



FOR LEASE

One Warm Springs

8050 SW WARM SPRINGS ROAD, TUALATIN, OR



Office/Medical Space Available For Lease

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**Kidder
Mathews**

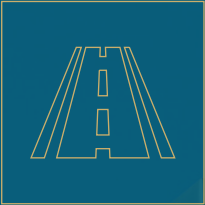
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KIDDER.COM

BUILDING FEATURES & AMENITIES



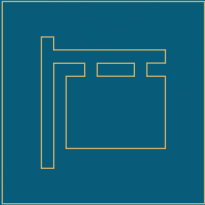
BUILDING SF
25,497 SF



TWO MINUTES TO
I-5 AND I-205



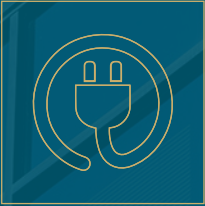
PARKING RATIO
4.2/1,000



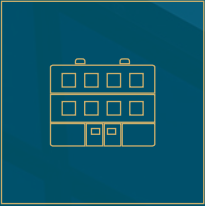
SIGNAGE
OPPORTUNITIES



SHOWER &
LOCKER FACILITIES



HEAVY POWER &
TELCO CAPABILITY



SECOND GENERATION
SPACE

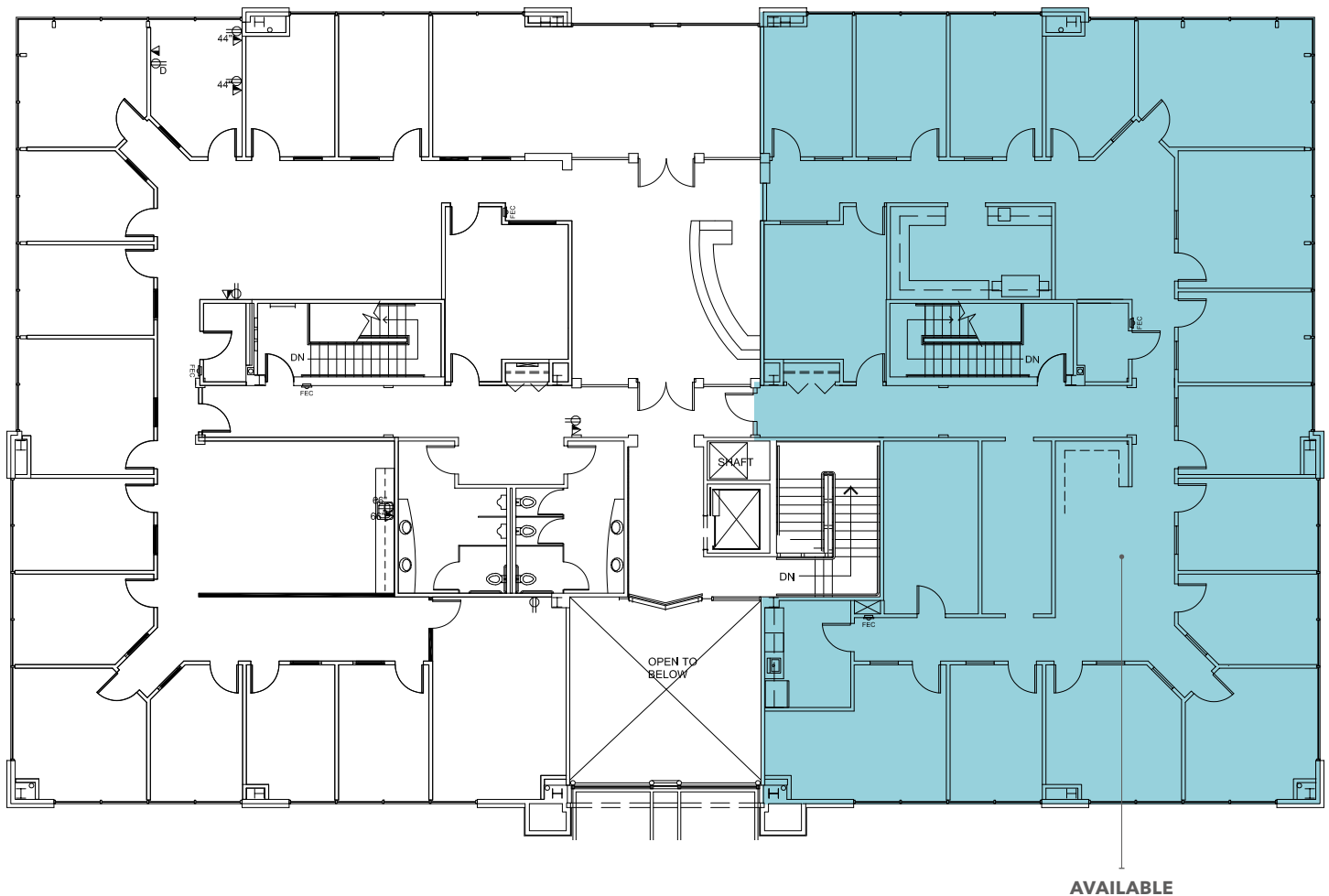


WALKING DISTANCE TO
LIVELY RESTAURANT &
SHOPPING SCENE



AVAILABLE SPACES

2nd Floor



4,817 RSF

\$28.000/SF/YR, Full Service Gross

Available 4/1/2021

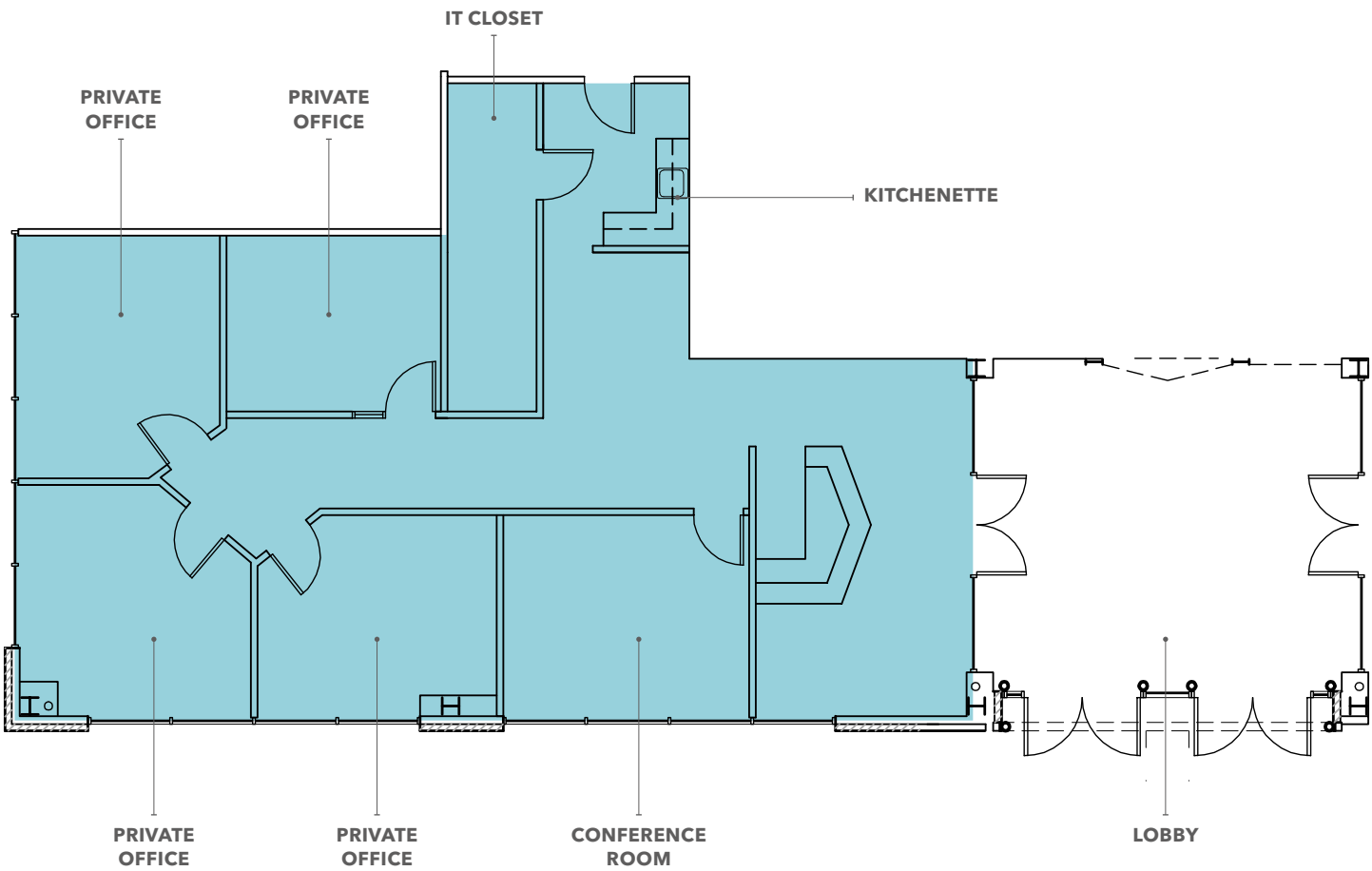
Excellent window line

Second Generation Space (i.e. Class A Commercial Office Build-out)

Generous tenant improvement allowance for long-term medical user

AVAILABLE SPACES

1st Floor



1,902 RSF

\$28.00/SF/YR, full service gross

Available 2/1/2021

Second generation space (i.e. Class A commercial office build-out)

Generous tenant improvement allowance for long-term medical user

Waiting room

1 small conference room

4 private offices

IT closet

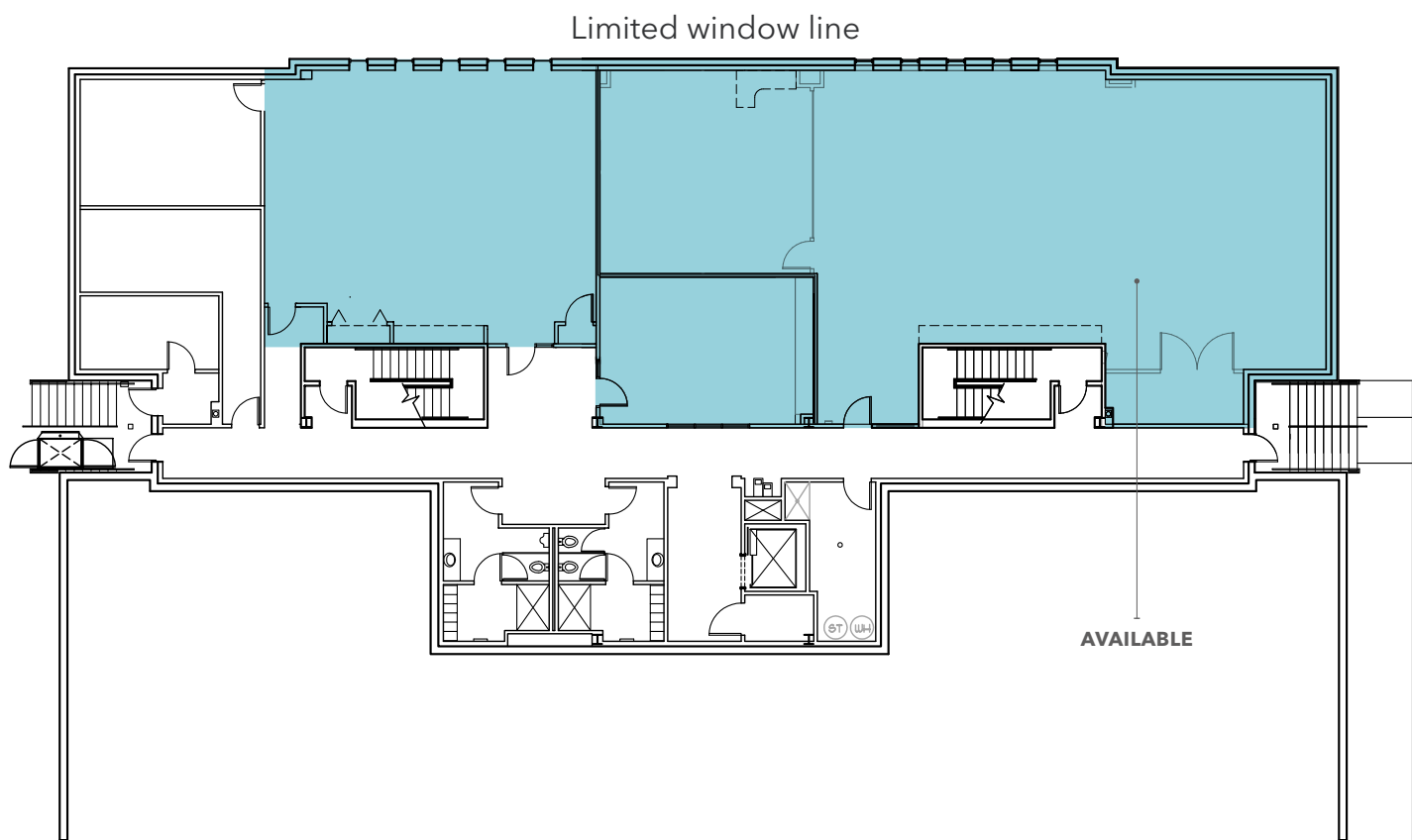
Kitchenette

Lobby exposure

Excellent window line

AVAILABLE SPACES

Daylight Basement Floor Plan



4,375 RSF

\$18.00/SF/YR, Full Service Gross

Second generation space

Large Conference Room

Cabinetry with built-in sink

Limited window line

Available 2/1/2020



72,081

POPULATION
(3 MILES)

\$101,969

AVERAGE HH INCOME
(3 MILES)

84

WALK
SCORE

1

MINUTE TO
DOWNTOWN TUALATIN

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