVENUE, PORTLAND, OR 97223

Joe Kappler  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

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FOR LEASE





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## PROPERTY DESCRIPTION

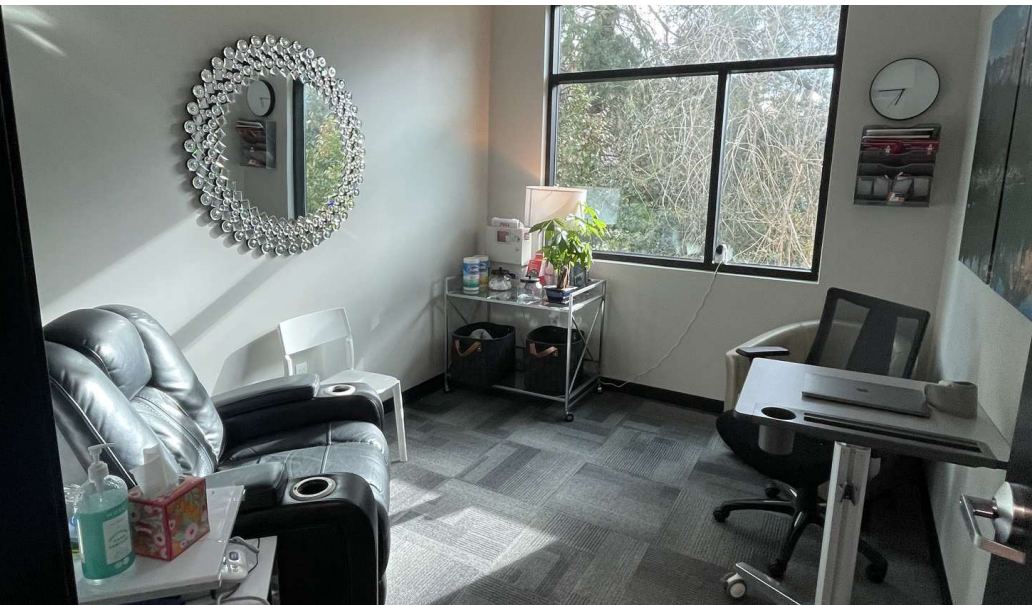
Class A Space within the Tigard Triangle Second floor space features reception, 5 private offices, kitchenette and a private bathroom. It is in immaculate condition and features high end finishes.

## PROPERTY HIGHLIGHTS

- Class A Office Space
- 4/1000 Parking Ratio
- Private Bathroom in Suite
- Immediate Access to I-5, Highway 217, & Highway 99
- Washington County Address

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available Space:	Suite 202
Available SF:	1,396 SF
Lot Size:	0.93 Acres
Building Size:	18,268 SF



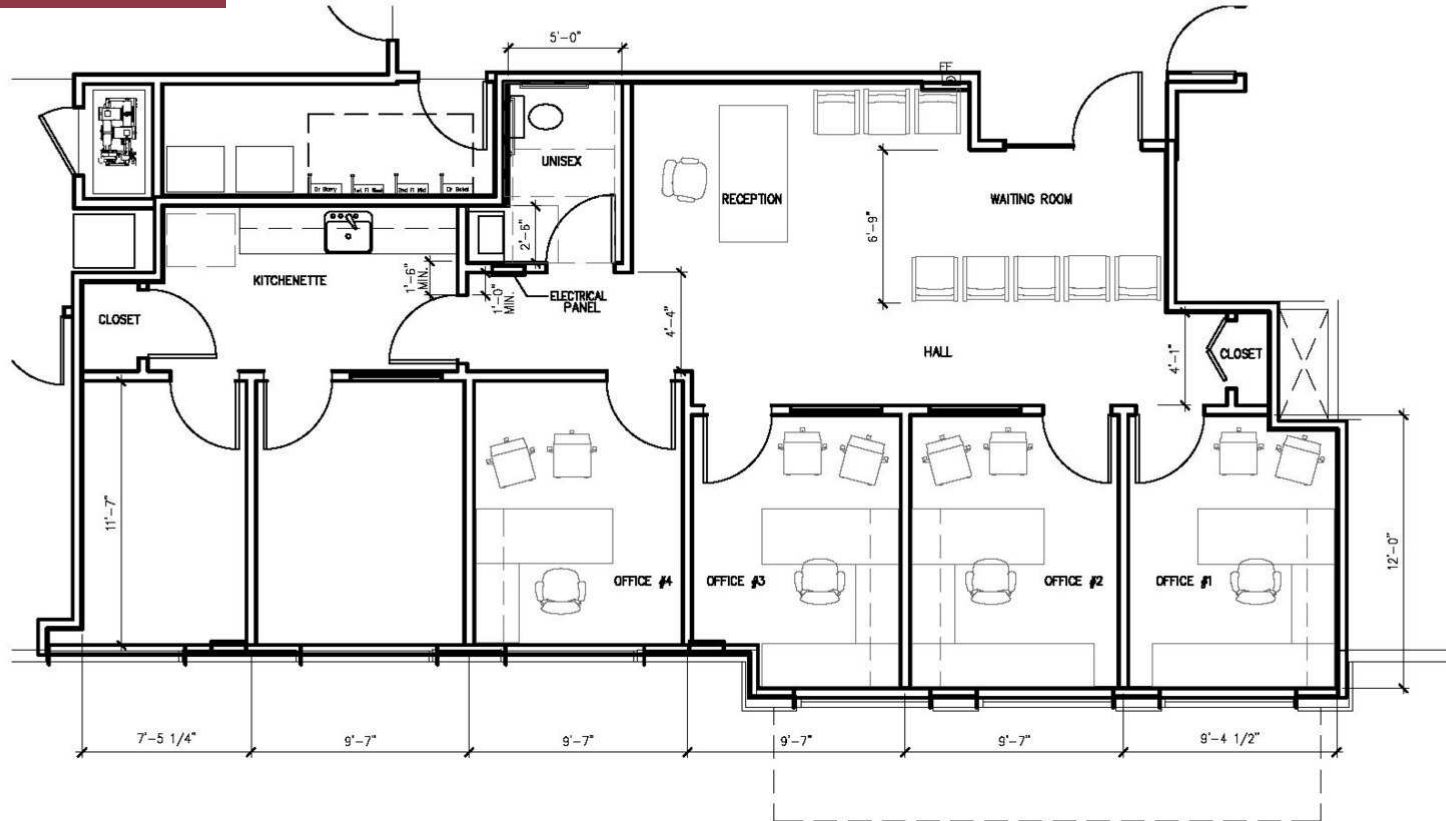
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 202	1,396 SF	NNN	\$30.00 SF/yr



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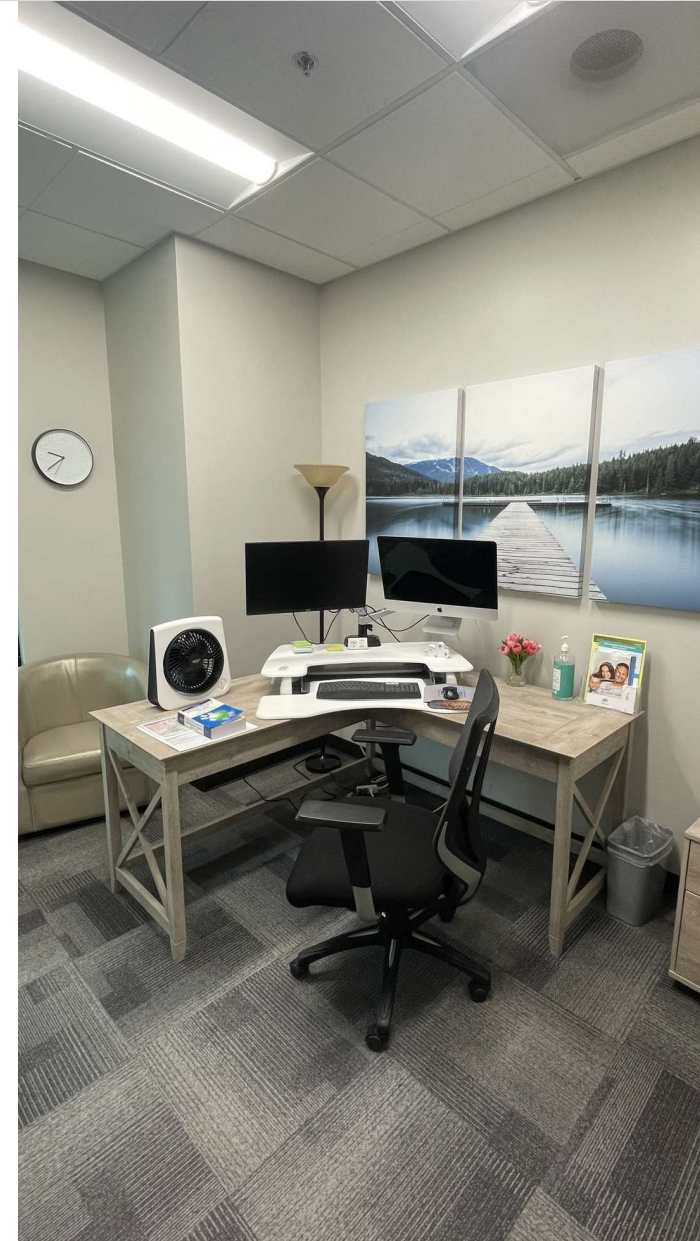
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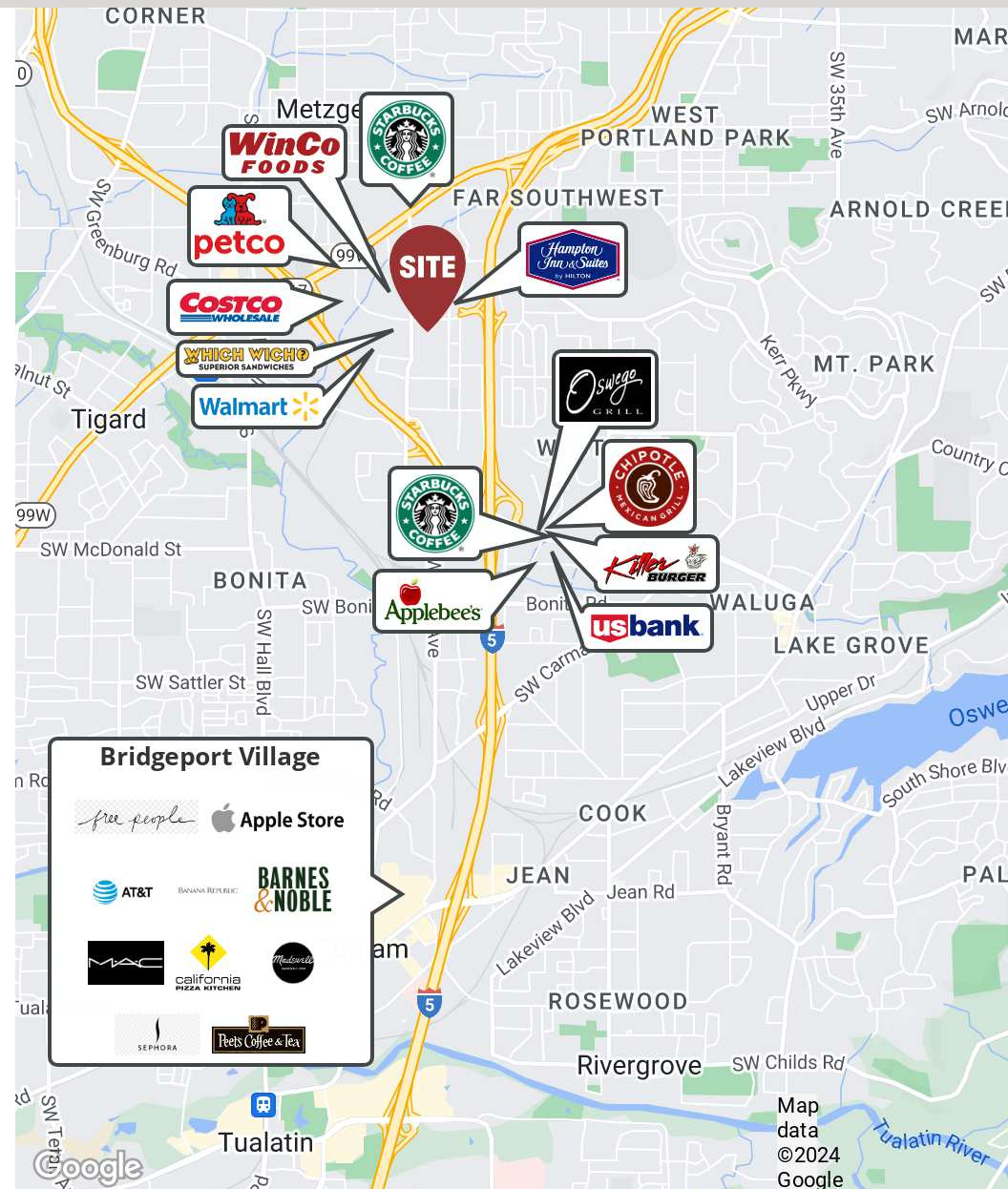
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## LOCATION OVERVIEW

Red Rock Center is located in the heart of the Tigard Triangle, which has received a massive influx of investment and development over the past few years. The building is situated with convenient access to I-5 & Highway 217. It also has close proximity to Kruse Way and is only minutes away from Washington Square mall and Bridgeport Village with many retail and restaurant amenities. Additional retail services will be coming to the mixed use development across the street and the building benefits from a new nearby Hampton Inn hotel.

LOCATION	DISTANCE	TIME
I-5	0.1 mi	1 min
Highway 217	1.2 mi	3 min
Kruse Way	1.8 mi	5 min



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