

MEDICAL OFFICE

3,400 SQ FT ON TUALATIN VALLEY HWY

4095 SOUTHWEST 144TH AVENUE, BEAVERTON, OR 97005



FOR LEASE

PRESENTED BY:

**CAMERON SCHWAB**

Oregon Licensed Commercial Broker

O: (503) 451-0745

[schwab@kwcommercial.com](mailto:schwab@kwcommercial.com)

License #: 201220872

**SCHWAB COMMERCIAL**

16365 Boones Ferry Rd

Lake Oswego, OR 97068

**kw** PORTLAND  
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Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

4095 SOUTHWEST 144TH AVENUE



## OFFERING SUMMARY

|                     |                              |
|---------------------|------------------------------|
| LEASE RATE:         | Call Broker                  |
| BUILDING SF:        | 7,600                        |
| RENTABLE SF:        | 3,422                        |
| AVAILABLE SF:       | 1,600 - 3,422                |
| RENOVATED:          | 2011                         |
| FLOORS:             | 1                            |
| CLIMATE CONTROL:    | HVAC                         |
| OFF-STREET PARKING: | 26 Vehicles                  |
| STREET PARKING EST. | 25+ Vehicles                 |
| PARKING RATIO:      | 3.42 Off-Street / 6.71 Total |
| ZONING:             | GC - General Commercial      |

## PROPERTY OVERVIEW

4095 SW 144th Ave is a multi-tenant medical office building in central Beaverton. It features a 26 stall parking lot and ample street parking on 144th.

The building is evenly divided into a north and south wing, with shared lobby, bathrooms, and service rooms between them. The north half of the building is vacant and available for lease; it includes two suites, which are available separately or combined.

The eastern available space features numerous open spaces, private offices, a kitchenette, and a reception area. The western space includes a mix of open plan and private offices with one private bathroom. Previous uses include dental, senior living office, and orthodontics.

4095 SW 144th offers spaces ranging from approx. 1,600 Sq Ft up to 3422 Sq Ft. It is perfect for medical and professional tenants, including counseling services, clinics, spas, chiropractors, and more.

## LOCATION OVERVIEW

Beaverton is a major suburb of Portland featuring major companies like Nike, Tektronix, IBM, and Reser's Fine Foods. 4095 SW 144th is on SW Tualatin Valley Hwy, one of the primary arterial roads of Washington County. It is surrounded by high density apartments, restaurants, and auto dealerships.



# LEASE OPTIONS

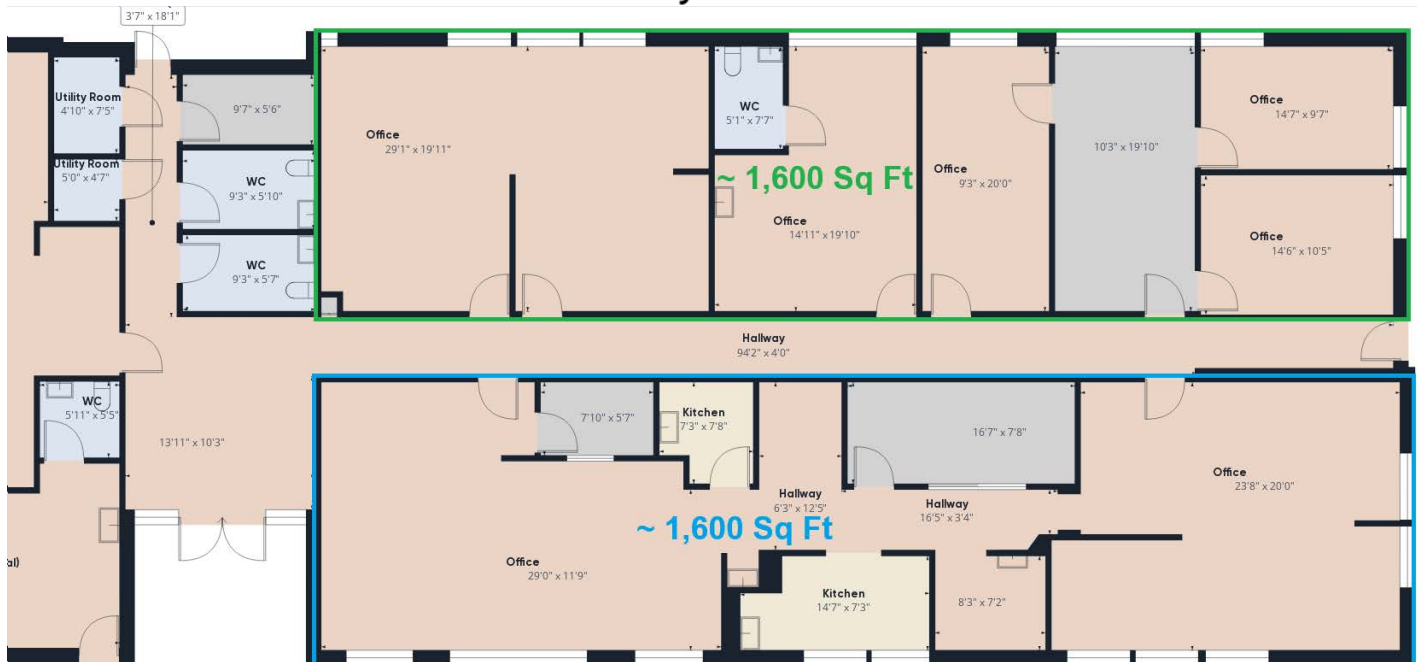
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## Layout 1



## Layout 2



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# EAST SUITE PHOTOS

4095 SOUTHWEST 144TH AVENUE





# EAST SUITE PHOTOS

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# WEST SUITE PHOTOS

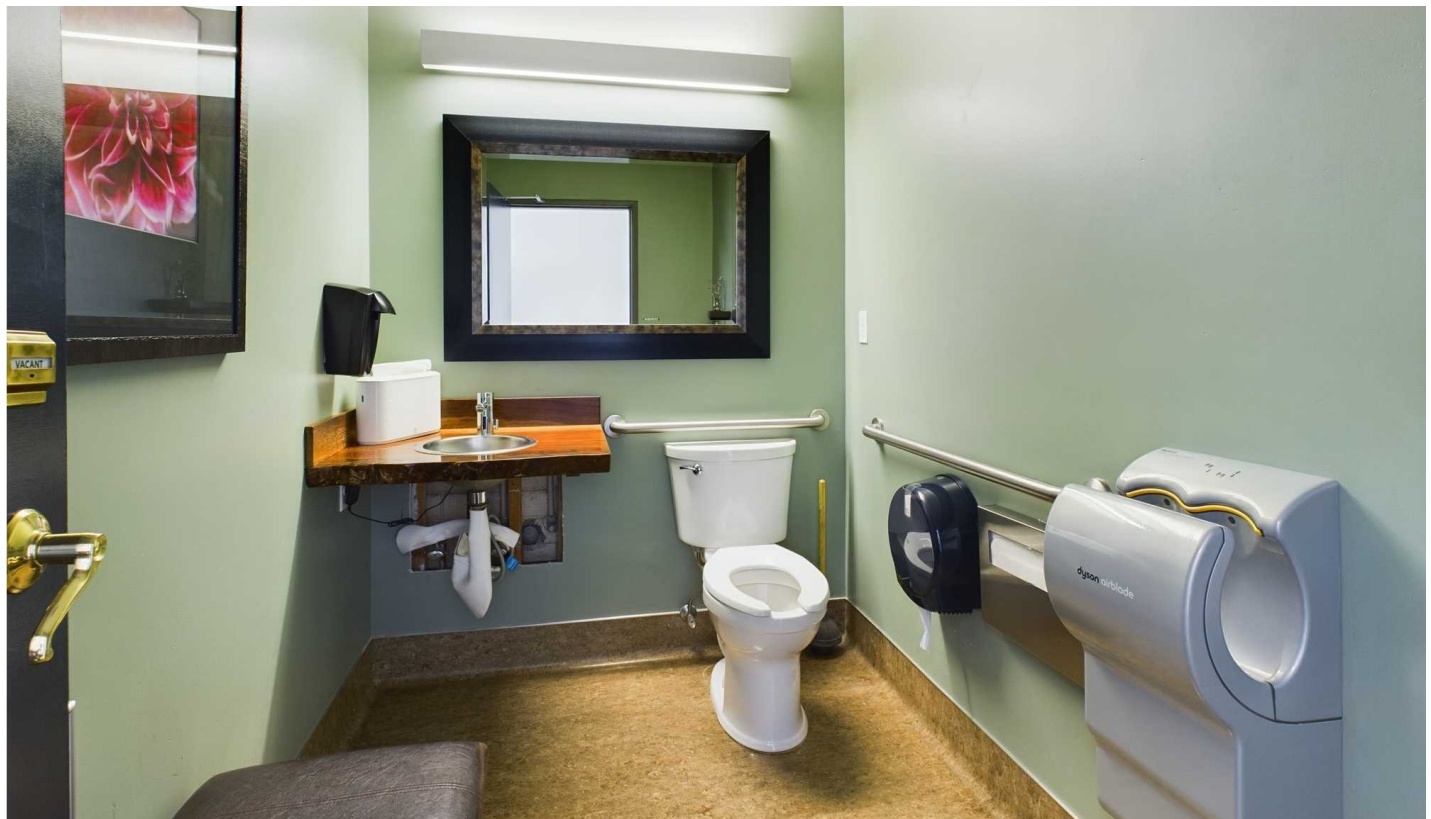
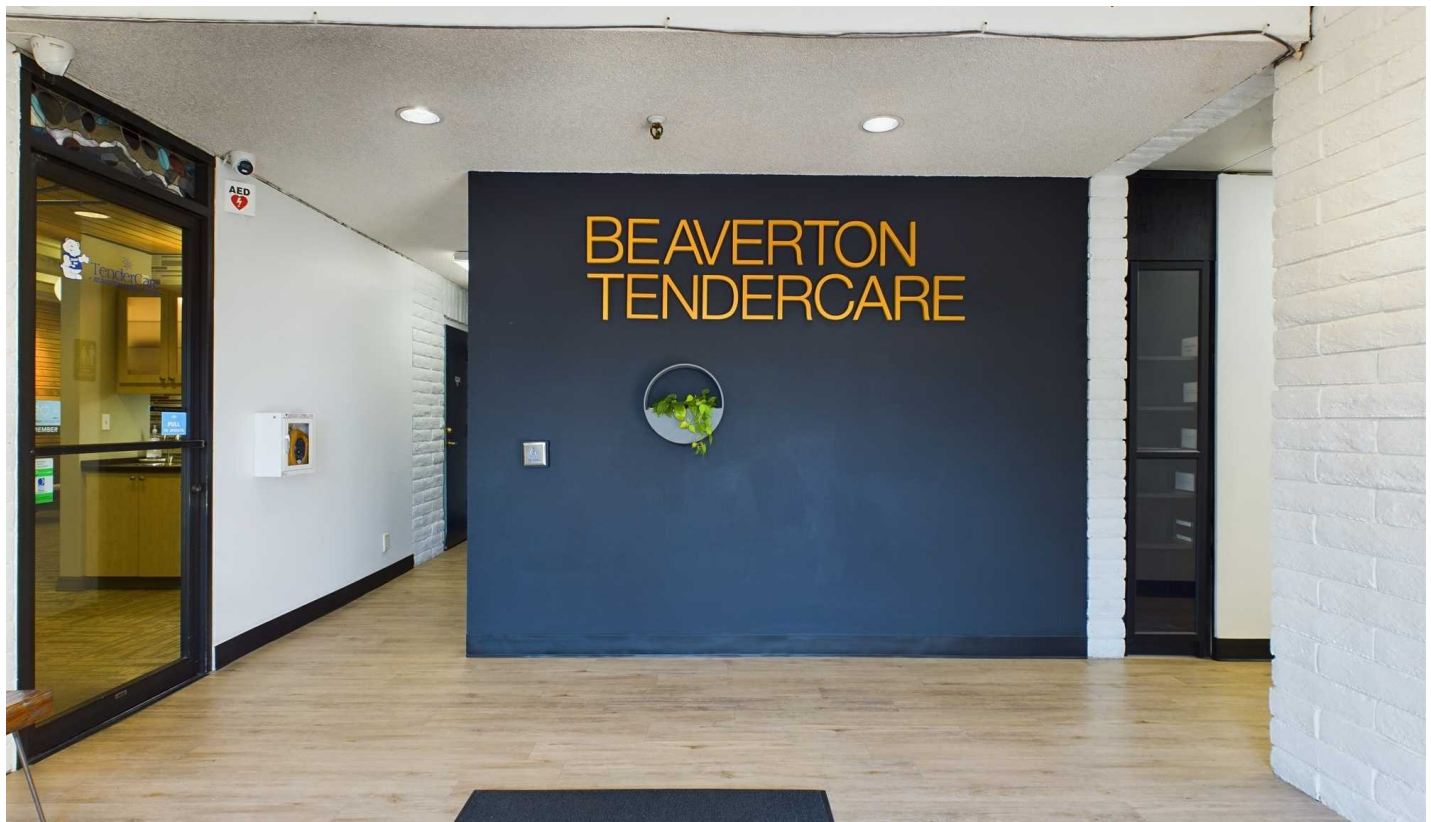
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# COMMON AREA PHOTOS

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# EXTERIOR PHOTOS

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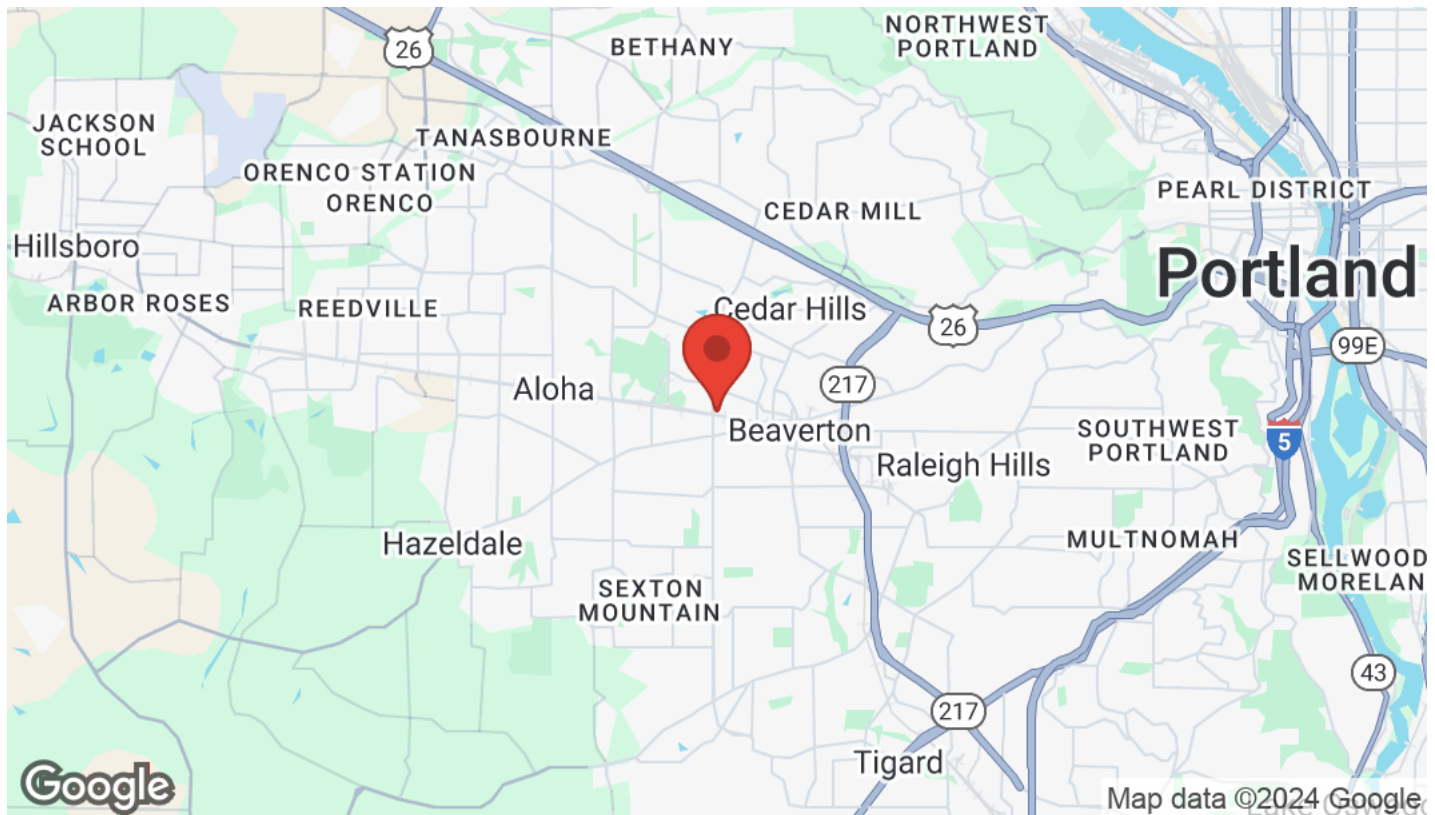
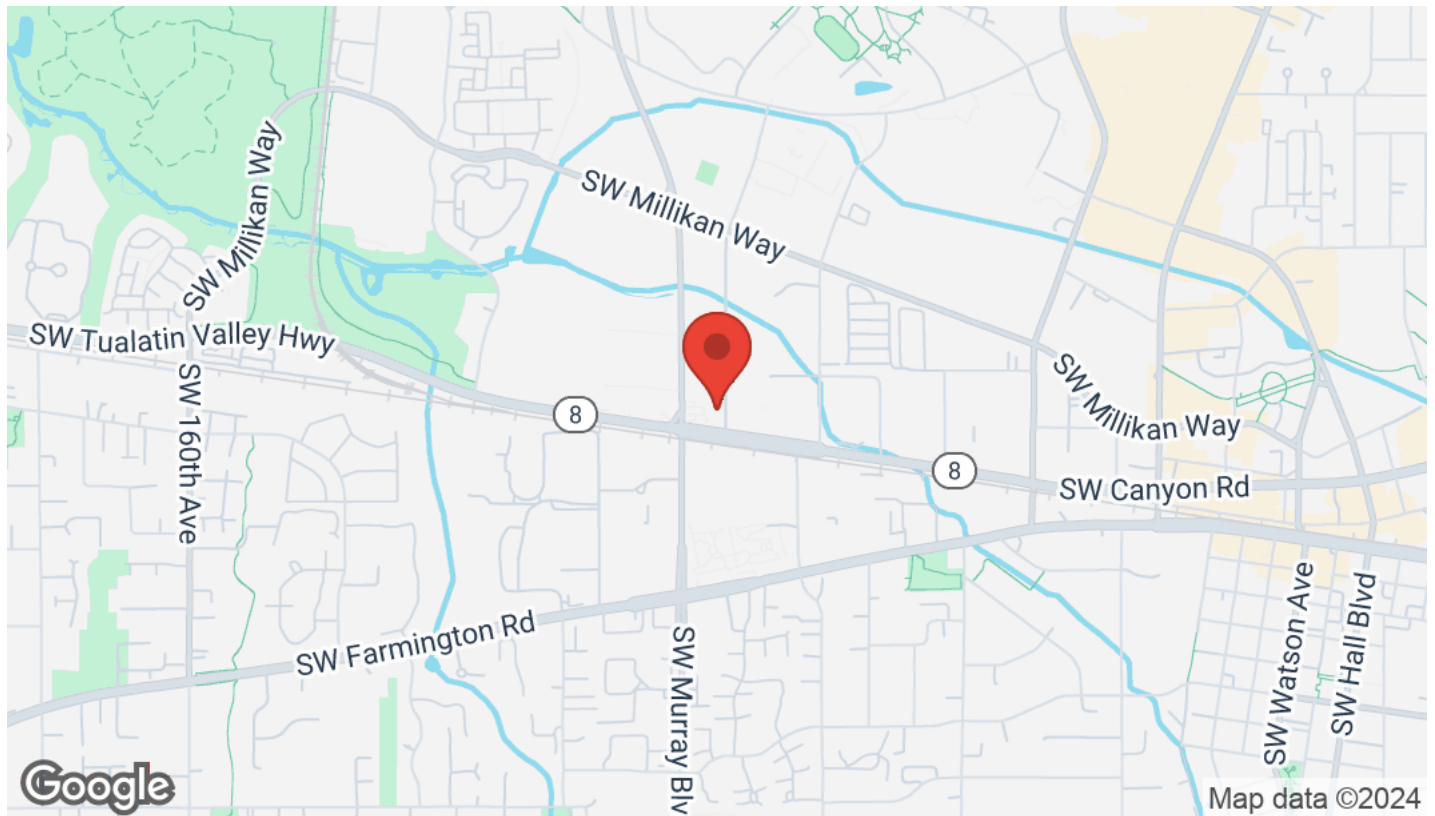
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# LOCATION MAPS

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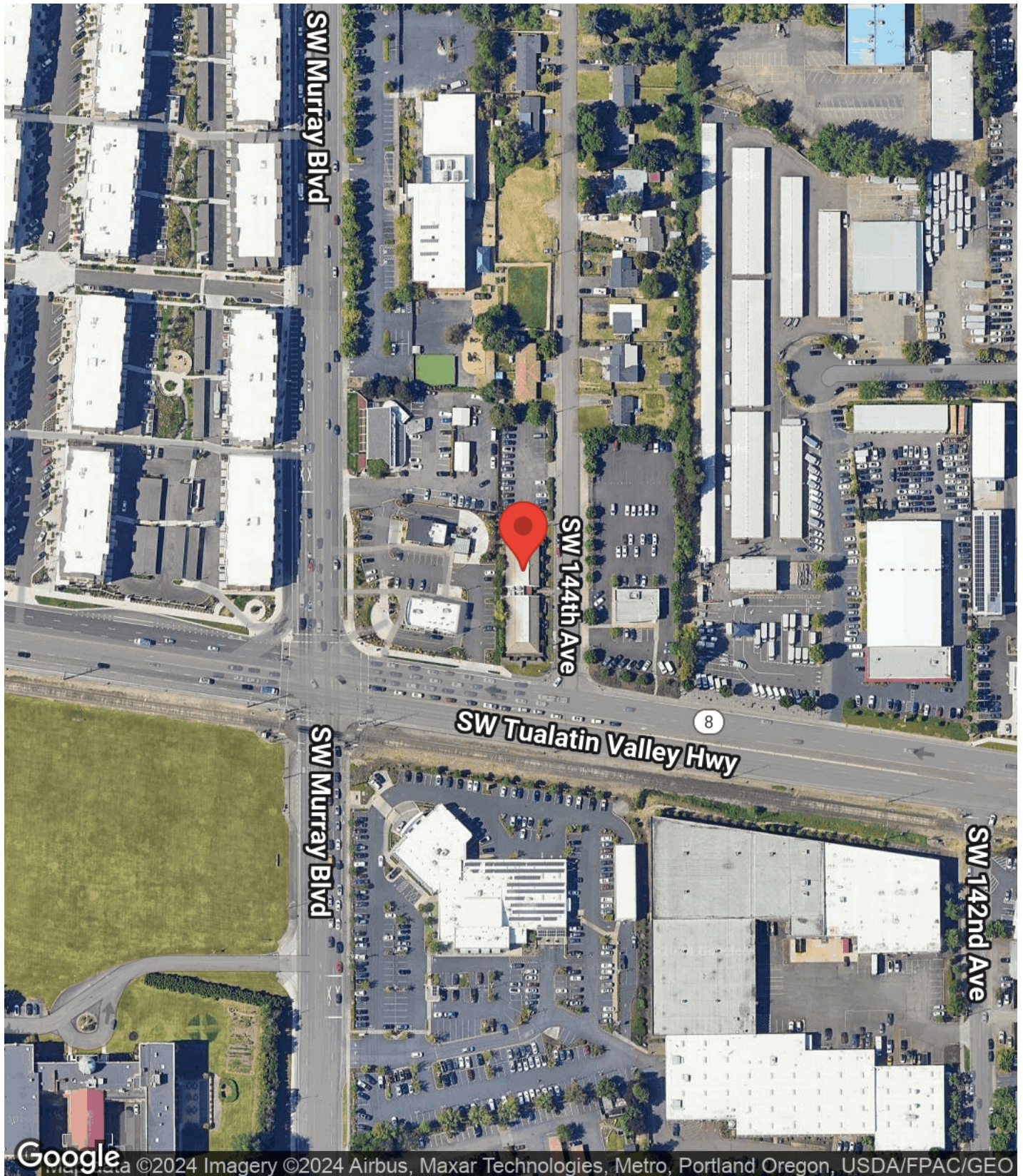
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# AERIAL MAP

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# BUSINESS MAP


4095 SOUTHWEST 144TH AVENUE





 LA Fitness


 Century Theater

 Nike Company Store


 Ross

 Burn Boot Camp


 Office Depot


 Sushi Hana


 7-Eleven


 SeaSweets Poke


 New Seasons Market


 Cafe Yumm!


 Vstar Nails & Spa


 Chase Bank


 Mikiko Mochi Donuts

 Prime Tap House

 Cascade Bikes


 Portland Cider Company


 Kaady Car Washes


 The Human Bean

 Carl's Jr.

 The BedMart Outlet

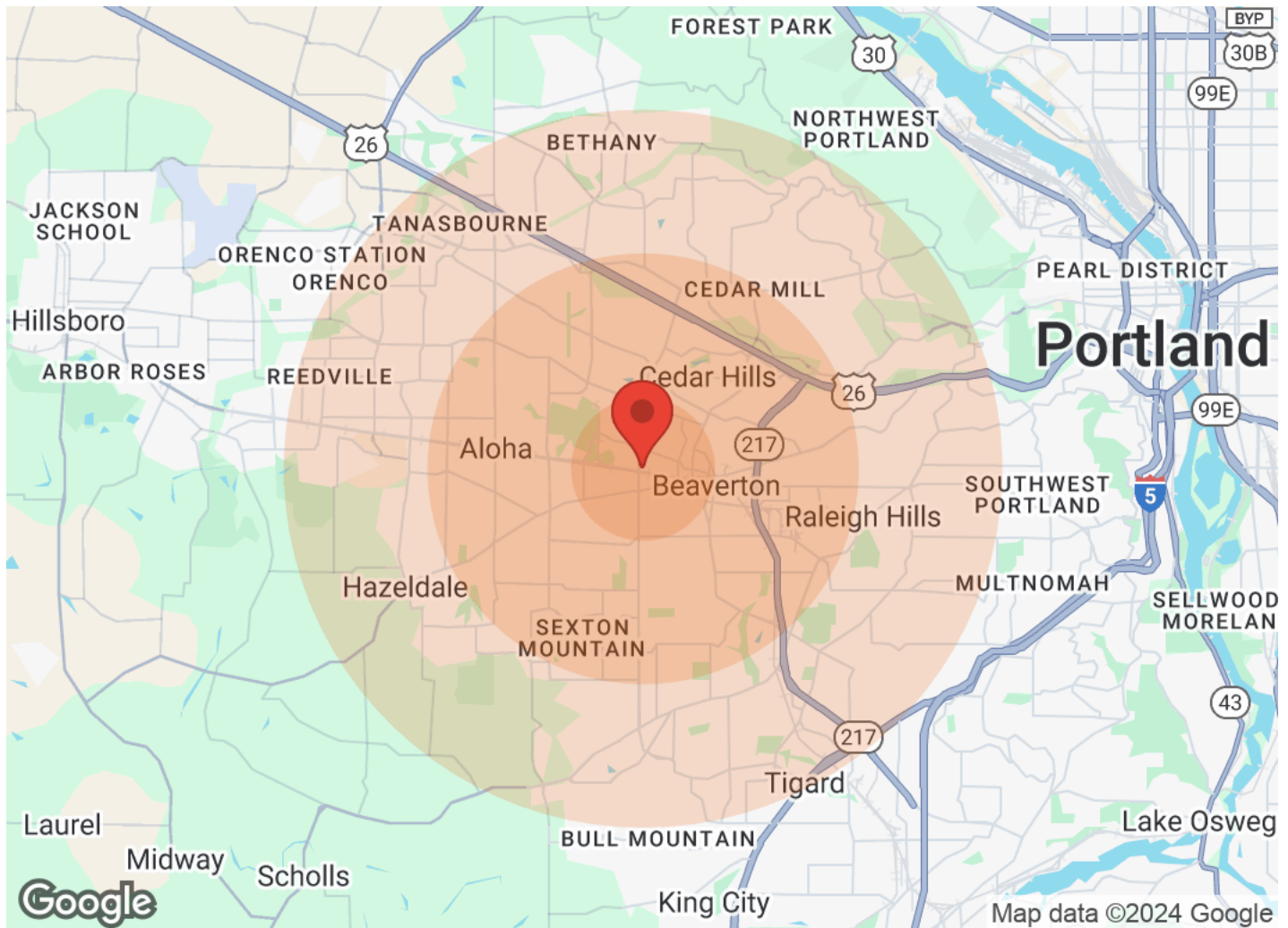
 Black Bear Diner

 Plaid Pantry

 7-Eleven

# DEMOGRAPHICS

4095 SOUTHWEST 144TH AVENUE



| Population       | 1 Mile | 3 Miles | 5 Miles | Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male             | 8,830  | 75,601  | 176,663 | Median              | \$41,107 | \$58,773 | \$65,059 |
| Female           | 9,514  | 79,046  | 182,287 | < \$15,000          | 1,384    | 5,390    | 10,695   |
| Total Population | 18,344 | 154,647 | 358,950 | \$15,000-\$24,999   | 1,077    | 5,350    | 10,725   |
|                  |        |         |         | \$25,000-\$34,999   | 1,128    | 6,309    | 13,009   |
|                  |        |         |         | \$35,000-\$49,999   | 1,330    | 9,031    | 18,749   |
|                  |        |         |         | \$50,000-\$74,999   | 1,411    | 12,401   | 26,583   |
|                  |        |         |         | \$75,000-\$99,999   | 620      | 7,867    | 19,441   |
|                  |        |         |         | \$100,000-\$149,999 | 500      | 8,422    | 22,998   |
|                  |        |         |         | \$150,000-\$199,999 | 85       | 3,199    | 9,232    |
|                  |        |         |         | > \$200,000         | 137      | 2,170    | 8,709    |
|                  |        |         |         |                     |          |          |          |
| Age              | 1 Mile | 3 Miles | 5 Miles | Housing             | 1 Mile   | 3 Miles  | 5 Miles  |
| Ages 0-14        | 4,012  | 31,846  | 73,414  | Total Units         | 7,896    | 63,391   | 149,222  |
| Ages 15-24       | 2,130  | 19,904  | 48,074  | Occupied            | 7,457    | 59,768   | 141,030  |
| Ages 25-54       | 7,823  | 62,444  | 143,967 | Owner Occupied      | 2,124    | 33,754   | 85,153   |
| Ages 55-64       | 1,791  | 18,676  | 44,563  | Renter Occupied     | 5,333    | 26,014   | 55,877   |
| Ages 65+         | 2,588  | 21,777  | 48,932  | Vacant              | 439      | 3,623    | 8,192    |
|                  |        |         |         |                     |          |          |          |
| Race             | 1 Mile | 3 Miles | 5 Miles |                     |          |          |          |
| White            | 11,574 | 114,827 | 273,819 |                     |          |          |          |
| Black            | 699    | 2,837   | 5,317   |                     |          |          |          |
| Am In/AK Nat     | 73     | 381     | 686     |                     |          |          |          |
| Hawaiian         | 14     | 123     | 492     |                     |          |          |          |
| Hispanic         | 6,144  | 31,658  | 52,510  |                     |          |          |          |
| Multi-Racial     | 9,354  | 47,096  | 81,140  |                     |          |          |          |

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