

FOR LEASE

ONE WARM SPRINGS

Medical Office Space Available

8050 SW WARM SPRINGS RD, TUALATIN, OR



KIDDER.COM

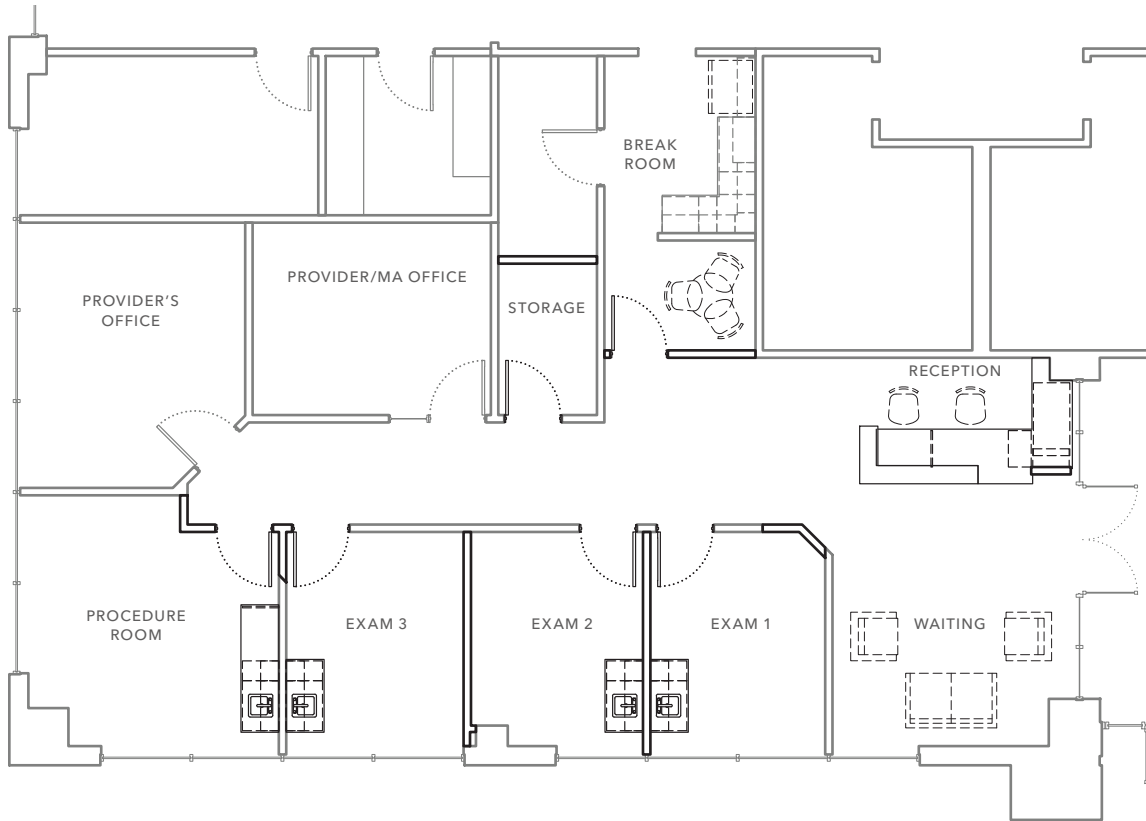
km Kidder
Mathews



Turnkey Medical Clinic located in prime I-5 corridor with elegant lobby, walkable amenities, and easy access to Portland.

BUILDING SIZE	26,467 SF
BUILDING TYPE	Second generation space
PARKING RATIO	3.56/1,000
FACILITIES	Shower and lockers
POWER	Heavy power and Telco Capability
LOCATION	Walking distance to lively restaurant and shopping scene
LEASE RATE	\$24.00/ SF, NNN

FIRST FLOOR- SUITE 100



Recently completed construction

Furniture, including exam tables included

3 exam rooms

1 procedure room

2 provider offices/consult rooms

Break area

Recovery room

IT Room

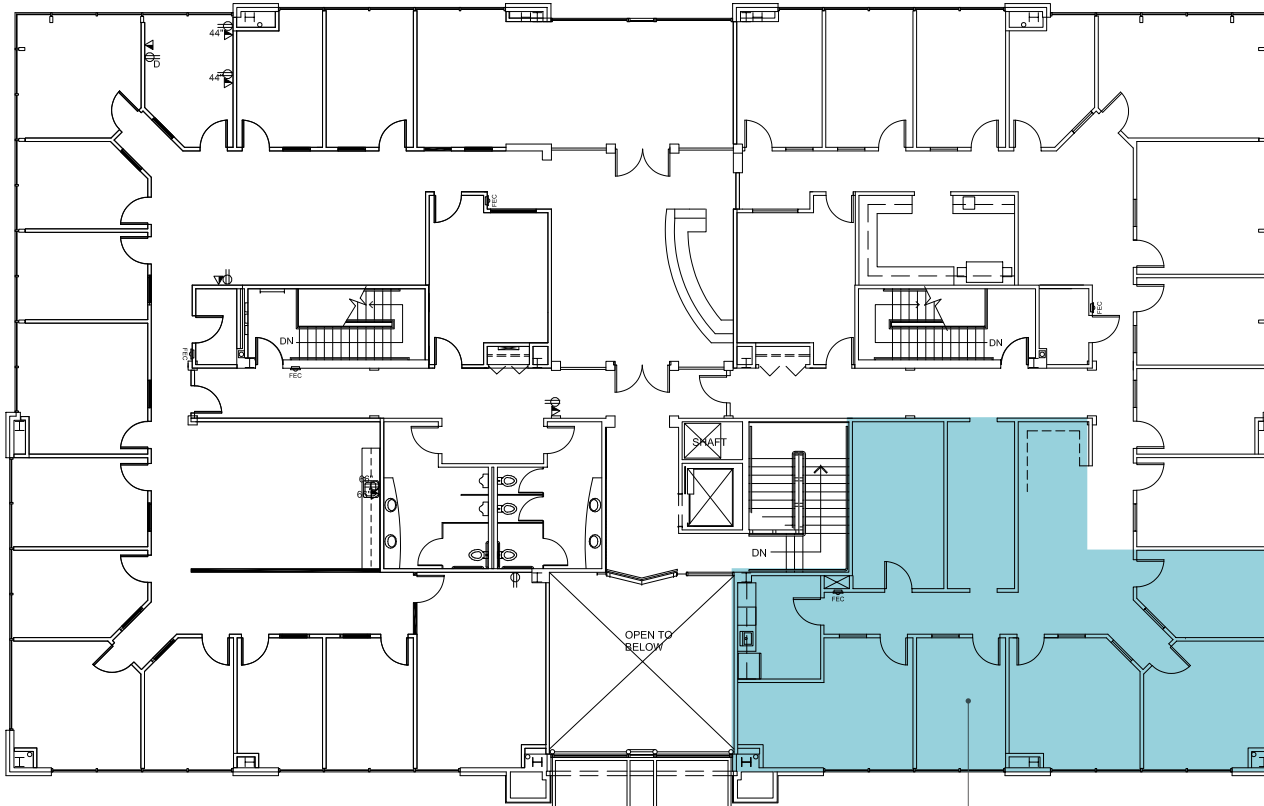
2,007 SF

AVAILABLE

\$24.00

LEASE RATE, NNN

SECOND FLOOR- SUITE 201



AVAILABLE
SUITE 201

2,247 SF

AVAILABLE

\$24.00

LEASE RATE, NNN

Available for remodeling immediately

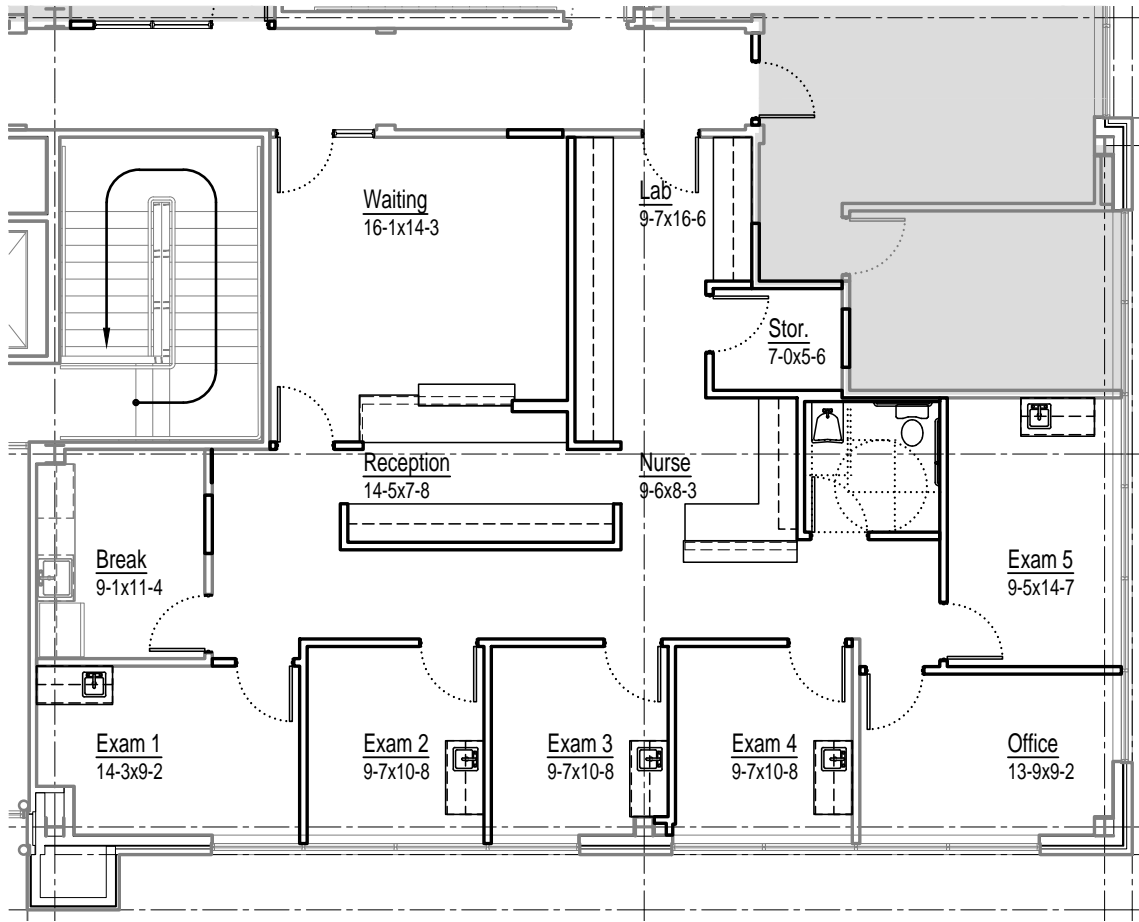
Excellent window line

Second generation space (i.e. Class A commercial office build-out)

Generous tenant improvement allowance for long-term medical user

SECOND FLOOR- SUITE 201

Speculative Medical Office Space Plan



4 Exam Rooms w/ Sinks

1 Office

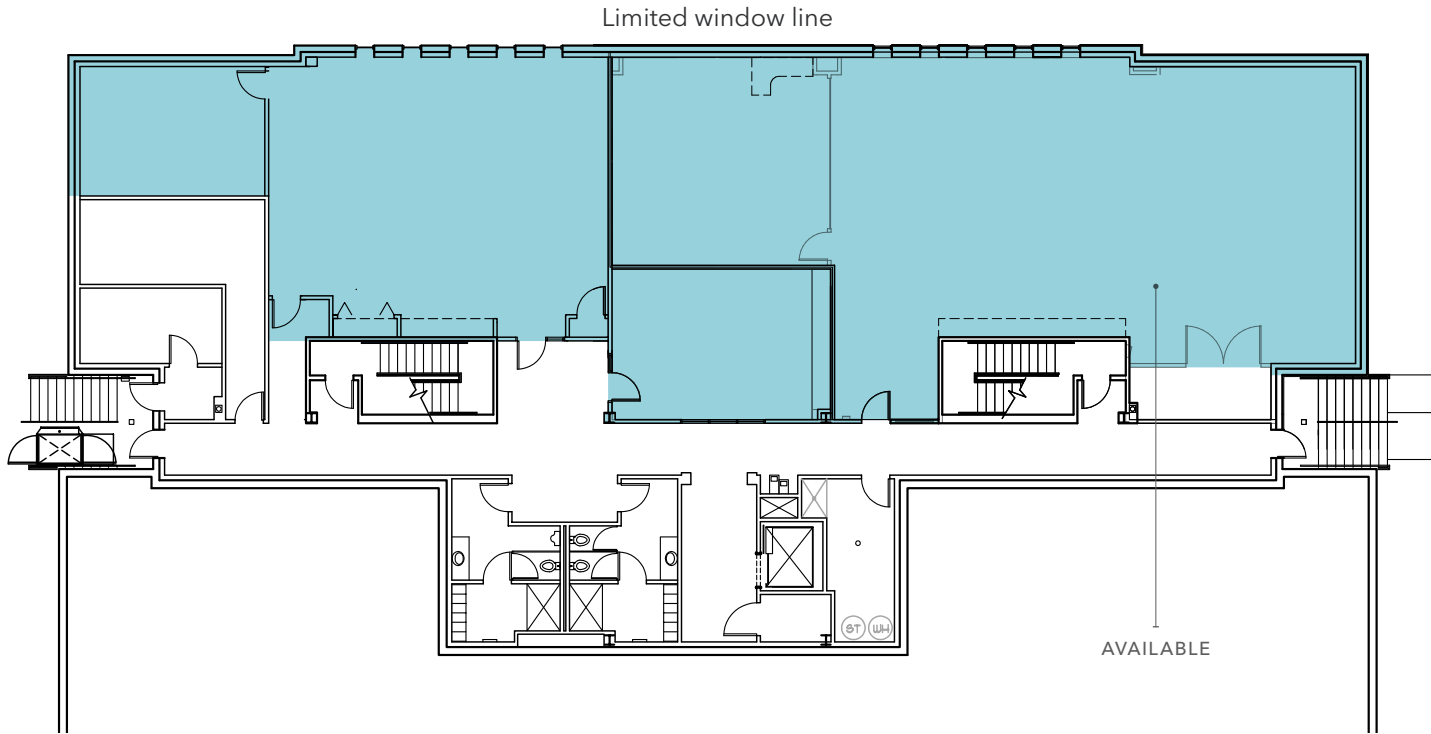
Lab

Internal Restroom

Break room

Waiting/Receptionist

DAYLIGHT BASEMENT - SUITE 50 & 60



1,251 - 4,521 SF

AVAILABLE

\$18.00

LEASE RATE, MG

Second generation space

Large conference room

Cabinetry with built-in sink

Limited window line

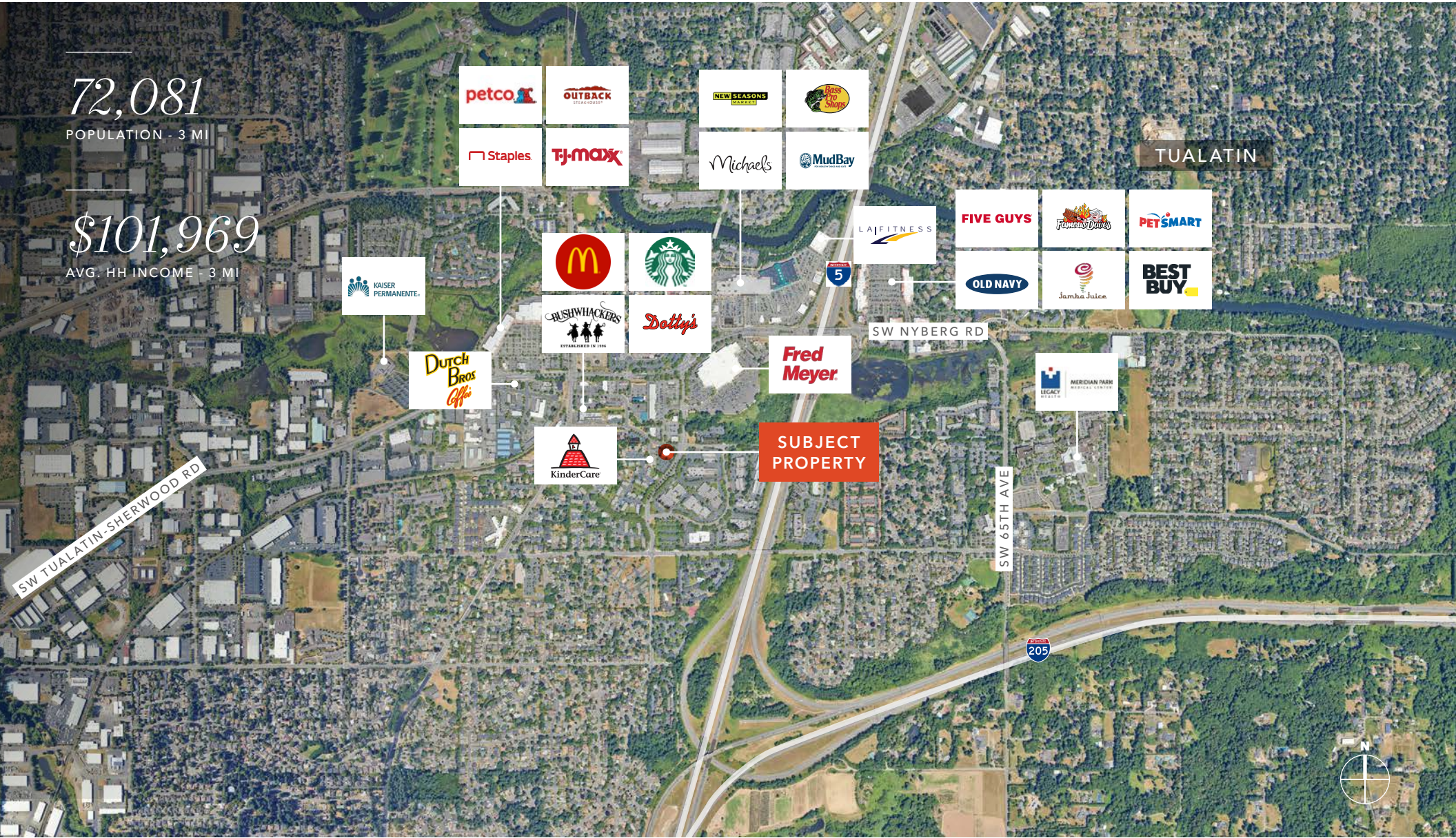
ONE WARM SPRINGS

72,081

POPULATION - 3 MI

\$101,969

AVG. HH INCOME - 3 MI



SUBJECT PROPERTY

SW TUALATIN-SHERWOOD RD

SW 65TH AVE

TUALATIN





ONE WARM SPRINGS

*For more information on
this property, please contact*

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