

Mt. Adams Building

4720-4790 SW WATSON AVENUE, BEAVERTON, OR 97005

FOR LEASE



The Mt. Adams Building is a 4,000-sq-ft suburban medical office building in the heart of the revitalized Beaverton Downtown core. The building consists of 3 newly-updated medical suites with full ADA access, multiple treatment rooms, with reception and staff break areas. Many new upgrades to the building include updates for energy efficiency, new glazing and doors, new LED lighting, and new indoor green rate flooring and paint as well. Building systems such as plumbing and HVAC have been upgraded to keep environmental considerations in mind. The property has approximately 12 parking spaces, with ADA accessibility to all suites. The property has 24/7 secure building access and the full spectrum outdoor lighting illuminates the parking lot and building entrances.

Matt Schweitzer

matt@northrimpdx.com | 503-525-1927



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819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925

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Property Details

- Beautifully-appointed medical office / retail suites
- ADA accessible entrances
- ADA unisex restrooms
- Ample parking lot
- Modern eco-friendly finishes and systems

Location Details

- Located in quaint downtown Beaverton near the library, farmers market, restaurants, retailers, and services
- Walk Score: 99/100 — Walker's Paradise
- Bike Score: 81/100 — Very Bikeable
- Transit Score: 74/100 — Excellent Transit

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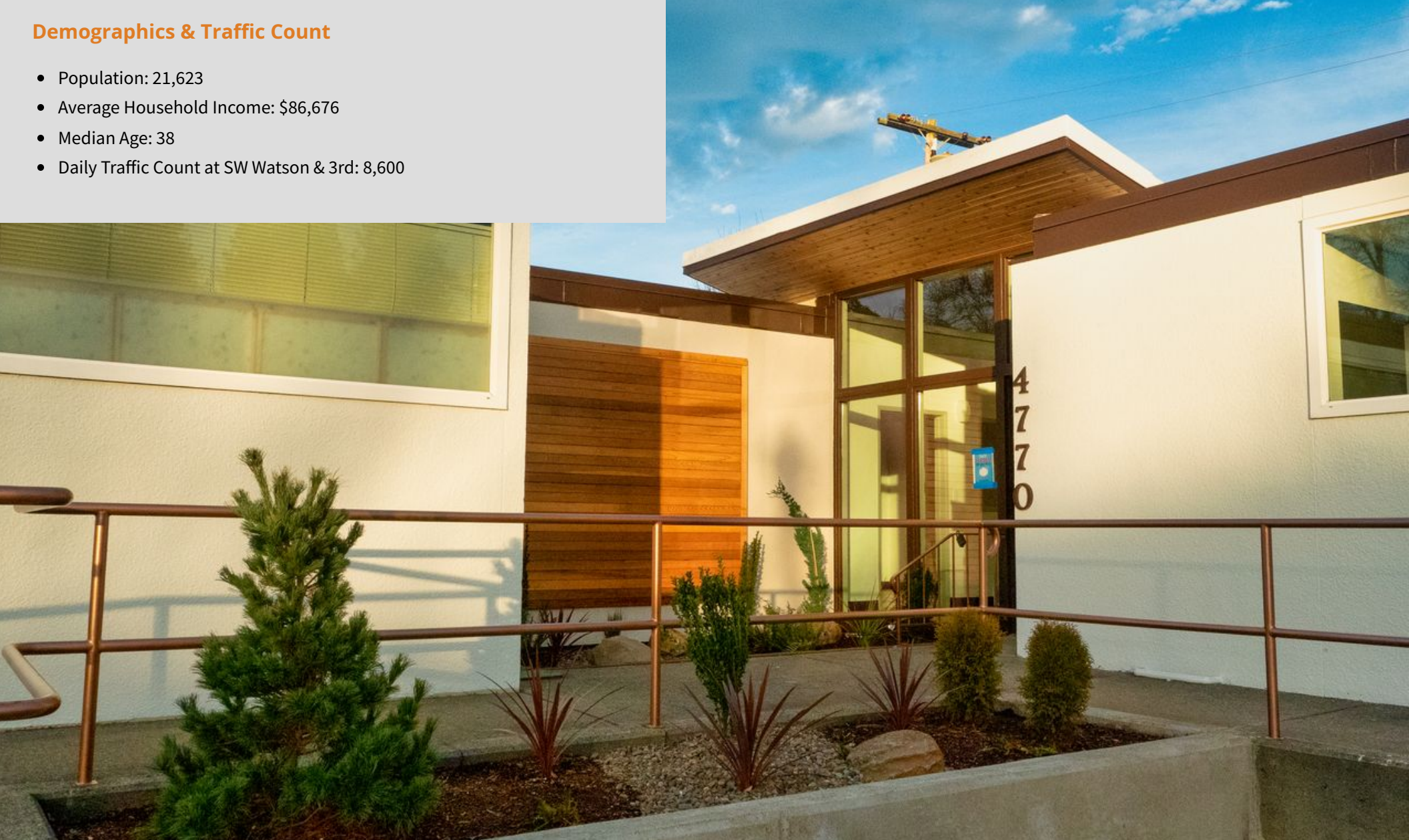


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Demographics & Traffic Count

- Population: 21,623
- Average Household Income: \$86,676
- Median Age: 38
- Daily Traffic Count at SW Watson & 3rd: 8,600



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FLOOR PLAN



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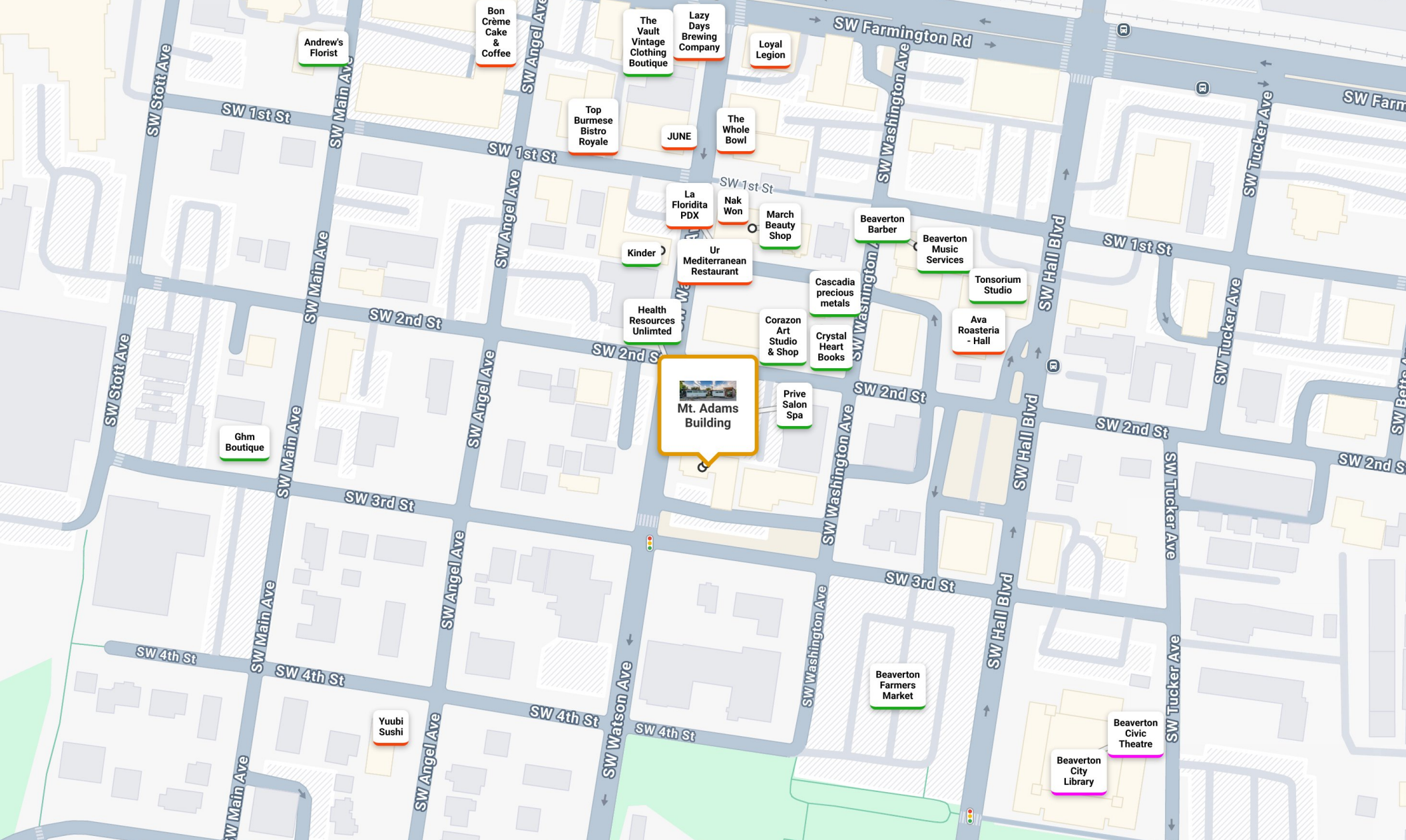
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