

Commerce Plaza

7000 SOUTHWEST HAMPTON STREET, TIGARD, OR 97223



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**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for redevelopment of an existing two-story office complex into multifamily in the Tigard Triangle. This impressive property boasts three two-story buildings totaling approximately 80,770 SF with 70 office suites, and 316 surface parking spaces. Zoned "Triangle Mixed Use (TMU)," the property offers versatility and potential for diverse usage, currently at 90% occupancy with short-term leases, and the ability to maintain cash flow while redeveloping the property in phases. The structures lend themselves well to multifamily redevelopment by virtue of the building widths, central courtyards, wood framing, and existing infrastructure. There is excess land area that could accommodate an additional building and still have ample parking ratios. Its strategic location further enhances its appeal, positioning it as a prime asset for investors seeking a lucrative addition to their portfolio. This sought-after property represents a compelling investment opportunity in the thriving Southwest Portland market.

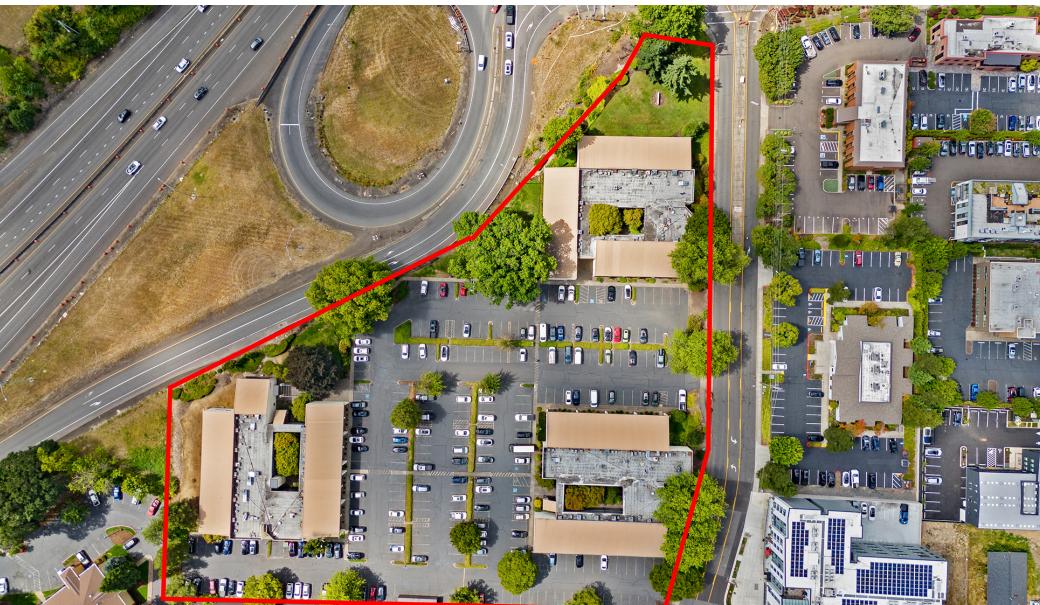
PROPERTY HIGHLIGHTS

- Three separate buildings totaling 80,770 SF
- 70 units
- 300+ existing surface parking spaces
- Zoned Triangle Mixed Use (TMU)
- Easy conversion to multifamily
- 10' ceiling heights
- 90% occupancy, short term leases

OFFERING SUMMARY

Sale Price:	\$12,500,000
Number of Units:	70
Lot Size:	4.8 Acres
Building Size:	80,770 SF

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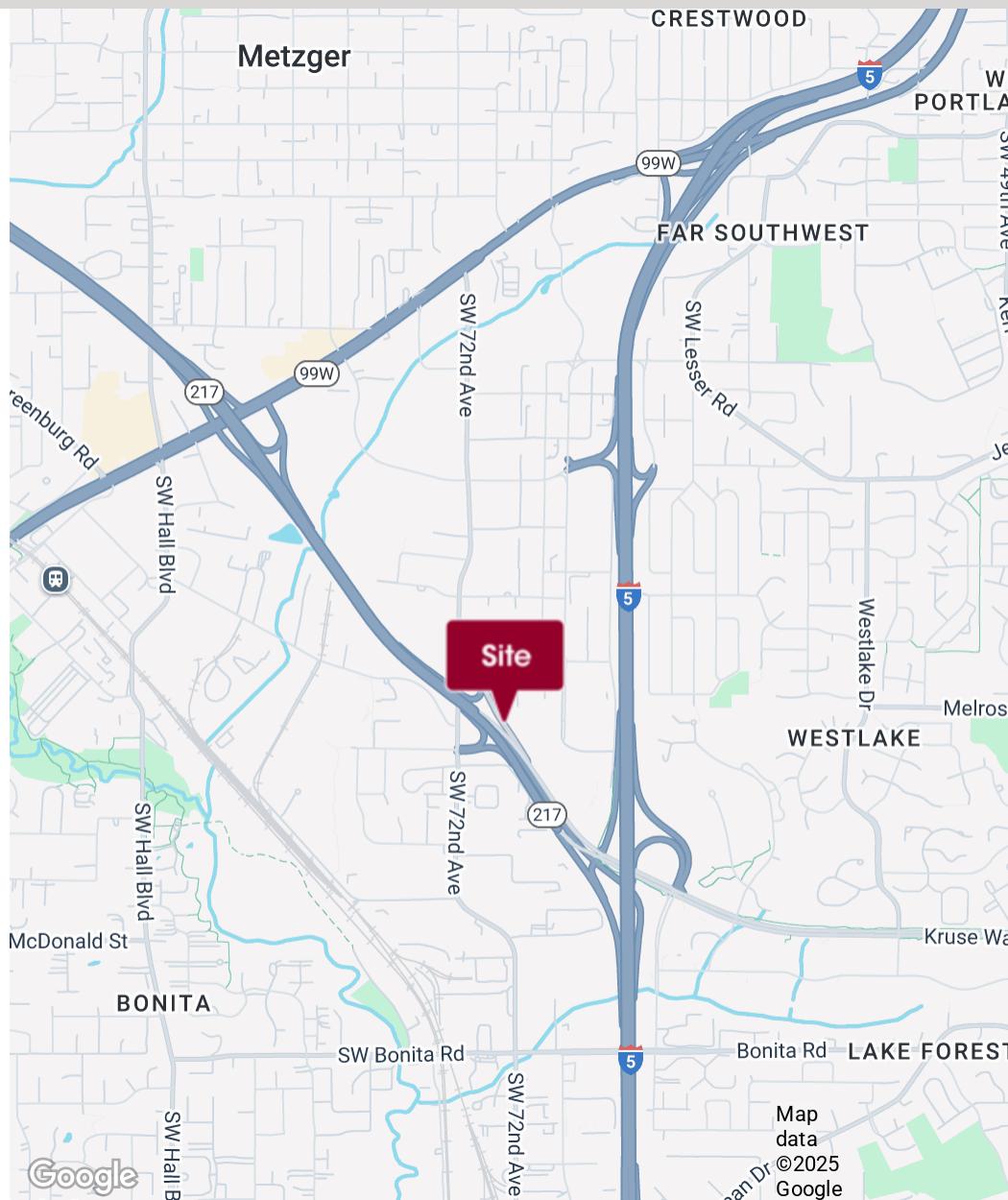
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LOCATION OVERVIEW

Commerce Plaza is a significant redevelopment property in Tigard, OR. Positioned in the dynamic Southwest Portland market, the area presents a wealth of opportunities for the conversion of office space into apartments. With easy access to major thoroughfares and public transportation, the location offers convenience and connectivity. Nearby, companies like Nike and Intel fuel the local economy, while the array of dining, retail, and entertainment options in the vicinity cater to the needs of tenants. From Washington Square to the picturesque parks, the area's diverse attractions create an appealing environment for residents and investors alike. The location itself is adorned with many large Oak trees and lush landscaping.

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