



FOR SALE / LEASE

7180 SOUTHWEST FIR LOOP

TIGARD, OR 97223

JOE KAPPLER

503.972.7294

joek@macadamforbes.com



PROPERTY DESCRIPTION

Well-maintained two-story, elevator-served office building near Hwy 217 in Tigard, OR. The first floor (9,627 RSF) is available for immediate occupancy by a tenant or buyer, and ownership is willing to demise the space in half (4,813 RSF per side). The second floor is leased to multiple tenants. The prior first-floor occupant was a counseling organization that built out the space with private offices/counseling rooms, small and large meeting rooms, two breakrooms, and two reception areas. The property sits within Tigard's MUE (Mixed-Use Employment) zone, which permits a variety of office and medical uses.

PROPERTY HIGHLIGHTS

- Move-in ready office space
- Elevator served
- 60 parking stalls plus 2 ADA stalls
- 47,916 SF of land
- Property taxes: \$38,078.41

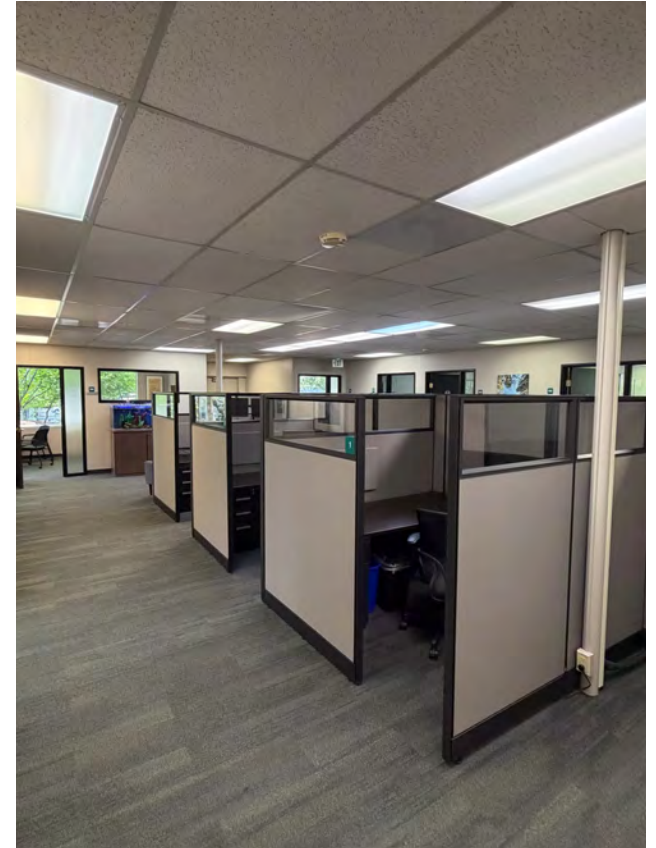
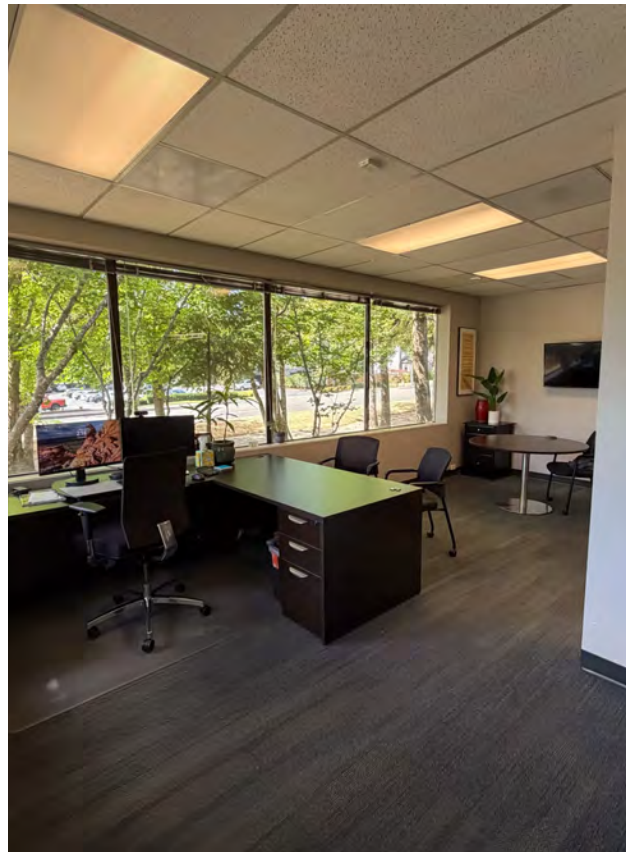
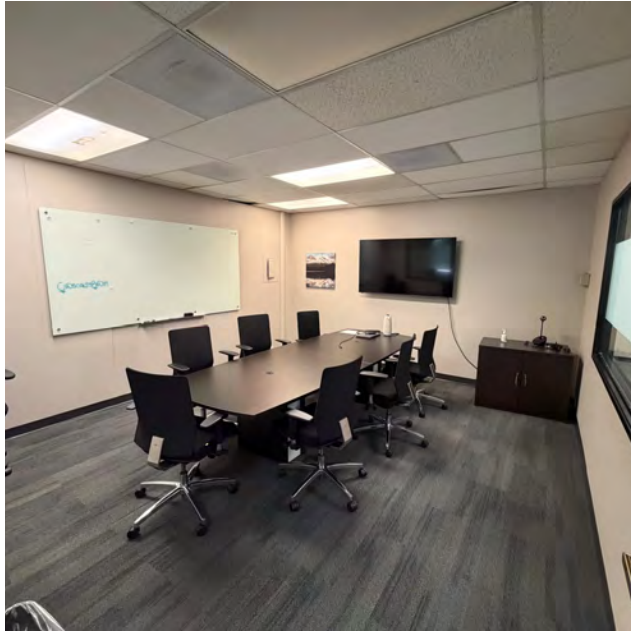
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OFFERING SUMMARY

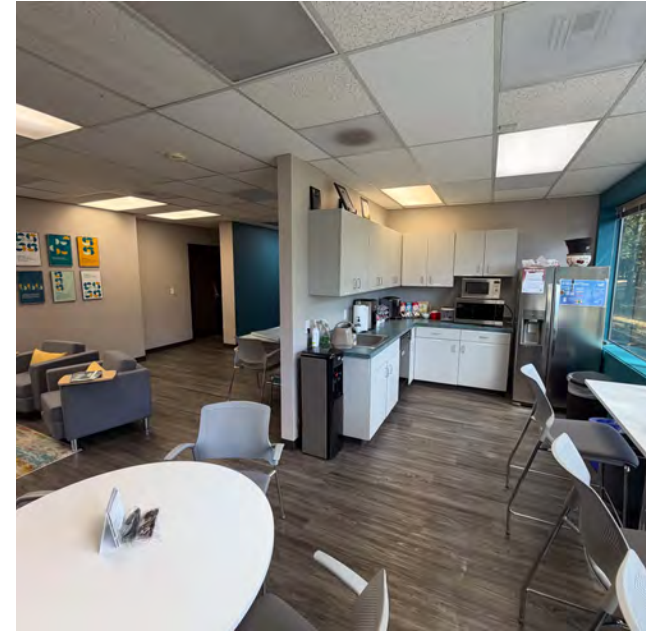
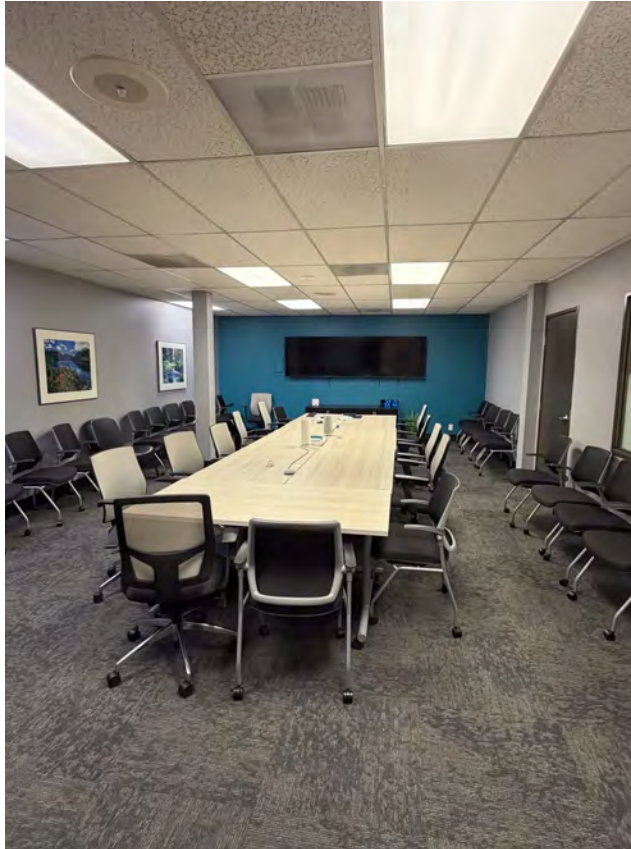
Sale Price:	\$3,570,000
Lease Rate:	\$24 SF/yr (Full Service)
Available SF:	9,627 SF
Building Size:	17,000 SF
Zoning:	MUE - City of Tigard

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	135	672	3,754
Total Population	221	1,277	8,325
Average HH Income	\$52,920	\$93,202	\$141,916



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LOCATION OVERVIEW

Located in Tigard (Washington County), this property offers easy access to Hwy 217, I-5, and Hwy 99.



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