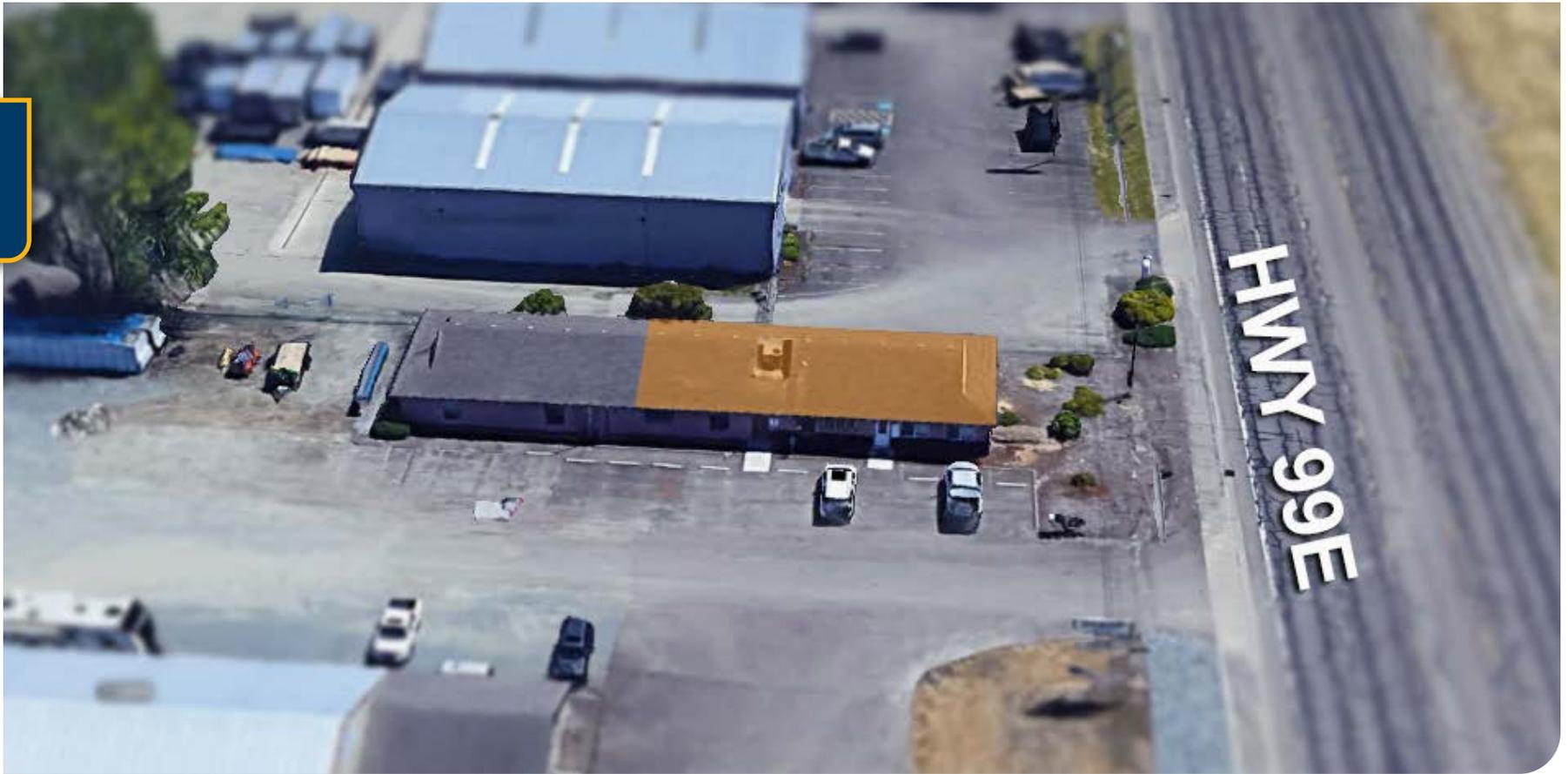




FOR LEASE



TANGENT PROFESSIONAL OFFICE

Professional Office Suite

1,500 SF | \$1.25 SF/month (MG)

33935 HWY 99E, Tangent, OR 97389

33935 Hwy 99E in Tangent offers excellent highway frontage and visibility for any business. The property features ample on-site parking, making it convenient for both staff and clients. Its flexible layout is well-suited for trades, contractors, or service-oriented businesses needing professional office space. Quick access to I-5 provides seamless connectivity to Albany, Corvallis, and Salem. This is a strategic, cost-effective location in the heart of the Willamette Valley.

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	33935 Hwy 99E, Tangent, OR 97389
Building Size	4,464 SF
Suite Size	1,500 SF
Lease Rate	\$1.25 SF/month (MG)
Year Built	1981
Property Type	Office
Building Class	C

Location Description

The property is located in Tangent, Oregon - a community strategically positioned between Albany and Corvallis in the heart of the Willamette Valley. Known as the “Grass Seed Capital of the World,” Tangent is surrounded by a strong agricultural base while also benefiting from its proximity to regional manufacturing, distribution, and research industries. The area supports a diverse economic ecosystem anchored by agribusiness, food processing, wood products, and technology companies in nearby Corvallis and Albany.

With direct frontage along Highway 99E, the property offers excellent visibility and convenient access for both local and regional users. Interstate 5, the state’s primary north-south transportation corridor, is less than five miles away, ensuring efficient connectivity to Salem, Eugene, Portland, and beyond. This combination of highway and interstate access makes Tangent an attractive location for businesses requiring both regional exposure and logistical convenience.

The broader Linn and Benton County region continues to see steady growth, supported by Oregon State University’s research presence in Corvallis, robust agricultural exports, and a growing network of advanced manufacturing and distribution facilities. The site at 33935 Hwy 99E is well-positioned to serve professional office, service, or industrial-related tenants seeking a central Willamette Valley location with strong transportation links.



INTERIOR PHOTOS



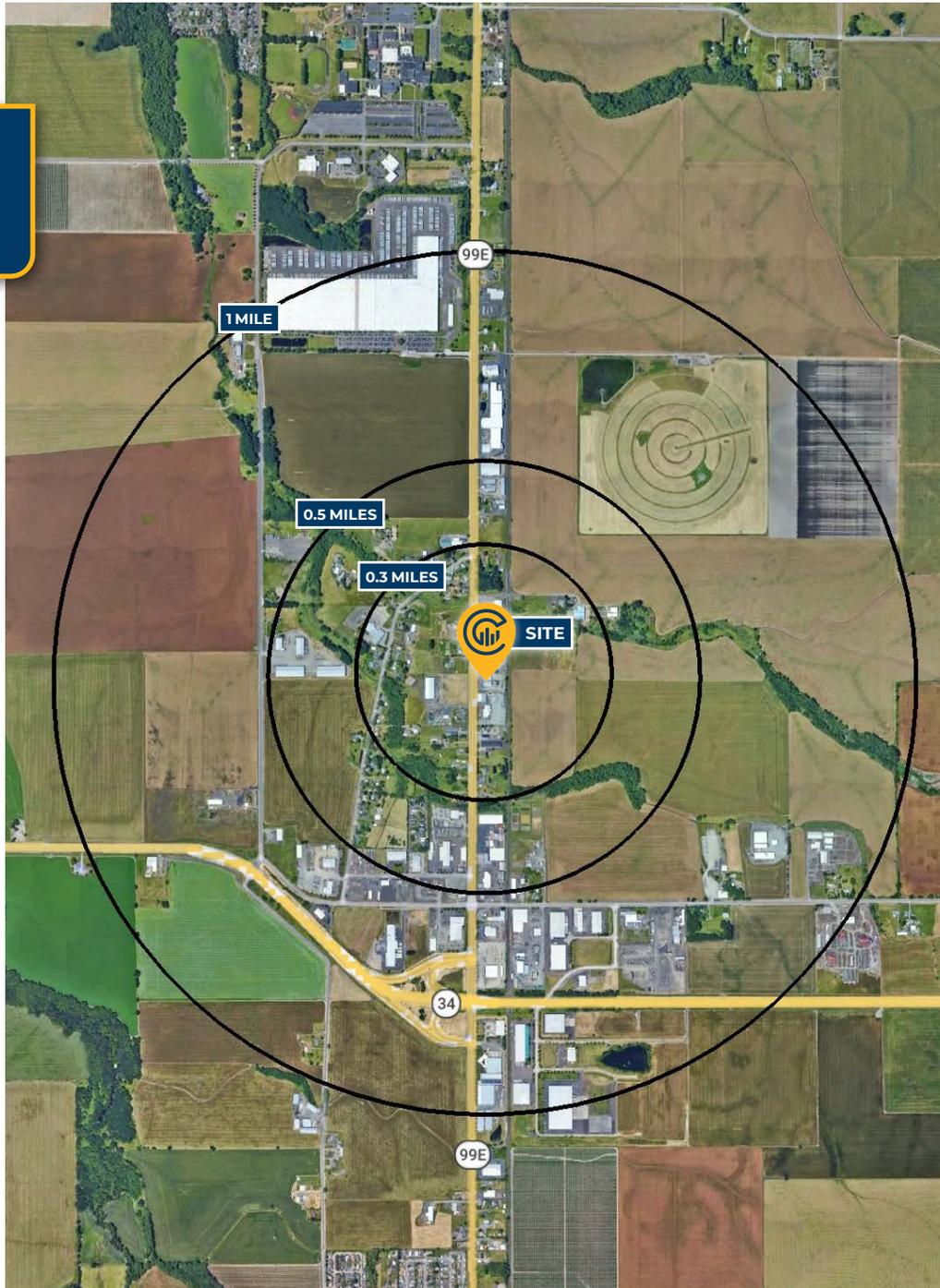


EXTERIOR PHOTOS





DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

AREA DEMOGRAPHICS

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	116	188	284
Average Age	40	40	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41
Households & Income			
Total Households	50	81	121
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$87,100	\$87,100	\$88,047
Average House Value	\$457,030	\$457,030	\$457,514

Demographics data derived from AlphaMap

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