

FOR SALE:

Fully Leased Tigard Triangle Flex Opportunity

11705 SW 68TH AVE, PORTLAND, OR 97223



PROPERTY DESCRIPTION

Fully leased office/flex building in the Tigard Triangle. The 3,900 SF freestanding building is under a brand new five-year lease with World Mission Society Church of God NW, offering stable income in a convenient location outside of Multnomah County. The property includes 2,200 RSF of professional office space and 1,700 RSF of shop/storage space with grade-level loading, plus 12 on-site parking spaces (2 ADA). A well-located low-maintenance investment opportunity in the Portland metro area.

PROPERTY HIGHLIGHTS

- Brand new 5-year lease with World Mission Society Church of God NW
- Convenient Tigard Triangle location with easy free-way access
- Stable, low-maintenance investment outside Multnomah County

OFFERING SUMMARY

Sale Price:	\$995,000
Available SF:	3,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	4,645	47,741	125,328
Total Population:	11,311	115,019	304,957
Average HH Income:	\$105,924	\$125,954	\$126,532

JOHN BRANDHORST

senior director / brokerage services

Licensed in Oregon

C: 971.506.3498

O: 503.222.5100

jbrandhorst@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

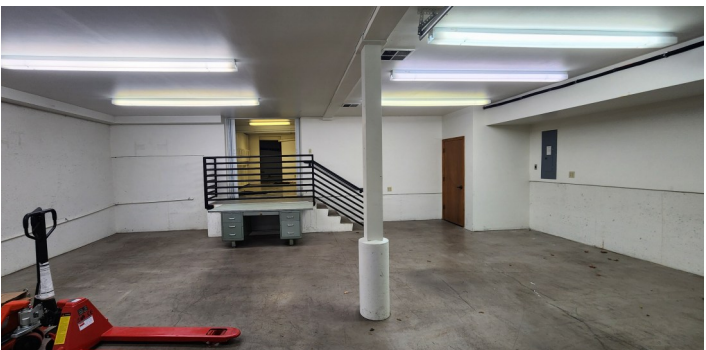
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Additional Photos

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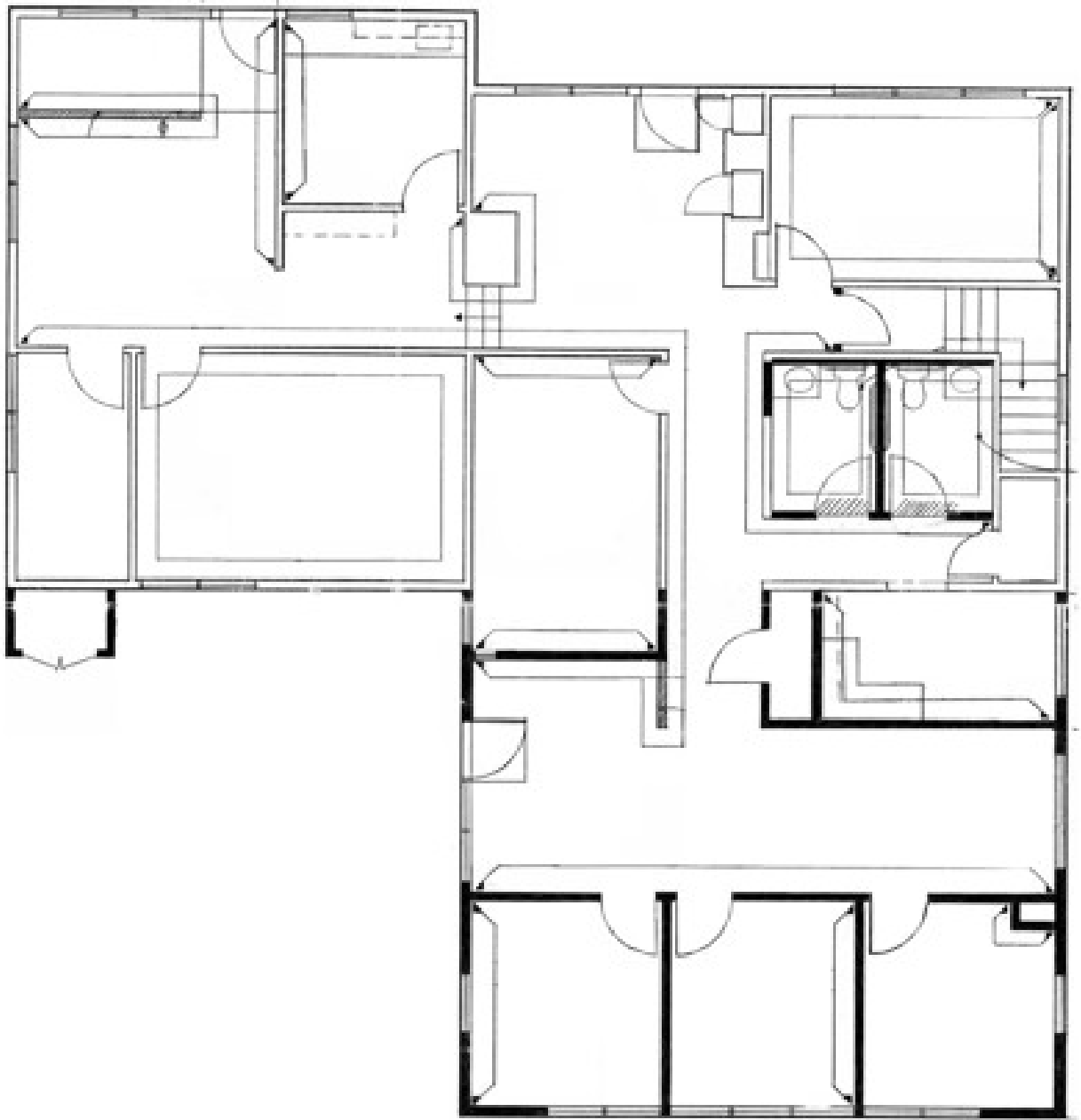
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Floor Plan - Main Floor:

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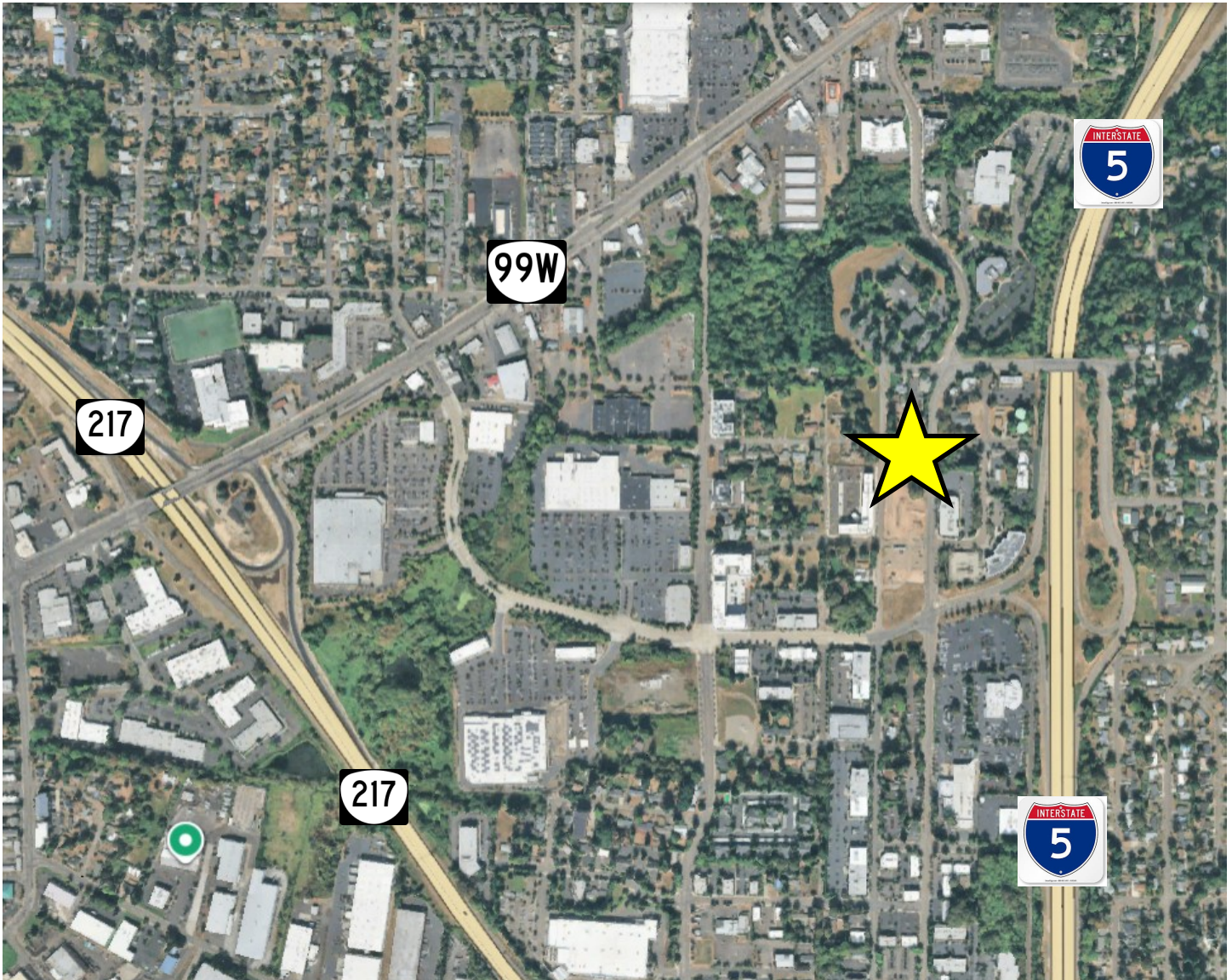
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Map

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