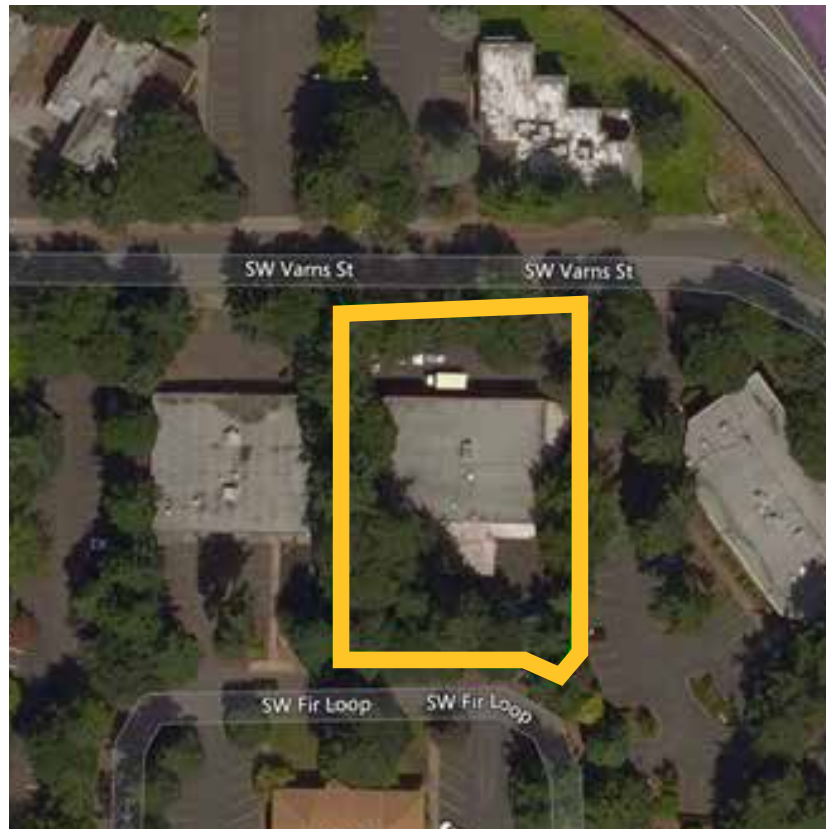


FOR SALE >

8,500 SF Office/Flex Building

7100 SW FIR LOOP, TIGARD (PORTLAND) OREGON

- > Beautiful, quiet setting with great access
- > Tree-covered area on west side for quiet, serene employee lunch/break area
- > Zoning: CP - Professional Commercial, City of Tigard
- > Present Use Type (office, warehouse, light assembly) allowed with city verification
- > Available: Within a short time after being sold (currently occupied by owner/user)
- > Future light rail line planned to be nearby



- Professional interior offices
- Recently remodeled and updated
- Convenient layout for easy work-flow
- Variety of office space: Conference rooms, private rooms, open cubicle areas for convenient collaboration or privacy

Sale Price: \$1,900,000
(±\$224/SF)

FOR SALE >

8,500 SF Office/Flex Building

7100 SW FIR LOOP, TIGARD (PORTLAND) OREGON

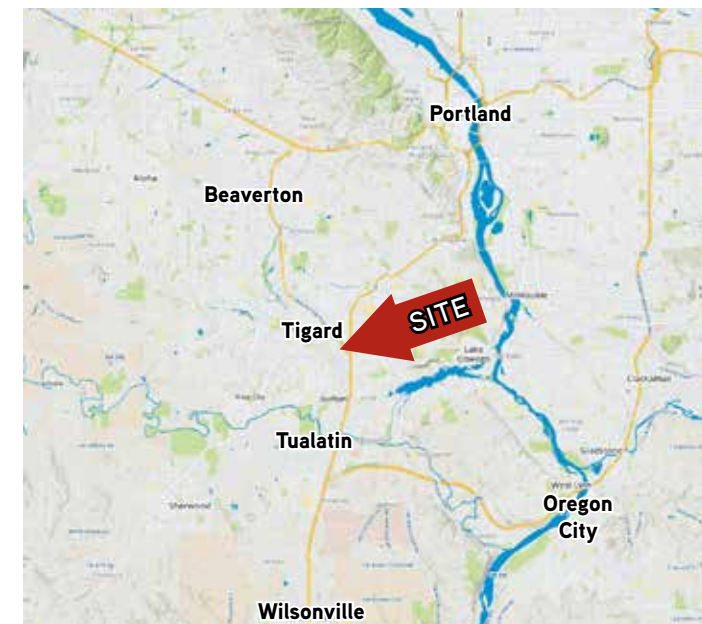


VERY UNIQUE OPPORTUNITY

Property Highlights:

- > Extremely convenient location in the Tigard Triangle area (I-5 & Hwy 217)
- > Within Opportunity Zone
- > Free standing, office/flex building
- > Building size: 8,500 SF
- > Land size: 24,829 SF (.57 Acres)
- > Professional offices/grade and dock loading
- > Very functional

Sale Price: \$1,900,000
(±\$224/SF)



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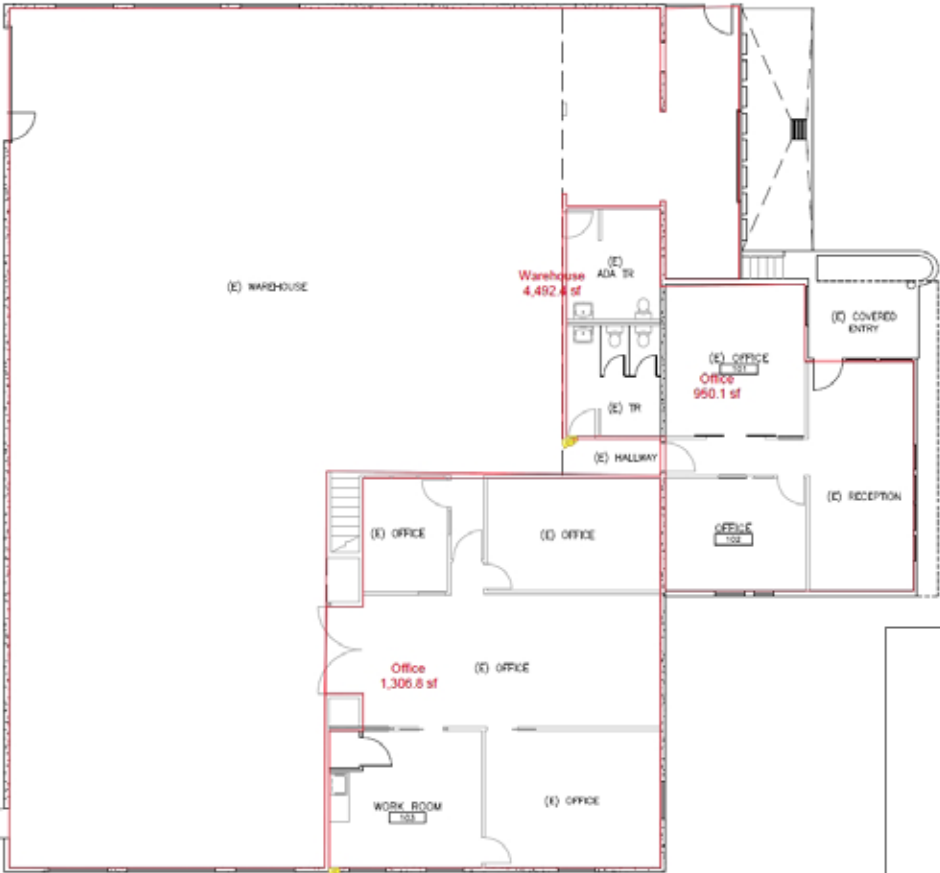
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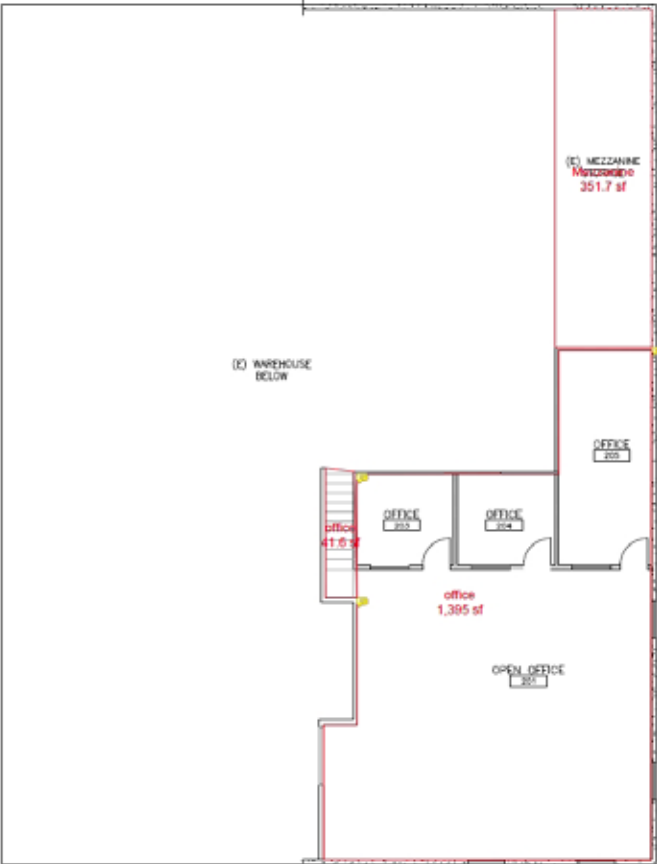
Site Floorplans
Ground Floor



Building Size

Ground Floor:	6,749 SF Shell including: 2,257 SF Office 4,492 SF Warehouse/Flex
2nd Floor:	1,789 SF Office & Mezzanine
Total Useable Size:	8,538 SF

2nd Floor



Property Value: ±\$224/SF, well below replacement cost for this type of construction, the office upgrade, and the land value in this commercial district.



Property Details

- ◇ 18' clear height in warehouse area
- ◇ Full HVAC (climate controlled) throughout warehouse and office
- ◇ 1 grade level, 12'x12' overhead door in back
- ◇ 1 dock high, 8'x9' overhead in front
- ◇ Relatively heavy power: 1000 amps, 3 phase
- ◇ Not sprinklered

- ◇ ±3 parking spots in front and ±8 parking spots in back
- ◇ Convenient delivery truck/van service area with grade and dock high doors
- ◇ Flexible space for light research & development, storage and other functional warehouse uses.

