

PREMIER OFFICE SPACE AVAILABLE

The Pointe at Bridgeport

7104-7192 SW Hazel Fern Road | Tualatin, OR 97224

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STERLING ORGANIZATION

Colliers

Property Details

5,624 SF Office Available

Unit	SF Available
7110A	4,594 SF
7110B	1,030 SF

Off-street Parking Lot

Located Off I-5 with Top Retail

187,400 Cars Per Day

90,000+ Residents Within 3 Miles

The office space above the retail at The Pointe at Bridgeport sits within a strong trade area defined by high-end housing, established single-family and apartment communities, and more than 90,000 residents earning an average household income of $153,101 within a three-mile radius—positioned in one of Portland's premier retail corridors.



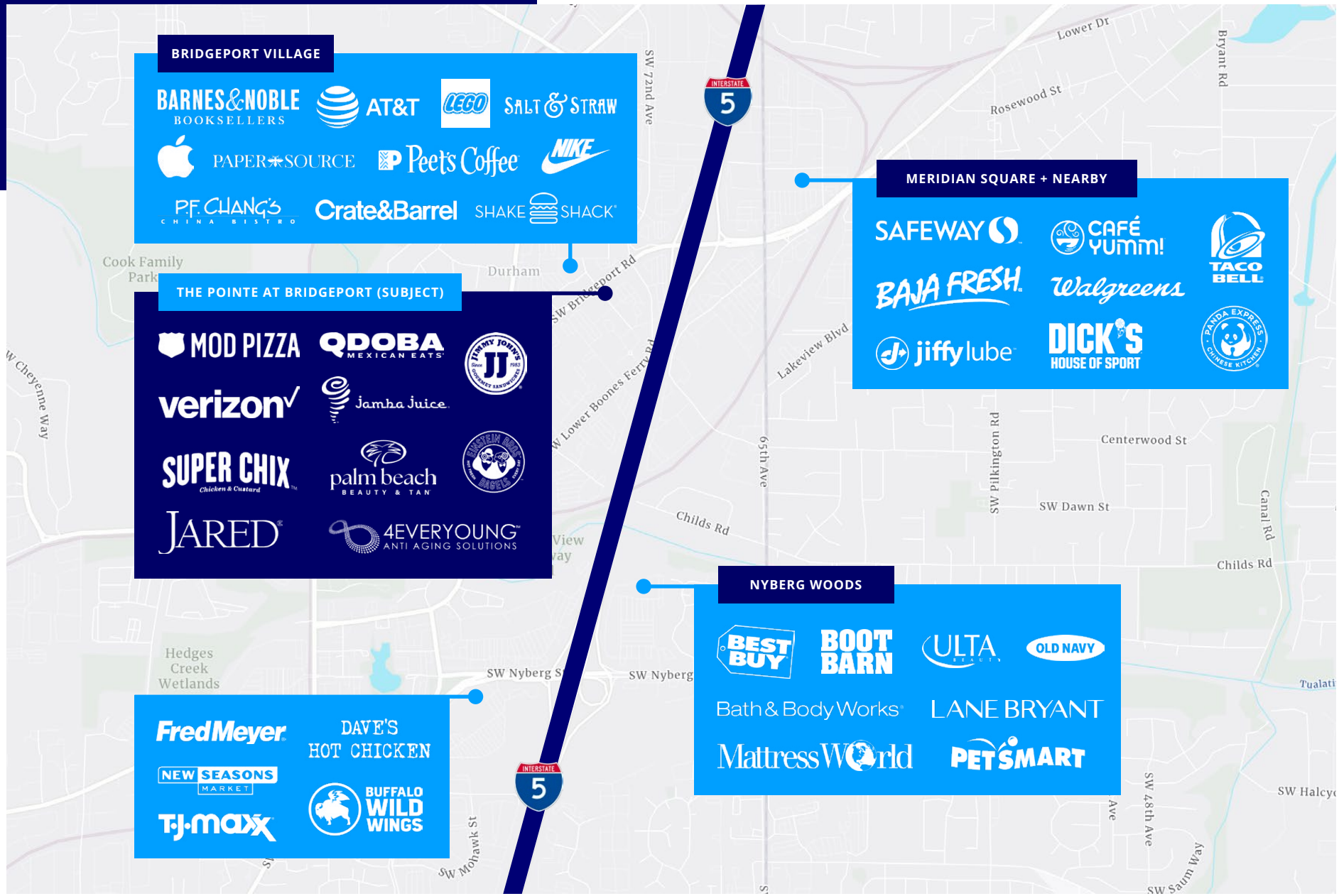

EVERYOUNG


OFFICE SPACE
FOR LEASE
EINSTEIN BROS. BAGELS
FIRE LANE
NO PARKING


EINSTEIN BROS. BAGELS
FIRE LANE


SUPER CUTS

Local Amenities



Market Overview

within 3 mile radius

Household & Population

Median Household Income
$154,555

Median Age
42.5

Total Population
90,805

Total Households
37,619

Total Families
23,305

Growth Rate (5 yr Forecast)
4.7%

Business & Employment

Total Businesses
6,361

Total Employees
68,952

White Collar
75.8%

Blue Collar
11.9%

Services/Other
12.3%

Unemployment Rate
4.6%

Education

No High School Diploma
3.8%

High School Graduate
11.4%

Some College
19.2%

Bachelor's Degree/Pro. Degree
65.5%

Healthcare & Insurance

within 3 mile radius

Age	>19	19-34	35-64	65+
HAS INSURANCE	19.9%	14.8%	34.6%	8.1%
POPULATION (ACS)	22.7%	17.4%	39.8%	20.1%
NO HEALTH INSURANCE	0.8%	1.6%	2.1%	0.2%

Healthcare Expenditure

Annual Expenditures
$6,204

Medical Care
$3,453

Exercise

Exercise at home 2X+/week
50.4%

Exercise at club 2X+/week
16.1%

Medicare

population 65+

Medicare Only
6,661

Direct-Purch & Medicare
4,315

Employer & Medicare
2,800

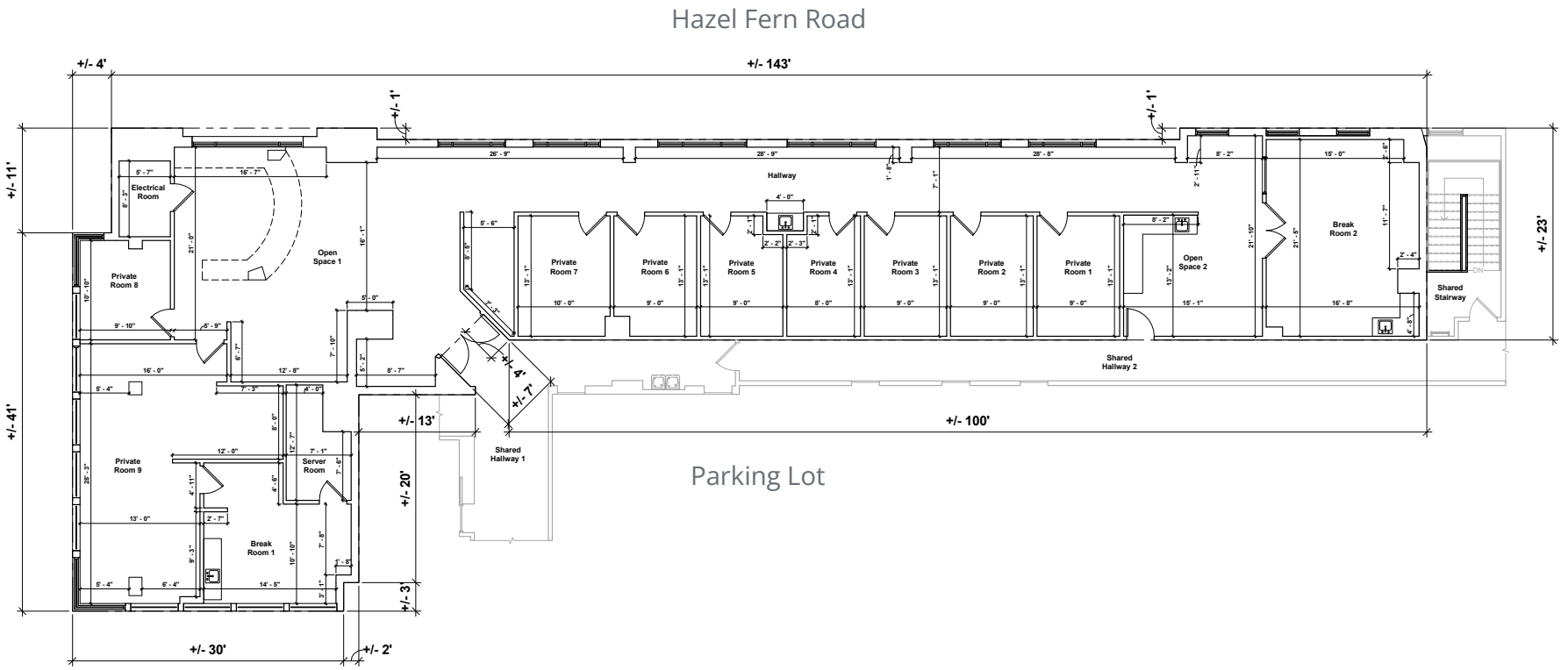
Medicare & Medicaid
755

Floor Plan

Office 7110 A

4,594 SF

VIEW VIRTUAL TOUR



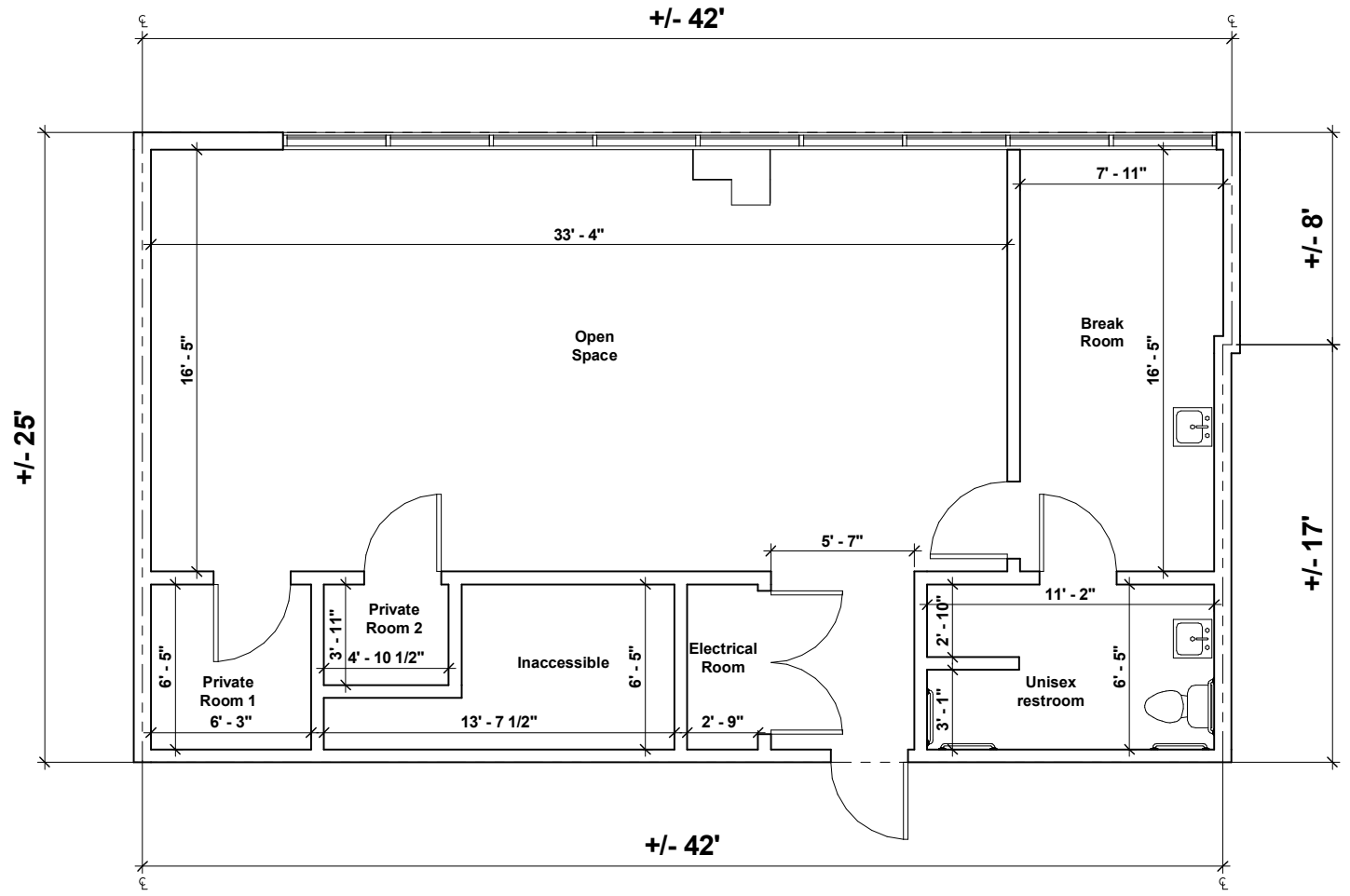
Floor Plan

Office 7110 B

1,030 SF

VIEW VIRTUAL TOUR

Hazel Fern Road



Parking Lot



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