

FOR SALE

HUNZIKER PROFESSIONAL CENTER

7420-7460 SW Hunziker Road, Tigard, OR 97223



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PROPERTY OVERVIEW

Building Size	16,000 SF
Year Built	1980
Land Area	1.01 Acres
Occupancy	100%
Number of Tenants	13
Offering Price	\$2,999,000
Price/SF	\$187.40
NOI	\$173,732
Parking	3.5 : 1,000 SF

Hunziker Professional Center is a 16,000 SF beautifully maintained suburban office campus located just off Highway 217 and I-5 in Tigard, Oregon. It provides a quiet, campus-like setting with 20 tenant suites, each approximately 800 SF. The property is 100% occupied and has undergone significant capital upgrades in recent years. It has been owned and maintained by one family since it was built and the condition reflects it.

Hunziker Professional Center is well-situated for growing or established businesses and has historically maintained high occupancy. It provides immediate access to Highway 217 and I-5 giving businesses the ability to serve the Beaverton, Tigard, and Lake Oswego markets.

For investors, there is income in place beginning Day 1 with upside to either increase rents, recapture additional utilities or NNN reimbursements.



KIERSEY & McMILLAN
INC.
COMMERCIAL REAL ESTATE SERVICES
A personal approach for private investors

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FINANCIAL ANALYSIS

Income

Annual Rent	\$315,624
CAM Reimbursements	\$0
Less 5% Vacancy	(\$15,781)
Gross Income	\$299,843

Expenses

Common Area Maintenance	\$32,830
Utilities	\$49,600
Property Management (5%)	\$15,781
Property Taxes	\$22,700
Insurance	\$5,200
Total Operating Expenses	\$126,111

Net Operating Income (NOI) \$173,732

Figures are annualized from August 2026
Additional Financials Available Upon Request



RECENT CAPITAL IMPROVEMENTS

- Flat Roof Replaced 2025
- Siding Repair & Repaint 2025
- Upgraded and Improved ADA access from east side of parking lot 2026
- Significant landscape upgrades beginning in 2025
- Tenant buildouts above market-standard for comparable properties
- Parking Lot Seal Coating and Striping in 2025
- LED lighting upgraded in all Suites in 2025
- 12 of 20 HVAC units have been replaced since 2024



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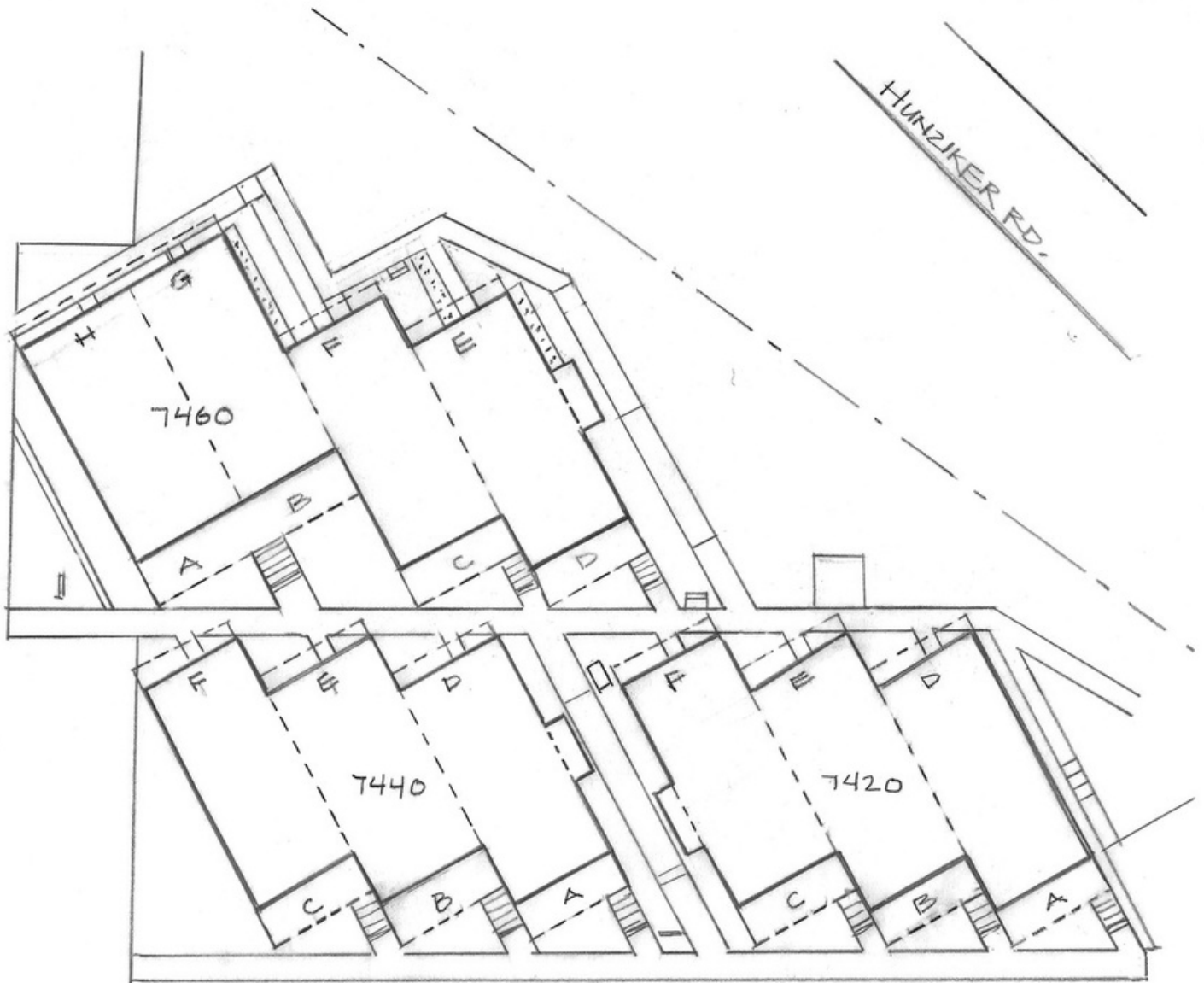
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