



FOR LEASE

TROY BUILDING

238-242 SE WASHINGTON
HILLSBORO, OR 97123

3,072 SF Retail/Service
\$21 SF NNN

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

The Troy Building was constructed in 1940 and extensively renovated in 2015. The mixed-use landmark sits at the heart of downtown Hillsboro, with five residential units above and a 3,072 SF ground floor retail space now available for the first time in seven years. The building's iconic colorblock exterior is one of the most recognizable facades in the Hillsboro core.

LOCATION

Downtown Hillsboro has quietly become one of the most walkable, transit-rich neighborhoods in the Portland metro. The Troy Building sits directly on the MAX Blue Line, with the Hillsboro Central Station one block away. The Hillsboro Transit Center is within easy reach, and the property is five blocks from OHSU Hillsboro Medical Center, one of the area's largest employers. Intel's Hillsboro campuses are two miles away, with 22,000+ employees in the immediate trade area.

HIGHLIGHTS

- 3,072 SF ground floor retail, available now
- Two street-facing entrances, plus a second entrance and parking in the rear
- Can be demised
- Two ADA restrooms
- 2nd generation retail space with flexible floor plan
- Suitable for a wide variety of uses including cafe, convenience, retail, salon, nails, service, medical, dental, or office

Iconic Retail Space

Vibrant and walkable in the heart of town

Storefront Visibility

Flexible Floor Plan



Walk Score

93



Transit Score

98



Bike Score

83





HILLSBORO
ONLINE ACADEMY

WASHINGTON
COUNTY OFFICES

HILLSBORO
FARMERS MARKET

PICCOLO
MONDO TOYS

DOWNTOWN
HILLSBORO

UNITED STATES
POSTAL SERVICE

HILLSBORO
CIVIC CENTER

LUCIA ISABEL
COLLECTION

BENNETT URBAN
FARM STORE

INSOMNIA

PHARMACY
at Fountain

Walt's Market

SEQUOIA
GALLERY/STUDIO

HILLSBORO
TRANSIT CENTER

SE 2ND AVE

TROY BUILDING

SE WASHINGTON ST

MAX BLUE LINE

SHEENE & CO.
SALON AND SPA

UMPOUA
PARK

1/2 MILE
OSHU Hillsboro Medical Center

MATHEWS
MOTOR OIL

CERVOUTLET
O'Reilly
Auto Parts
KeyBank
McDonald's

SHELL

Astron