

Immediate Sublease Opportunity with High Exposure and Access to Highway 217

5051 SW WESTERN AVENUE, BEAVERTON, OR 97005

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR
SUBLEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

5051 SW Western Avenue, Beaverton, OR 97005



PROPERTY DESCRIPTION

Sublease Opportunity ready for immediate occupancy. Substantial rebuild consisting of 3,000 SF of new office, 3,000 amp electrical service, oversized water, and gas service. New parking/staging and landscaping areas. City of Beaverton industrial zoning allows a wide range of uses.

PROPERTY HIGHLIGHTS

- 60,000 SF situated on 5.61 acres
- 67 stripped parking stalls
- Expansion areas available for both office/warehouse
- 1.79 acre western lot available for future development
- Sublease term expires February 28, 2032

OFFERING SUMMARY

Lease Rate:	*Call For Rates
Building Size:	60,000 SF
Office Size:	3,000 SF
Lot Size:	5.61 Acres
Loading:	Dock and Grade
Clear Height:	20'-22'
Power:	3,000 Amps, 480v, 3 Phase
Water/Gas:	High Capacity Service
Zoning:	Industrial

NOTE

*Listing brokers are owners of the property



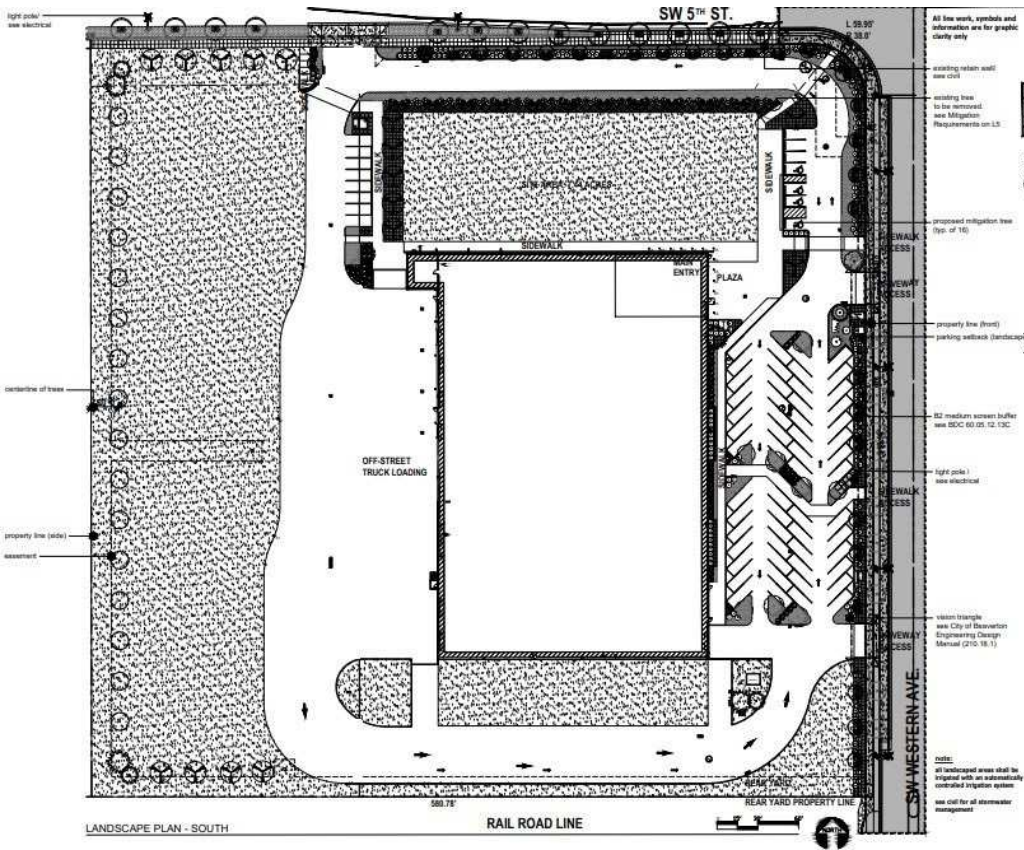
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OFFICE



TOTAL SIZE
7.4 ACRE SITE



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LOCATION DESCRIPTION

High exposure location with excellent access to Highway 217 via Beaverton Hillsdale Highway and SW Allen Boulevard. Neighbors include Kaiser Permanente Health facility, Mill Creeks Modera Apartments, and Michaels store. The subject property is located on SW Western Avenue at SW 5th Street and benefits from Western Avenue's recent \$50M capital improvement project.



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