



FOR LEASE



## 4238 SW RESEARCH WAY

### Premier Office Listing

16,502 SF | \$2.25 SF/month (Full Service Gross)

#### 4238 SW Research Way, Corvallis, OR 97333

- Over 16,000 SF available.
- Locker Rooms, Bike Storage, Backup Power
- Next door to Starker Park

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# PROPERTY SUMMARY



**FOR  
LEASE**

## PROPERTY DETAILS

Address	4238 SW Research Way, Corvallis, OR 97333
Lease Rate	\$2.25 SF/month (Full Service Gross)
Building Size	60,118 SF
Available SF	16,502 SF
Year Built	2001
Building Class	A

### Property Description

Presenting an exceptional leasing opportunity at 4238 SW Research Way, Corvallis, OR, 97333. Over 16,000 SF, offering a range of options to suit your business needs. Features include locker rooms, bike storage, and backup power, providing convenience and reliability for tenants. This property is ideal for businesses seeking a modern and adaptable workspace. Contact us to explore this prime commercial space and secure your ideal location for success.

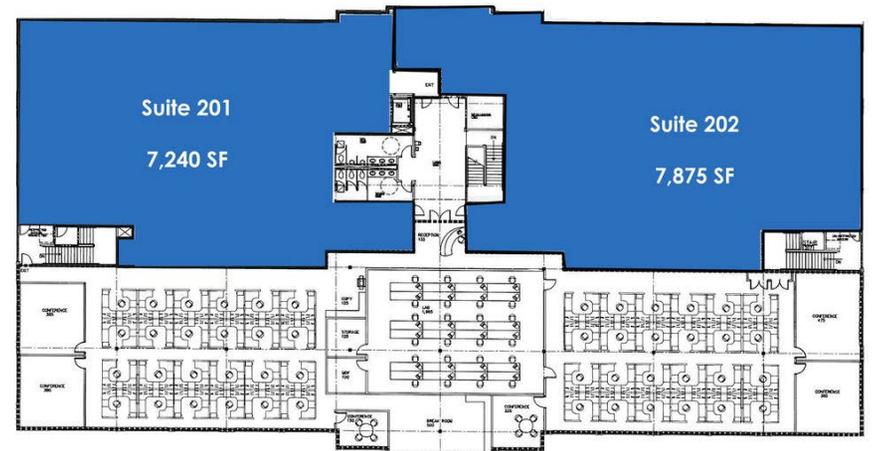
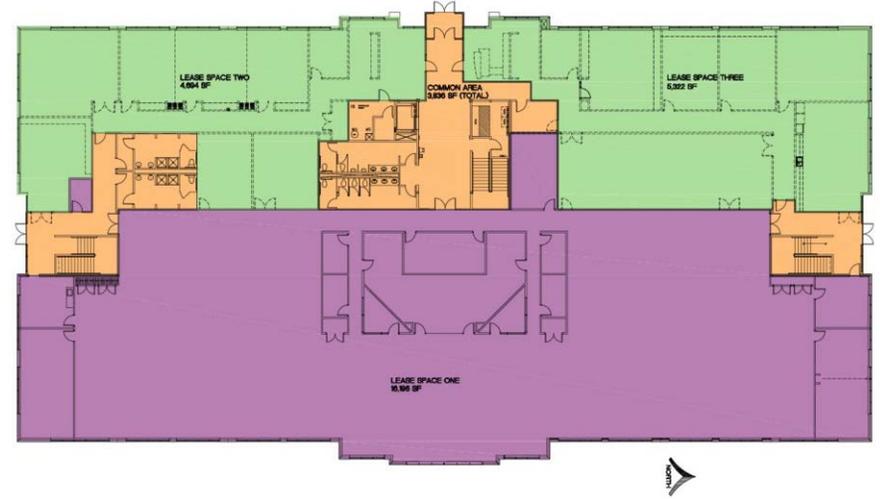
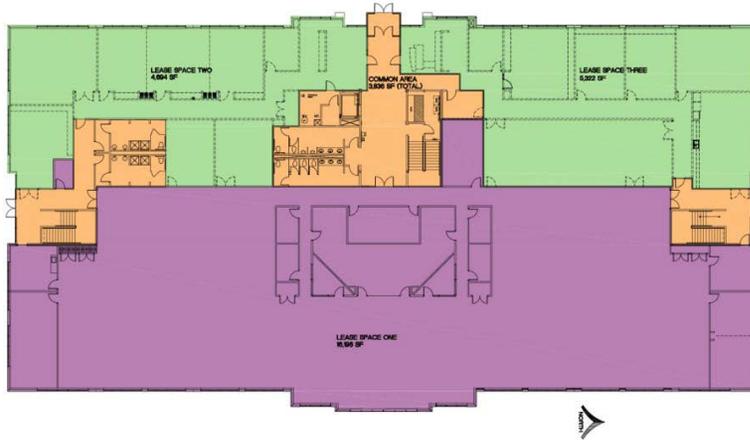
### Location Description

Sunset Research Park is located in southwest Corvallis, Oregon, just two miles from the Oregon State University campus. The Park was annexed into the City in 1981 and provides quality building and development solutions for firms in engineering, electronics, research, and manufacturing fields. Immediately to the south is Starker Park, allowing employees access to walking and biking trails, picnic areas and other "break time" options.



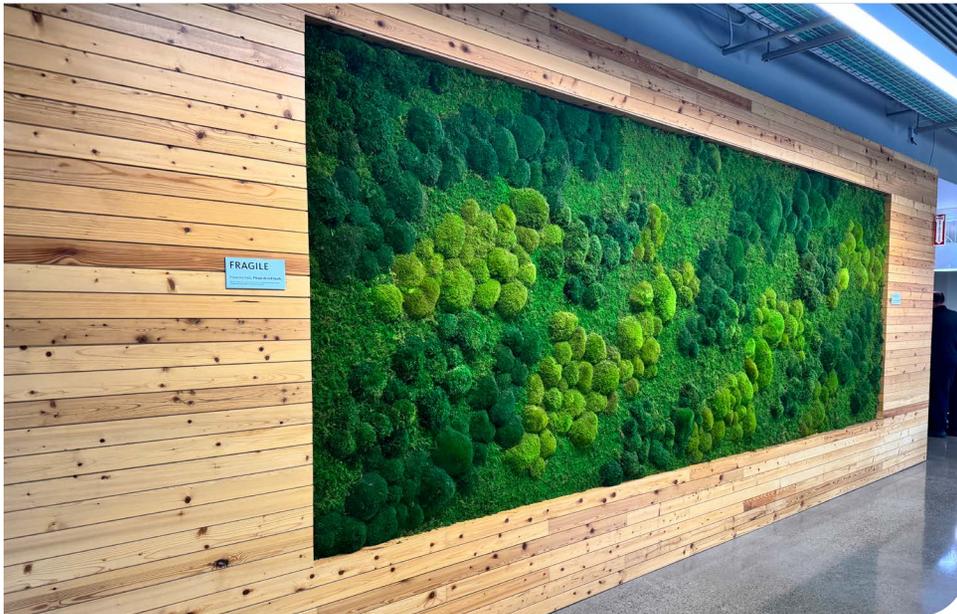
# FLOOR PLANS

## FLOOR PLANS



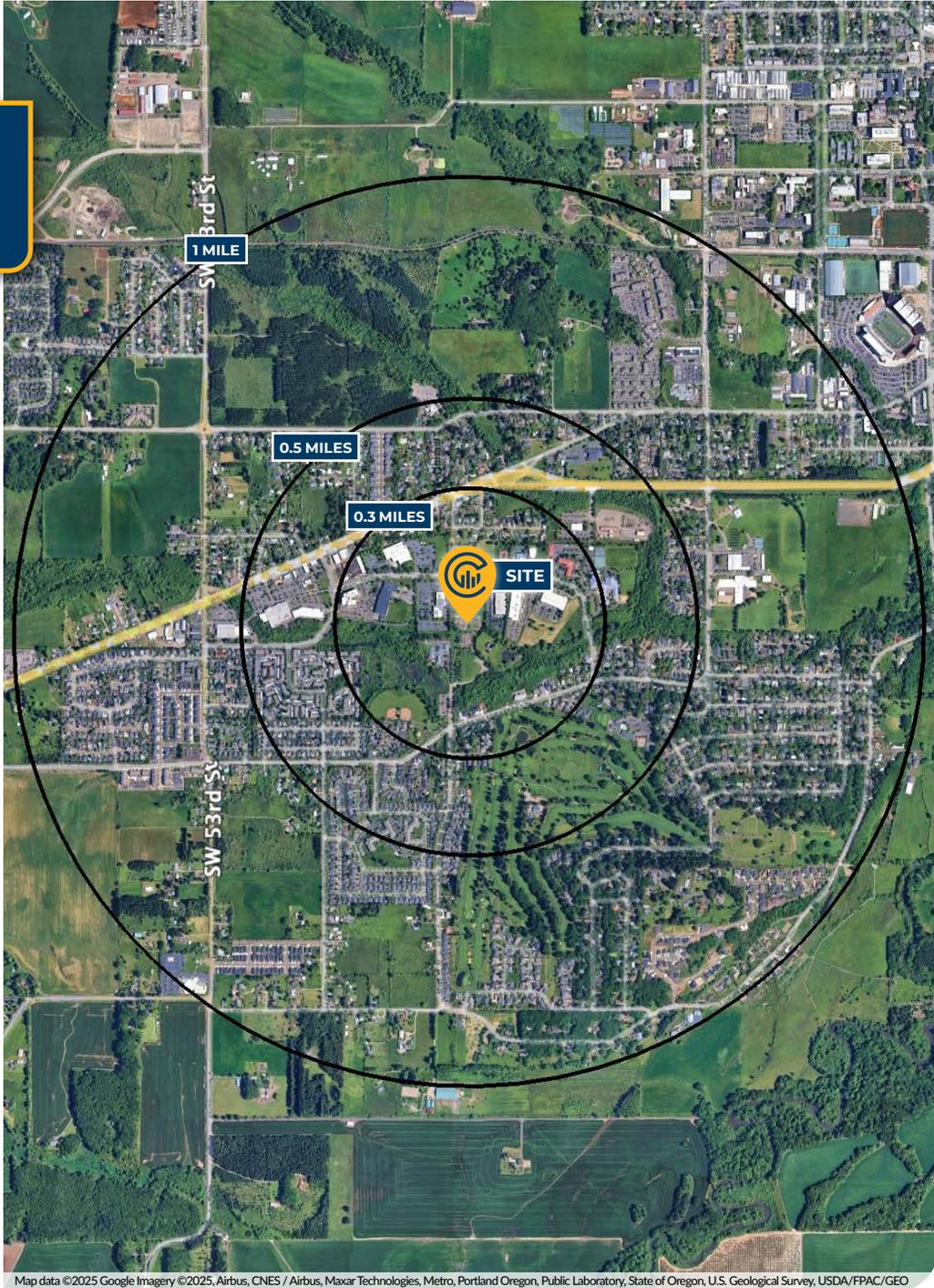


INTERIOR PHOTOS





# DEMOGRAPHICS MAP & REPORT



## DEMOGRAPHICS REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	473	2,291	7,121
Average Age	34	36	39
Average Age (Male)	34	35	37
Average Age (Female)	35	37	40
<b>Households &amp; Income</b>			
Total Households	208	1,002	3,131
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$112,214	\$110,570	\$111,242
Average House Value	\$603,417	\$607,515	\$608,98

Demographics data derived from AlphaMap

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