



72,081

POPULATION
(3 MILES)

\$101,969

AVERAGE HH INCOME
(3 MILES)

84

WALK
SCORE

1

MINUTE TO
DOWNTOWN TUALATIN

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FOR LEASE

One Warm Springs

8050 SW WARM SPRINGS ROAD, TUALATIN, OR



Office/Medical Space Available For Lease

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Kidder
Mathews

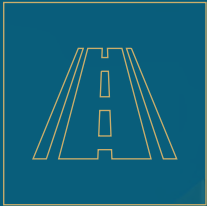
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BUILDING FEATURES & AMENITIES



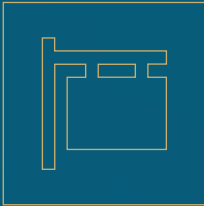
BUILDING SF
25,497 SF



TWO MINUTES TO
I-5 AND I-205



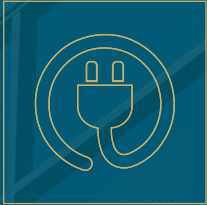
PARKING RATIO
4.2/1,000



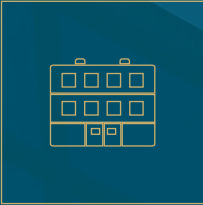
SIGNAGE
OPPORTUNITIES



**SHOWER &
LOCKER FACILITES**



**HEAVY POWER &
TELCO CAPABILITY**



SECOND GENERATION
SPACE

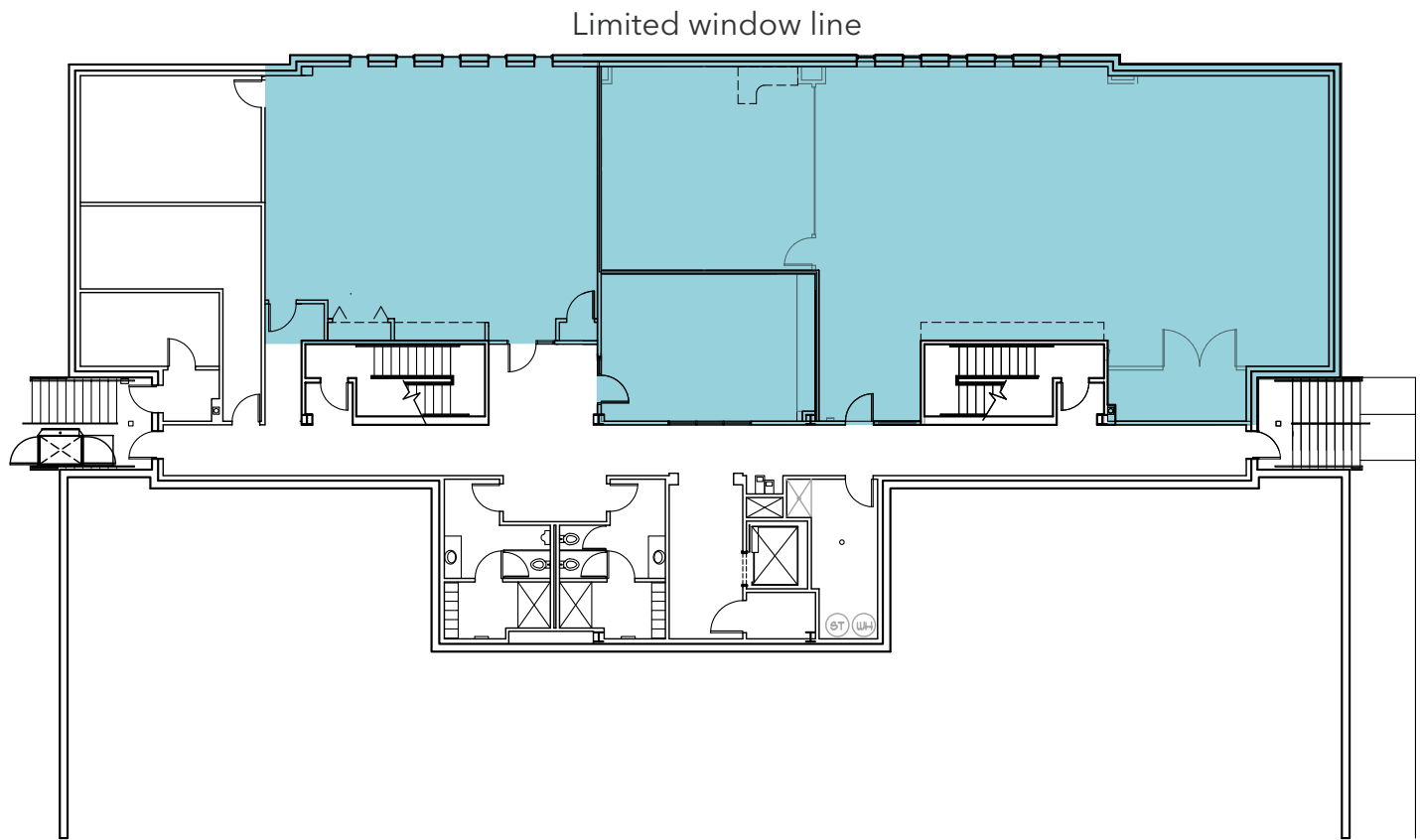


WALKING DISTANCE TO
LIVELY RESTAURANT &
SHOPPING SCENE



AVAILABLE SPACES

Garden Level 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