

FOR
LEASE

UNIQUE
OFFICE LEASE
OPPORTUNITY

- in -

GREAT
WEST PORTLAND
LOCATION

FULL INTERIOR BUILDOUT
MODERN TURNKEY OFFICE SPACE

REAL ESTATE
INVESTMENT GROUP

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REAL ESTATE
INVESTMENT GROUP

18265 SW ALEXANDER ST., BEAVERTON OR:

LARSON OFFICE BUILDING

2ND-GEN INDIVIDUAL OFFICE SUITE FOR LEASE

LEASE RATE: \$20/SF/YR MODIFIED GROSS

RENTABLE AREA: 1,095 SF

IDEAL LOCATION OFF OF SW TUALATIN-VALLEY HIGHWAY

Property Features:

- **Beaverton-Aloha Office Suite Available for Lease in the Larson Building**
- 2nd-Generation Space with Separate Entrance, Open Floor Plan, Restroom
- Potential to Acquire Existing Furnishings and Fixtures - Call Broker
- Generous Off-Street Parking Lot with Signage Opportunity
- Modified Gross Lease: Tenant Responsible for Phone, Data, Electric and Janitorial

Location Features:

- Great West Side Portland (Beaverton-Aloha) Location
- Near SW Tualatin-Valley Highway (HWY 8) with Access to Beaverton and Hillsboro
- Walking Distance to Tualatin Hills Nature Park
- Close Retailers Include Wells Fargo, ACE Hardware, Big Lots!, O'Reilly Auto Parts

OFFICE SPACE FOR LEASE

LARSON OFFICE BUILDING

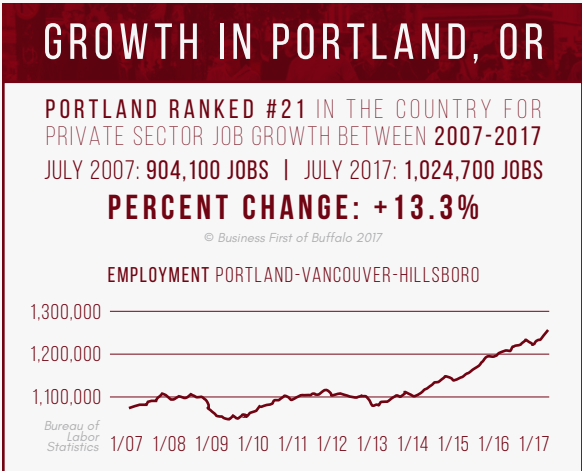
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OFFICE SPACE FOR LEASE

LARSON OFFICE BUILDING

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18265 SW Alexander St Beaverton, OR 97006		1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS	2017 Estimated Population	21,397	158,227	342,851
	2022 Projected Population	23,344	172,149	373,632
	2010 Census Population	19,068	138,449	302,254
	2000 Census Population	15,367	118,295	251,871
	Projected Annual Growth 2017 to 2022	1.8%	1.8%	1.8%
	Historical Annual Growth 2000 to 2017	2.3%	2.0%	2.1%
	2017 Est. HH Income Under \$15,000	7.2%	6.0%	5.6%
	2017 Est. Average Household Income	\$71,777	\$88,717	\$99,775
	2017 Est. Median Household Income	\$65,022	\$75,603	\$85,096
	2017 Est. Per Capita Income	\$24,888	\$32,912	\$38,296
2017 Est. Total Businesses	567	4,484	11,600	
2017 Est. Total Employees	3,615	50,828	128,272	

**Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com*

