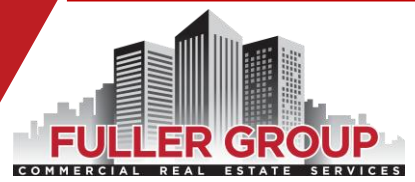


# FOR LEASE

## LASSEN BUILDING

14050 SW Pacific Hwy | Tigard, OR 97224



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



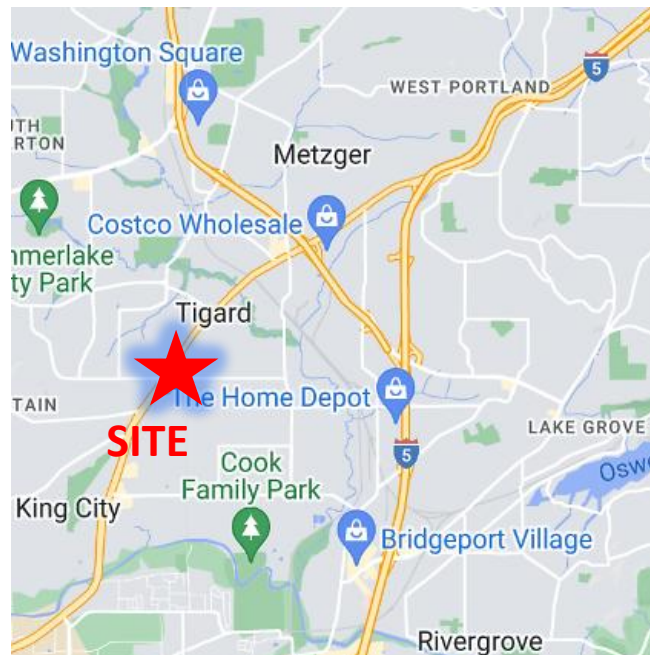
## PROPERTY HIGHLIGHTS

### 1<sup>st</sup> Floor:

- Suites 10-12 - 248 SF, \$20 SF (\$414 mo./gross) (all as one space)
- Suite 101 - 1,575 SF, \$18 SF, (\$2,363 mo./gross)
- Suite 104 - 521 SF, \$20 SF, (\$869 mo./gross)
- Suite 109/110 - 468 SF, \$22 SF (858 mo./gross)

### 2<sup>nd</sup> Floor:

- Suite 203 - 225 SF, \$22 SF (\$413 mo./gross)
- Suite 204 - 1,521 SF, \$18 SF (\$2,282 mo./gross)
- Suite 212-A - 473 SF, \$20 SF (\$789 mo./gross)
- Excellent Pacific Highway (99W) exposure at McDonald in Tigard



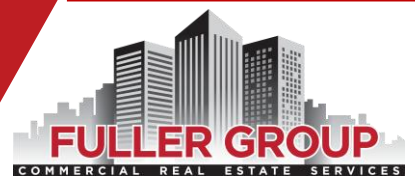
## FOR MORE INFORMATION:

Steve Hunker, CCIM  
Vice President/Broker | [steve@fg-cre.com](mailto:steve@fg-cre.com)

# FOR LEASE

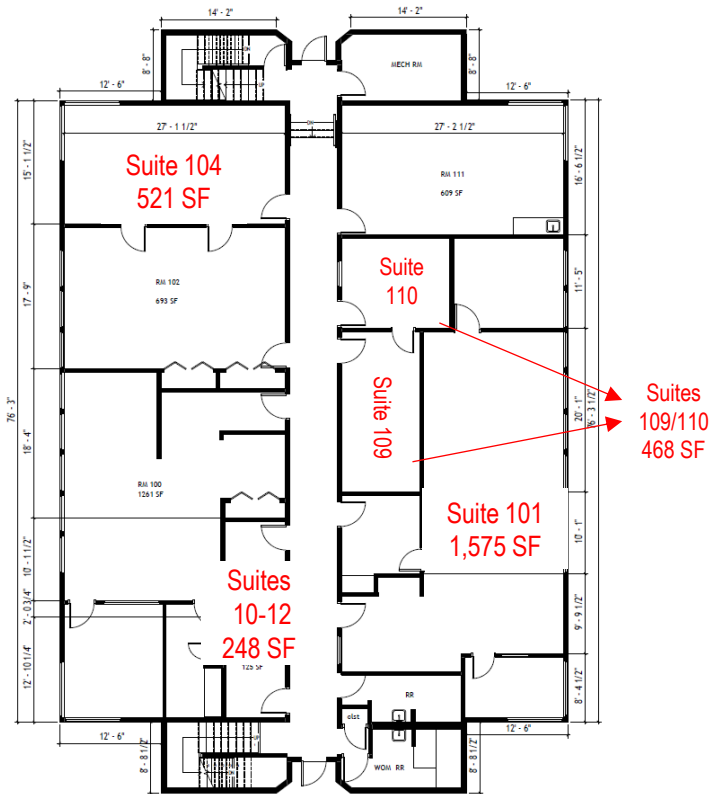
## LASSEN BUILDING

14050 SW Pacific Hwy | Tigard, OR 97224

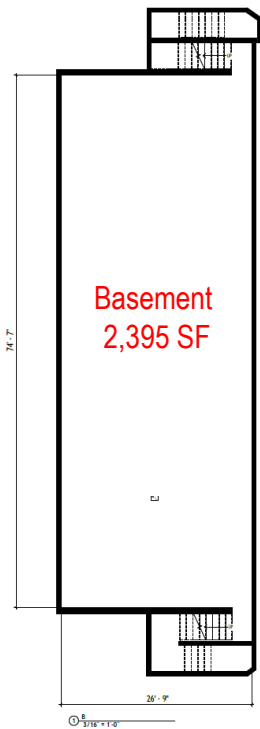
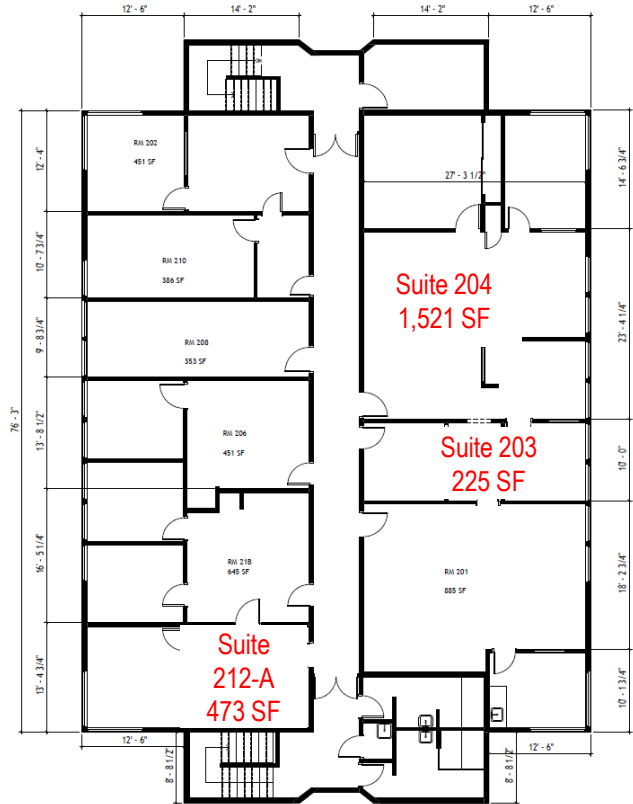


14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | www.fg-cre.com

### 1st Floor



### 2nd Floor





# FOR LEASE

## LASSEN BUILDING

14050 SW Pacific Hwy | Tigard, OR 97224



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)

Suite 101 – 1,575 SF



# FOR LEASE

## LASSEN BUILDING

14050 SW Pacific Hwy | Tigard, OR 97224



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)

Suite 204 – 1,521 SF





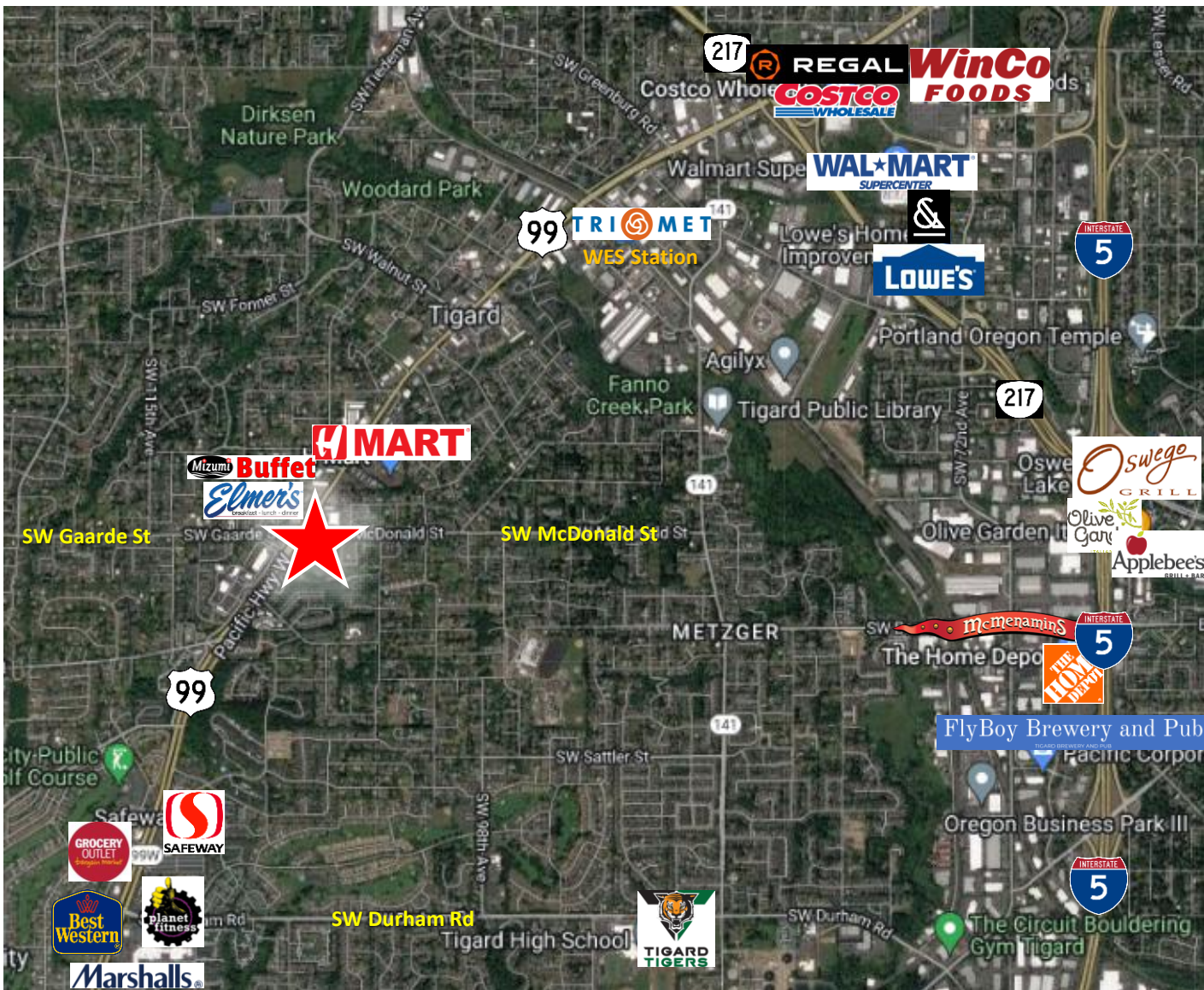
# FOR LEASE

## LASSEN BUILDING

14050 SW Pacific Hwy | Tigard, OR 97224



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | www.fg-cre.com



### 2024 Demographics

|                               | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------------|-----------|-----------|-----------|
| Est. Population               | 16,622    | 118,809   | 267,551   |
| 2029 Projected Population     | 16,699    | 119,657   | 269,171   |
| Est. Average Household Income | \$109,395 | \$116,398 | \$124,641 |
| Est. Total Employees          | 4,440     | 82,909    | 136,983   |

### Traffic Counts

SW Pacific Hwy – 39,689

SW McDonald St @ SW 105th Ave E – 14,640

SW Gaarde St @ SW Pacific Hwy E – 16,032

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.