

FOR LEASE

LASSEN BUILDING

14050 SW Pacific Hwy | Tigard, OR 97224



14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com



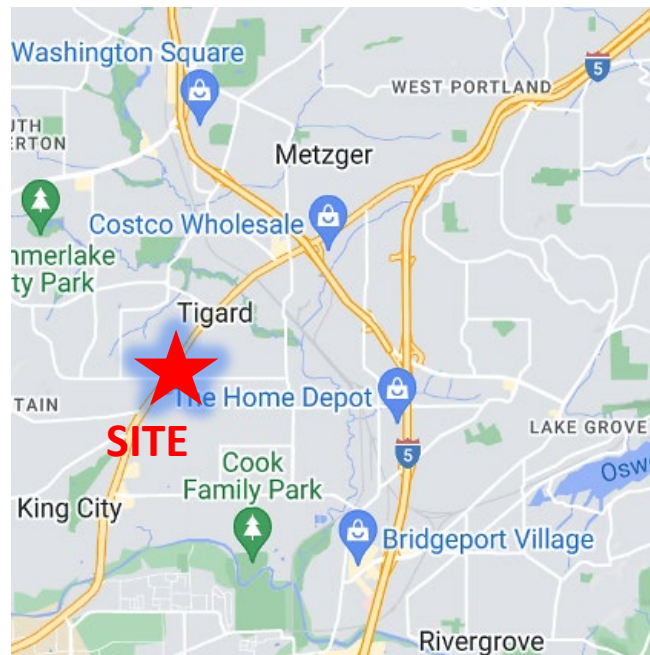
PROPERTY HIGHLIGHTS

1st Floor:

- Suite 101 - 1,575 SF, \$18 SF, (\$2,363 mo./gross)
- Suite 102 – 693 SF, \$20 SF (\$1,155 mo./gross)
- Suite 104 - 521 SF, \$20 SF, (\$869 mo./gross)
- Suite 109/110 - 468 SF, \$22 SF (\$858 mo./gross)

2nd Floor:

- Suite 201 – 885 SF, \$18 SF (\$1,328 mo./gross)
- Suite 203 – 225 SF, \$22 SF (\$413 mo./gross)
- Suite 204 – 1,521SF, \$18 SF (\$2,282 mo./gross)
- Suite 212-B – 645 SF, \$20 SF (\$1,075 mo./gross)
- Excellent Pacific Highway (99W) exposure at McDonald in Tigard



FOR MORE INFORMATION:

Steve Hunker, CCIM
Vice President/Broker | steve@fg-cre.com

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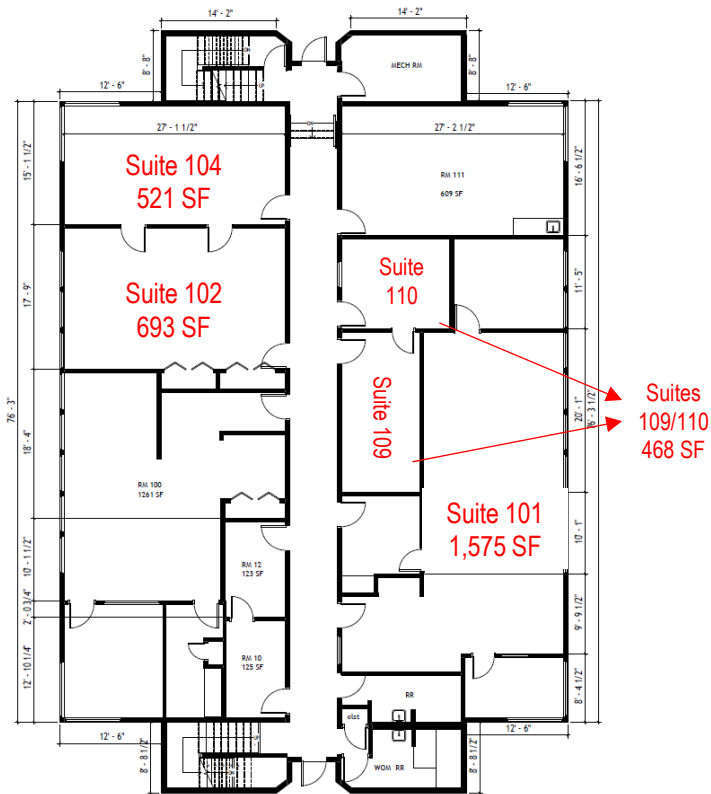
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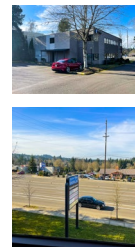
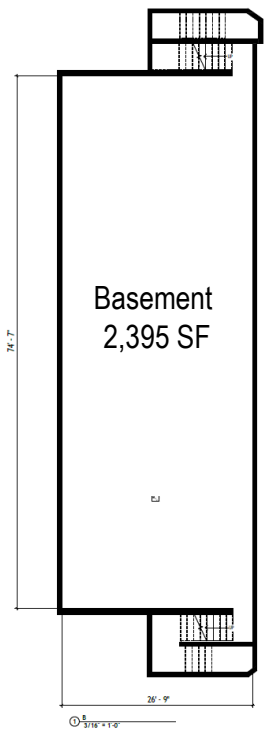
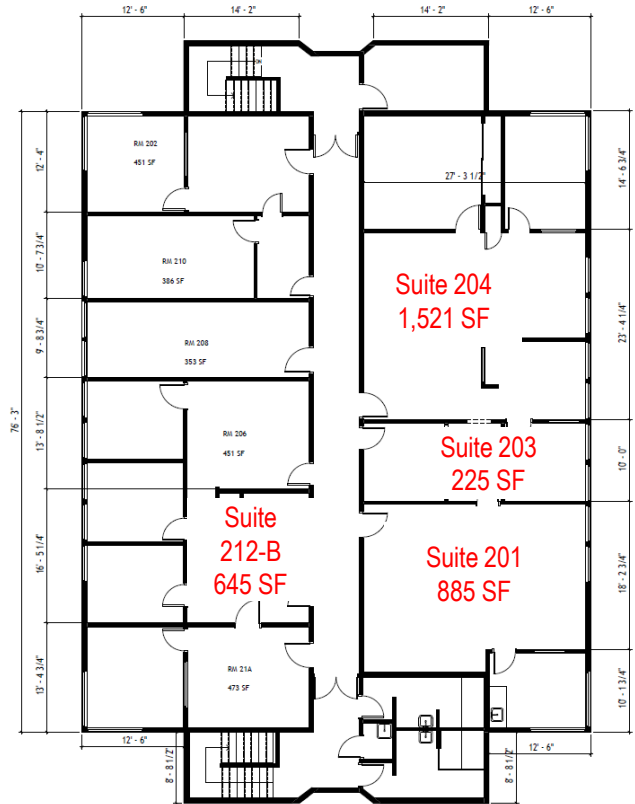


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1st Floor



2nd Floor



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Suite 101 - 1,575 SF



Suite 204 – 1,521 SF



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

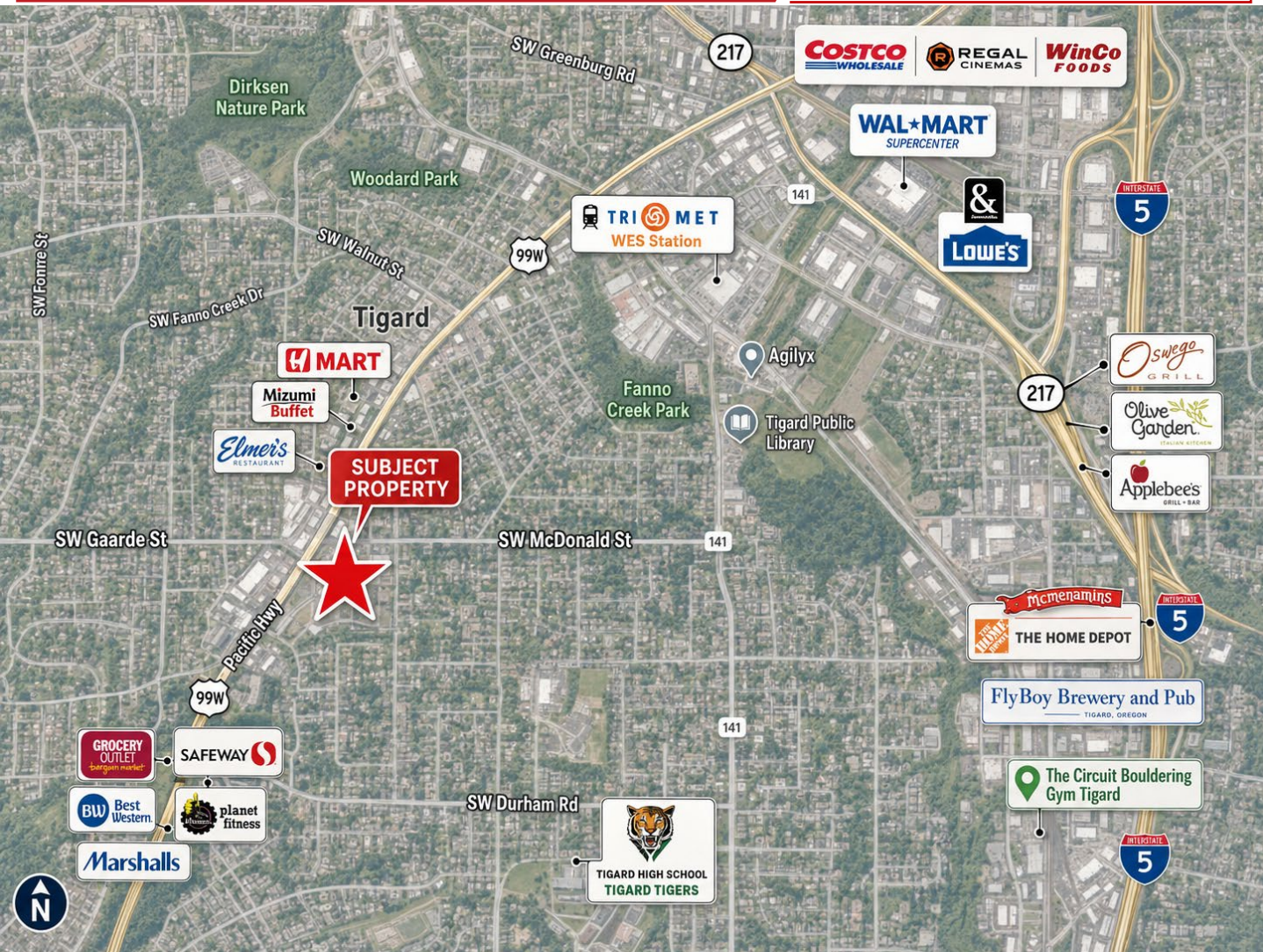
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2025 / 2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 EST. POPULATION	16,988	119,346	271,581
 2030 PROJECTED POPULATION	17,210	120,563	273,747
 EST. AVERAGE HOUSEHOLD INCOME	\$122,110	\$126,997	\$135,780
 EST. TOTAL EMPLOYEES	4,590	80,543	134,022



TRAFFIC COUNTS

 01	SW Pacific Hwy	38,015
 02	SW McDonald St @ SW 105th Ave E	14,766
 03	SW Gaarde St @ SW Pacific Hwy E	16,208