

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

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License #: 201220872

SCHWAB COMMERCIAL

16365 Boones Ferry Rd

Lake Oswego, OR 97008

kw PORTLAND
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KELLERWILLIAMS. REALTY

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:	1,500 - 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. 1,500 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.

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LEASE OPTIONS

4095 SOUTHWEST 144TH AVENUE



Layout 1



Layout 2



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EAST SUITE PHOTOS

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EAST SUITE PHOTOS

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WEST SUITE PHOTOS

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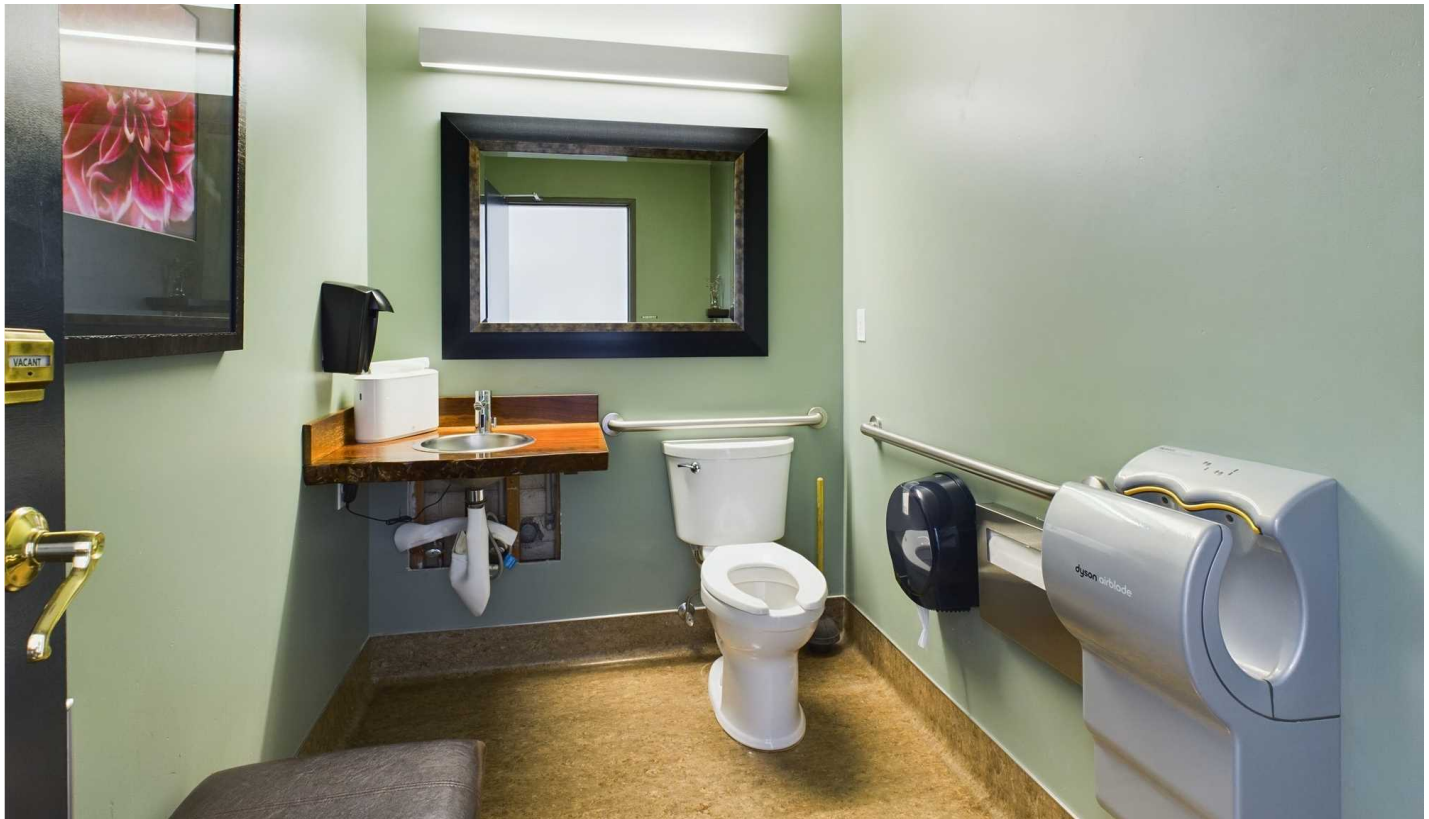


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COMMON AREA PHOTOS

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EXTERIOR PHOTOS

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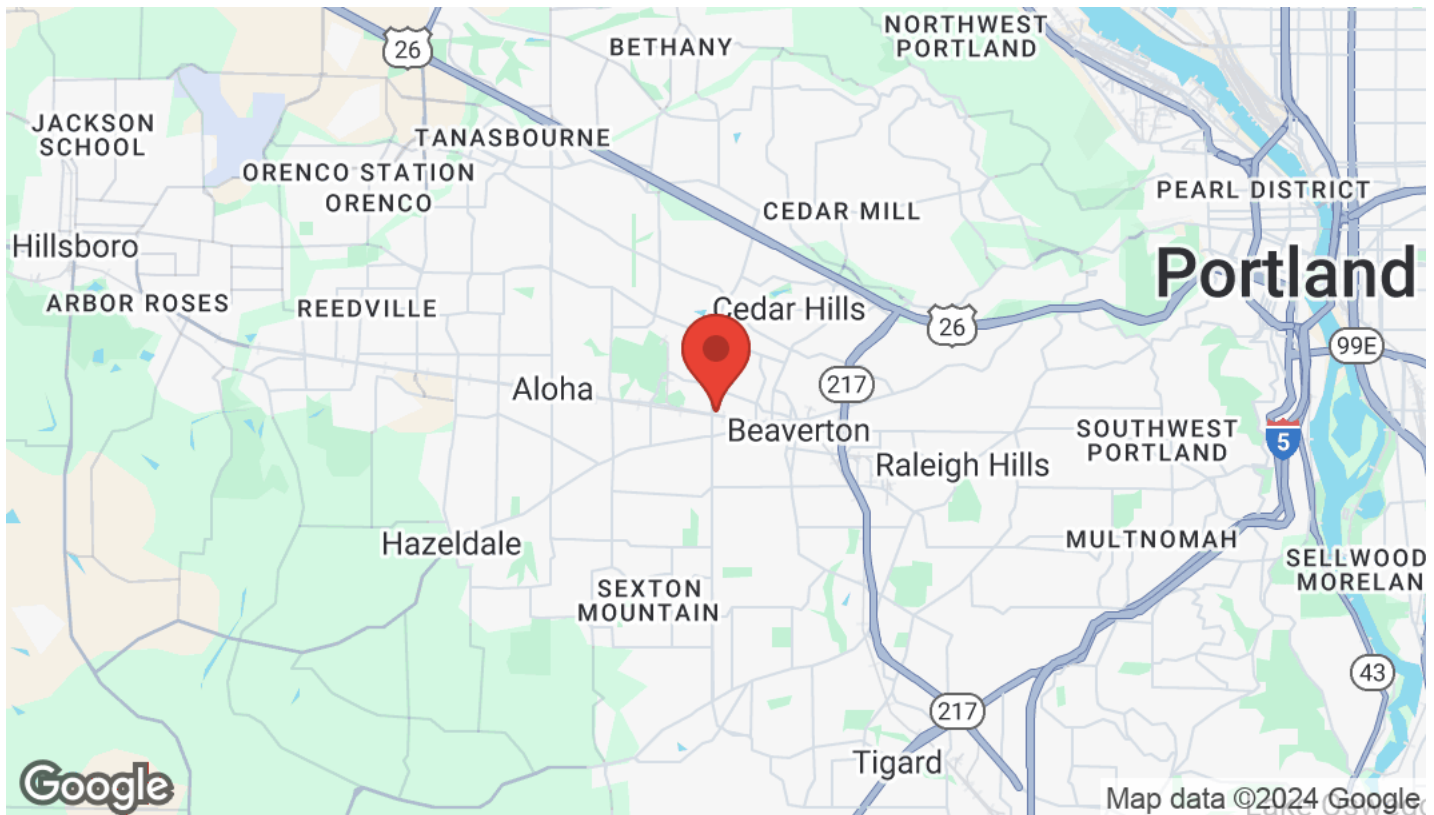
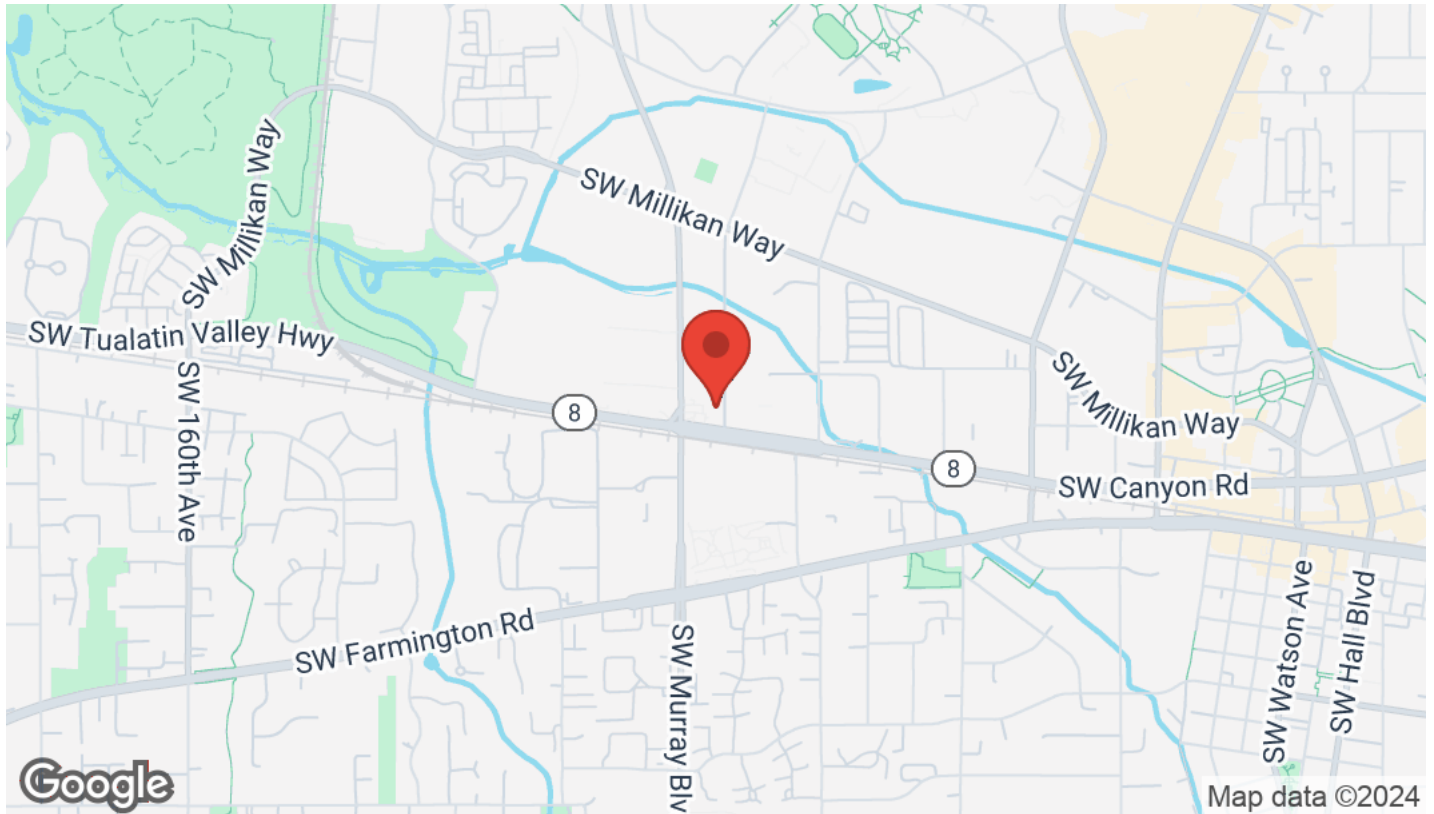
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LOCATION MAPS

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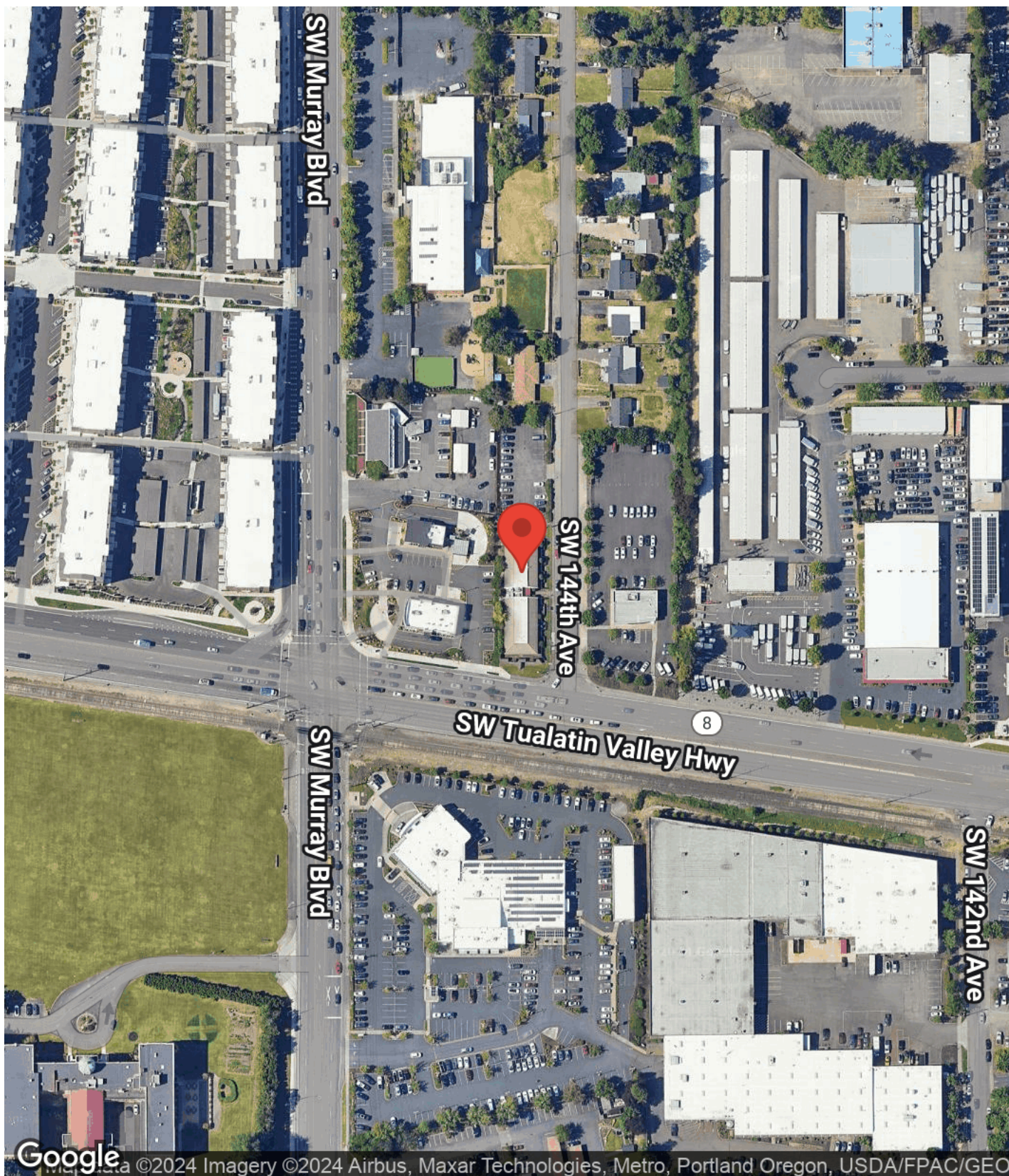


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AERIAL MAP

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BUSINESS MAP

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LA Fitness

Century Theater

Nike Company Store

Ross

Burn Boot Camp

Office Depot

7-Eleven

Sushi Hana

SeaSweets Poke

Cafe Yumm!

New Seasons Market

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

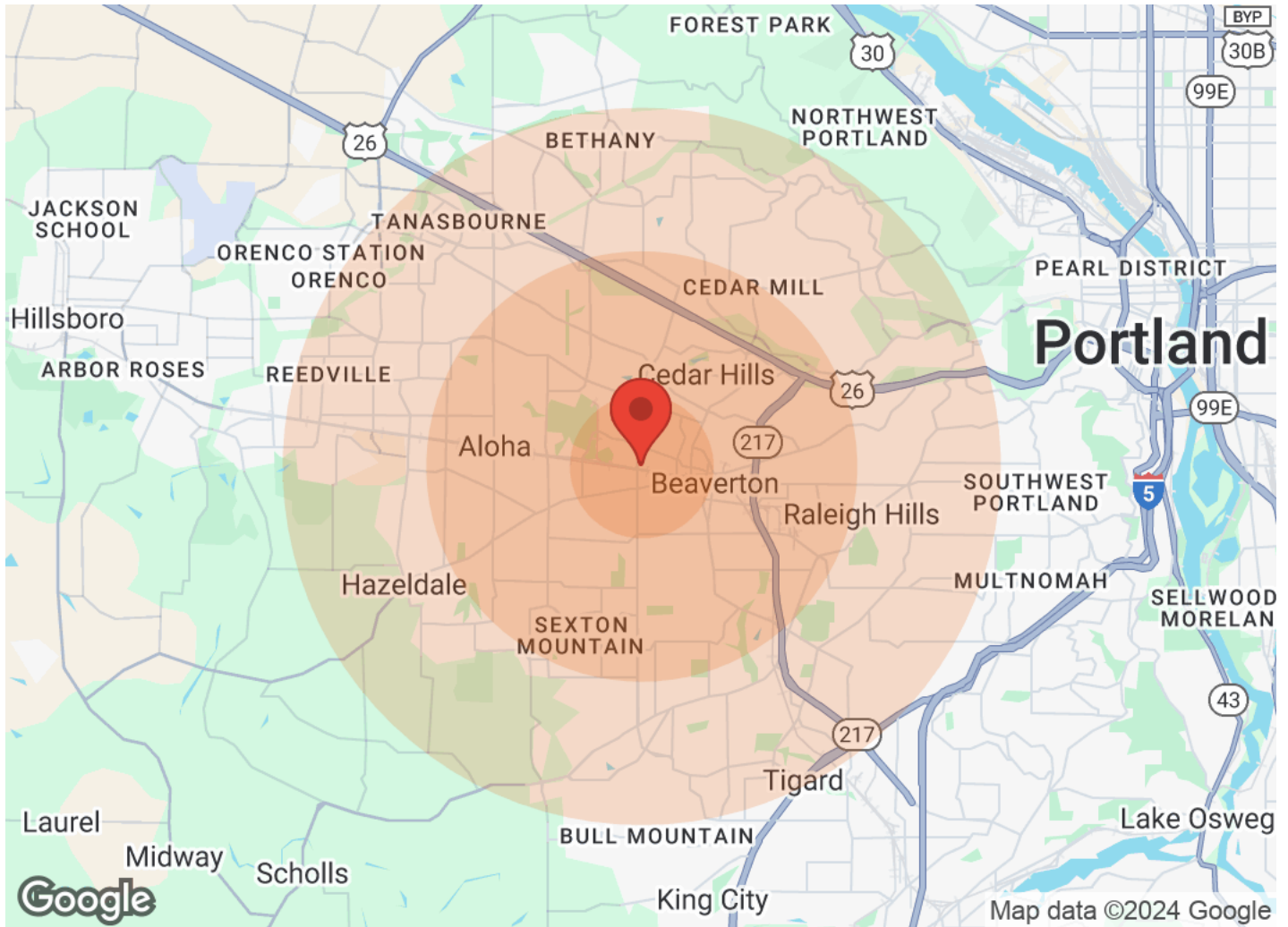
Black Bear Diner

Plaid Pantry

7-Eleven

DEMOGRAPHICS

4095 SOUTHWEST 144TH AVENUE



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

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