

Triangle Professional Center

12725 SOUTHWEST 66TH AVENUE, TIGARD, OR 97223

**RENOVATIONS COMPLETE
READY FOR OCCUPANCY!**

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR SALE
& LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE & LEASE

12725 Southwest 66th Avenue, Tigard, OR 97223



PROPERTY DESCRIPTION

Welcome to the completely revitalized Triangle Professional Center! Unlock the potential of your company with a move to this revamped office building, complete with Class A finishes. Designed with the utmost attention to detail, the revitalized premises offer an opportunity to refresh your business, all at attractive lease rates and tax savings. Triangle Professional Center offers flexible size configurations between 1,003 - 11,369 square feet.

LOCATION DESCRIPTION

Accessibility & affordability! Located in the highly desirable Tigard Triangle submarket, the building offers immediate access to I-5, Highway 217, and Highway 99. The location is just minutes from downtown Portland and Kruse Way. Future tenants will benefit from the numerous amenities within a short drive from the building.

As it is within Washington County, tenants of Tigard Professional Center will take advantage of major tax benefits in comparison to Multnomah County.

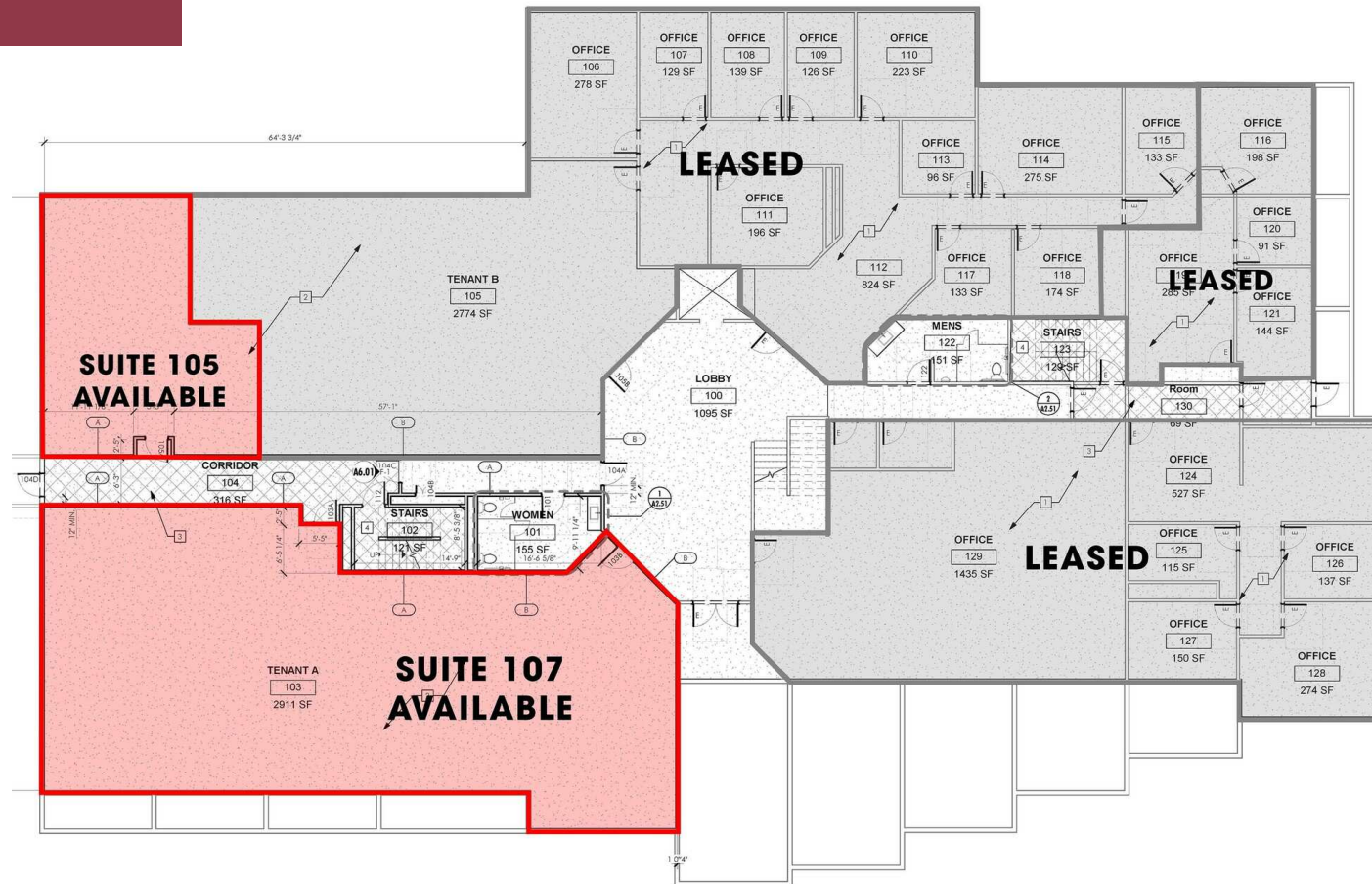
OFFERING SUMMARY

Sale Price:	\$6,300,000
Lease Rate:	\$33.00 SF/yr (Full Service)
Available SF:	1,003 - 11,369 SF
Building Size:	29,351 SF
Parking:	3/1000



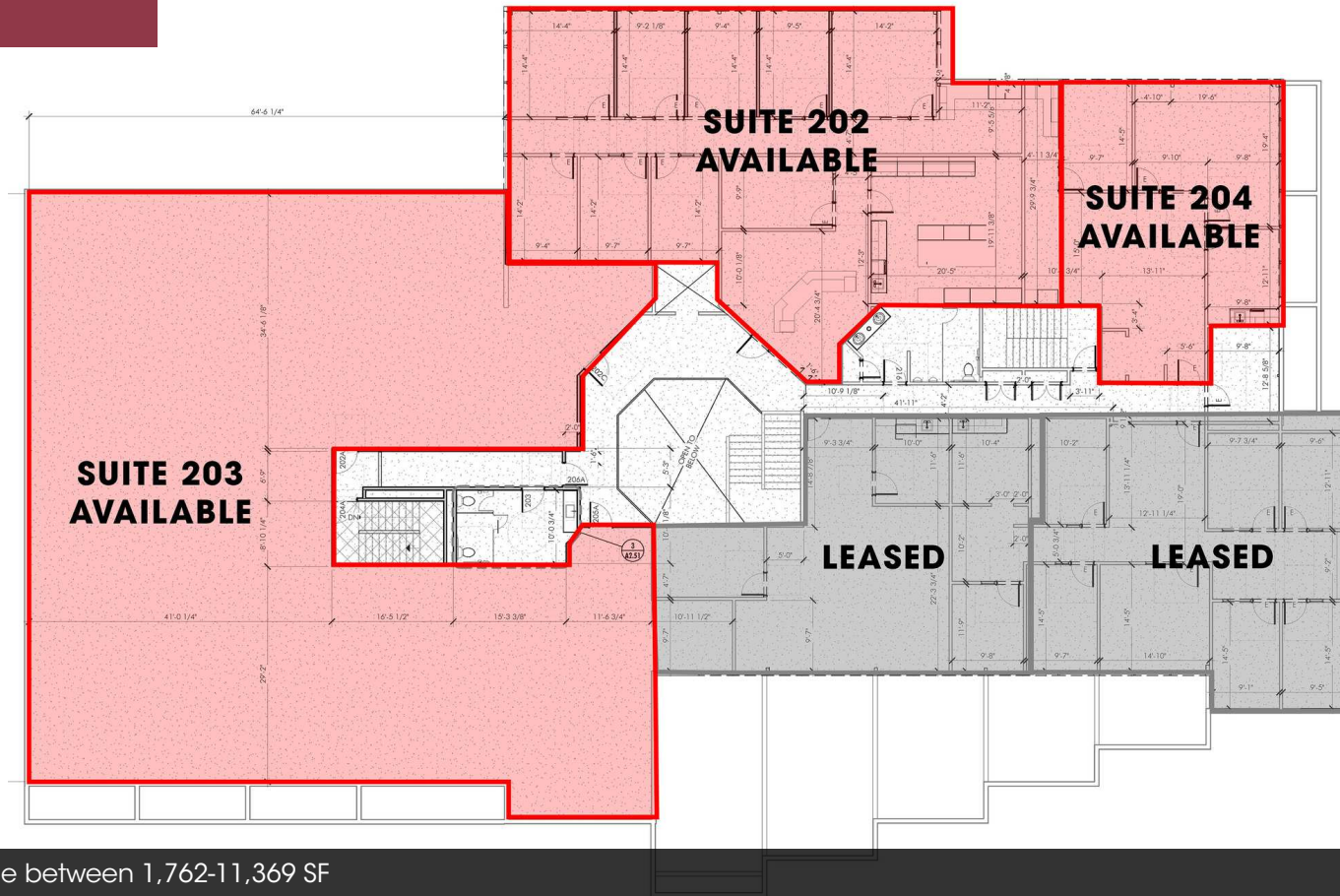
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FIRST FLOOR - ALL SPACES ADVERTISED AT \$33/SF (FSG)

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 105	1,003 SF	Full Service	\$33.00 SF/yr	Ground floor space with two sides of glass.
■ Suite 107	3,382 SF	Full Service	\$33.00 SF/yr	Ground floor lobby exposure with 2 sides of window line.



Contiguous space available between 1,762-11,369 SF

SECOND FLOOR - ALL SPACES ADVERTISED AT \$33/SF (FSG)

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 202	2,750 SF	Full Service	\$33.00 SF/yr	Heavy private office buildout well suited for financial services and law firms.
■ Suite 203	6,857 SF	Full Service	\$33.00 SF/yr	3 sides of window line.
■ Suite 204	1,762 SF	Full Service	\$33.00 SF/yr	Corner office with two sides of glass and plumbing in suite

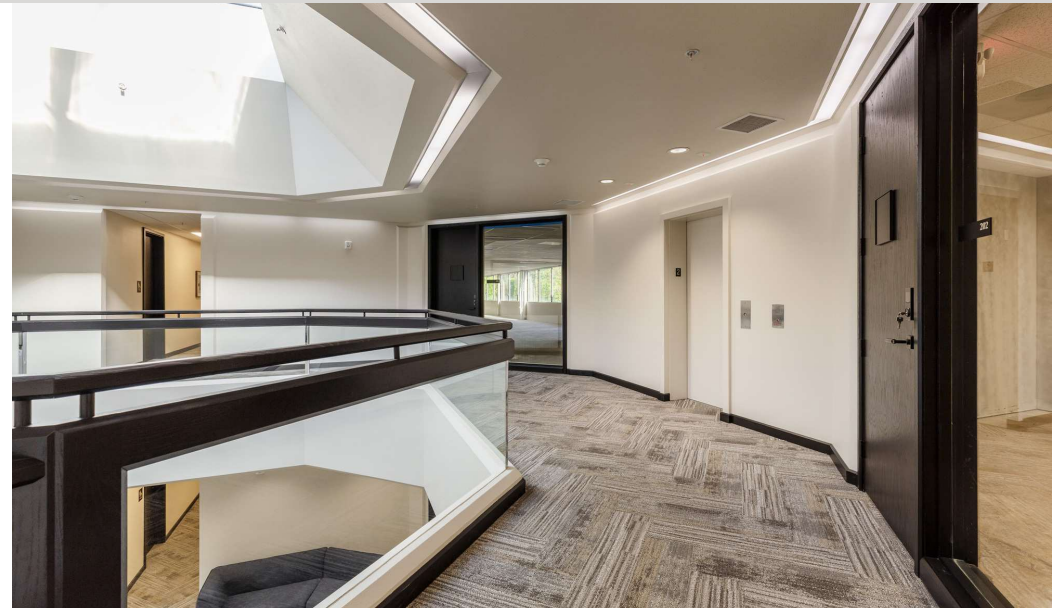


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WASHINGTON COUNTY TAX SAVINGS

Approximate tax savings compared to tax costs within Multnomah County:



Businesses producing \$1M pre-tax income
SAVE \$40,000/year



Businesses producing \$5M pre-tax income
SAVE \$121,500/year

SAVE MONEY WITH FREE PARKING

Approximate savings compared to parking costs within Downtown Portland:



SAVE \$250/month
per vehicle



SAVE \$3,000/year
per employee



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