

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue square. Below the square are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

# 7585-7591

SW Mohawk Street, Bldg. N  
Tualatin, Oregon

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Limited space available for healthcare  
and professional office tenants

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# Highlights



## Anchor Tenant and Development Vision

We are pleased to announce the Regenerative Orthopedic Clinic (ROC) will be relocating its main clinic to Building N in the Mohawk Business Park, bringing a strong influx of both provider and patient traffic to the site. In addition, ROC is actively engaged in discussions with Clearview MRI to join the complex - further enhancing the property's position as a premier, multidisciplinary medical hub.

This is a unique opportunity to co-locate with top-tier healthcare providers and become part of a dynamic, collaborative medical environment.

## Property Facts

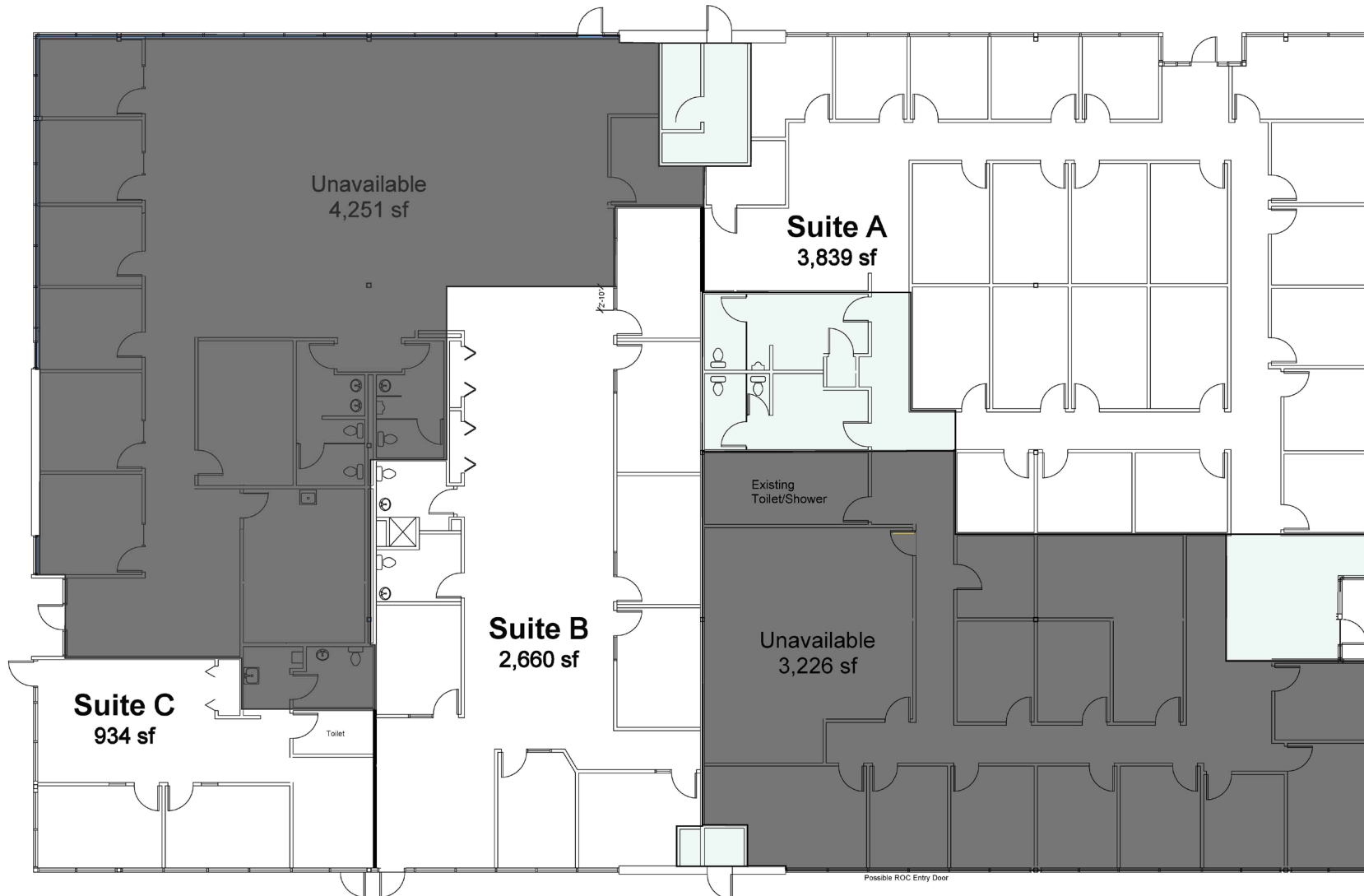
Site Name	Mohawk Business Park - Building N
Site Address	7585-7591 SW Mohawk Street, Tualatin, OR 97062
Space Availability	Up to 7,433 SF available
Location	Tualatin Submarket
Frontage	Near SW Martinazzi Avenue and SW Warm Springs Street
Current Zoning	CO
Improvements	Medical/office space ideal for a variety of healthcare providers and medical service partners
Parking	Convenient patient access with ample parking (4/1,000 SF ratio)

- **State-of-the-art medical office space**
- **High visibility - easily accessible location**
- **Ideal for a variety of healthcare providers and medical service partners**
- **Convenient patient access and ample parking**
- **Call broker for pricing**

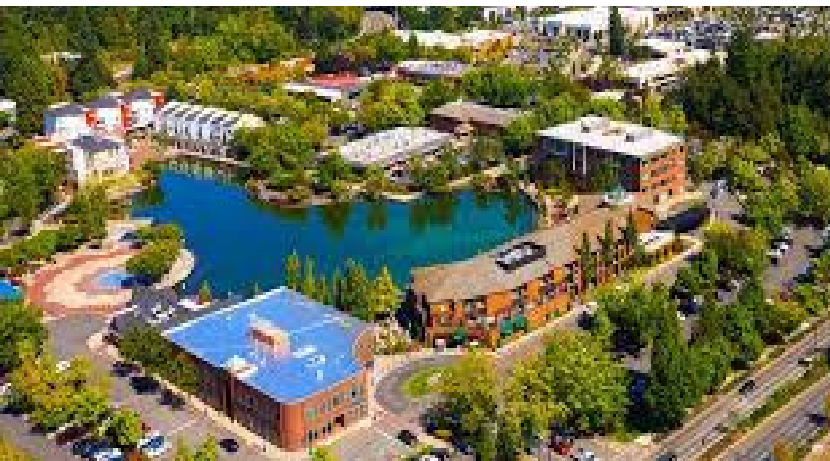
# Building N - Medical / Professional Office

7591 SW MOHAWK

7585 SW MOHAWK



- Traditional office with private offices, huddle & conference rooms
- Great exterior signage visibility



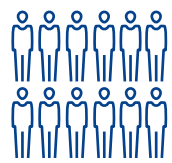
## Tualatin, Oregon

Tualatin, Oregon, is a dynamic city situated in the Portland metropolitan area, offering a strategic location for businesses seeking access to a robust regional economy. The city boasts a diverse economic base, with key industries including advanced manufacturing, information technology, health services, corporate and business services, and distribution to e-commerce. Tualatin's commitment to economic development is evident through its strategic planning, which focuses on growing family-wage jobs in targeted business clusters while maintaining high standards in urban design. The city's infrastructure supports business growth with over 90% of available developable land designated for industrial use.

In addition to its strong economic foundation, Tualatin provides excellent connectivity and amenities for businesses and employees. The city is served by the WES Commuter Rail at Tualatin Station, offering convenient access to the Portland area and beyond. Tualatin also features several retail and lifestyle centers, including Bridgeport Village and Nyberg Rivers, which enhance the city's appeal for both businesses and residents. With a focus on economic resilience and long term growth, Tualatin presents a compelling opportunity for businesses looking to establish or expand their presence in the Pacific Northwest.

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## Demographics



2024  
Population  
**27,942**



2019 Average  
Household Income  
**\$105,073**



Bike  
Score  
**61**



Walk  
Score  
**75**



Transit  
Score  
**38**

# AMENITIES

## RESTAURANTS/GROCERIES

1. Fred Meyer
2. Jersey Mike's Subs
3. Bushwhackers
4. Dave's Hot Chicken
5. Rosie's Kitchen
6. Vitality Books
7. Brix Tavern
8. Las 4 Lunas

## RETAIL

1. Bridgeport Village
2. Nyberg Rivers Shopping Mall
3. Cabela's
4. Home Goods
5. Martinazzi Square
6. Nyberg Woods Shopping Mall

## HOSPITAL

1. Legacy Meridian Park Medical Center

## SERVICES

1. Tualatin Public Library
2. Rivermark Community Bank
3. Tualatin Kindercare
4. Veterinary Clinic of Tualatin
5. Urgent Care
6. Tualatin Dental Care
7. High Maintenance Esthetics & Spa

## FITNESS

1. Orangetheory Fitness
2. Stretch PDX
3. LA Fitness
4. Bay Club Portland
5. Tualatin Country Club
6. Adira Fitness

## GREEN SPACE

1. Tualatin Lake at the Commons
2. Tualatin Community Park

# BRIDGEPORT 1

## RESTAURANTS/GROCERIES

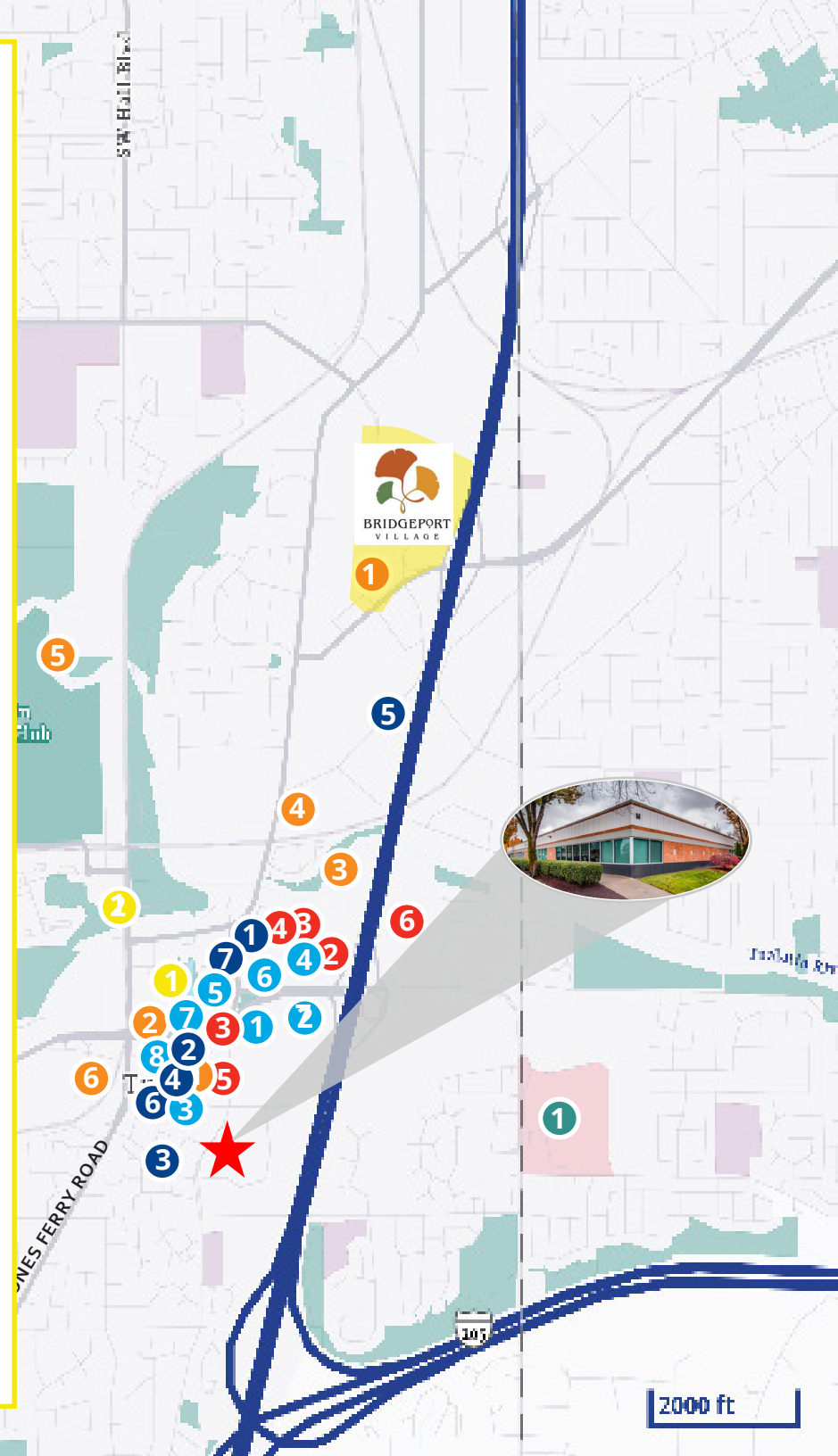
1. P.F. Chang's
2. California Pizza Kitchen
3. Shake Shack
4. Kona Grill
5. Bunk Beer Hall & Arcade
6. Choza Tacos - Y - Cantina
7. Joe's Burgers
8. Pastini's
9. Sinju Japanese
10. Tanaka
11. Blue Tangerine

## RETAIL

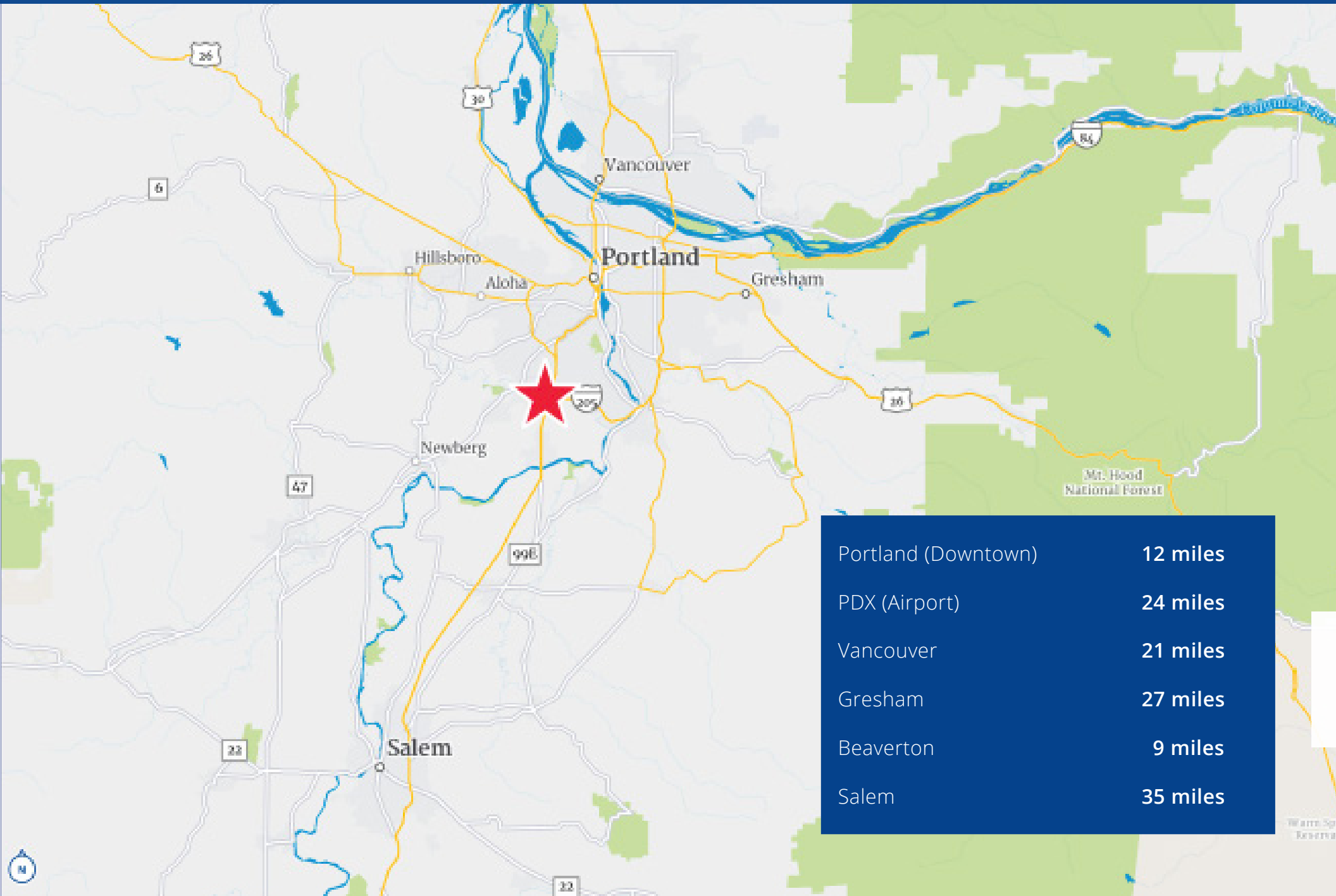
1. Apple Store
2. Lululemon
3. Crate & Barrel
4. Anthropologie
5. Sephora
6. The Container Store
7. Nike
8. Pendleton
9. Saks OFF 5th
10. gorjana
11. Tommy Bahama
12. Eileen Fisher
13. Parachute
14. Marine Layer
15. Johnny Was
16. Madewell & Madewell Men's
17. Sur La Table

## NEARBY AMENITIES

1. New Seasons Market
2. Tualatin Community Park
3. Cook Park
4. Pilkington Park
5. Atfalati Park



# Proximity To...



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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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