



FOR SALE / LEASE

TRIANGLE PROFESSIONAL CENTER

12725 SOUTHWEST 66TH AVENUE, TIGARD, OR 97223

RHYS KONRAD

503.972.7293

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Welcome to the completely renovated Triangle Professional Center! Unlock the potential of your company with a move to this revamped office building, complete with Class A finishes. Designed with the utmost attention to detail, the revitalized premises offer an opportunity to refresh your business, all at attractive lease rates and tax savings. Triangle Professional Center offers flexible size configurations between 2,247 - 6,857 square feet.

LOCATION DESCRIPTION

Accessibility & affordability! Located in the highly desirable Tigard Triangle submarket, the building offers immediate access to I-5, Highway 217, and Highway 99. The location is just minutes from downtown Portland and Kruse Way.

As it is within Washington County, tenants of Tigard Professional Center will take advantage of major tax benefits in comparison to Multnomah County.

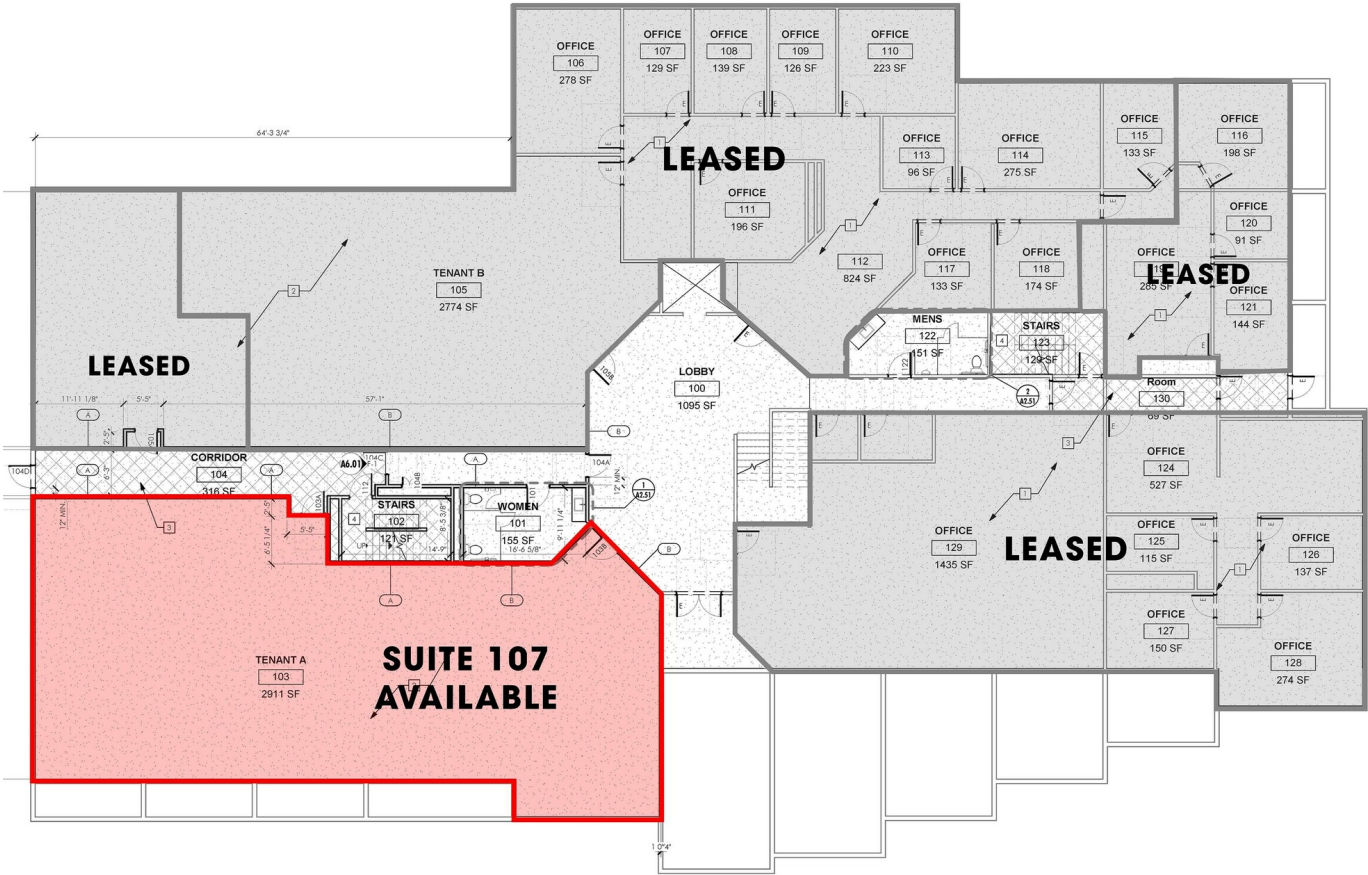


OFFERING SUMMARY

Sale Price:	\$6,300,000
Lease Rate:	\$33 SF/yr (Full Service)
Available SF:	2,247 - 6,857 SF
Building Size:	29,351 SF
Parking:	3/1000



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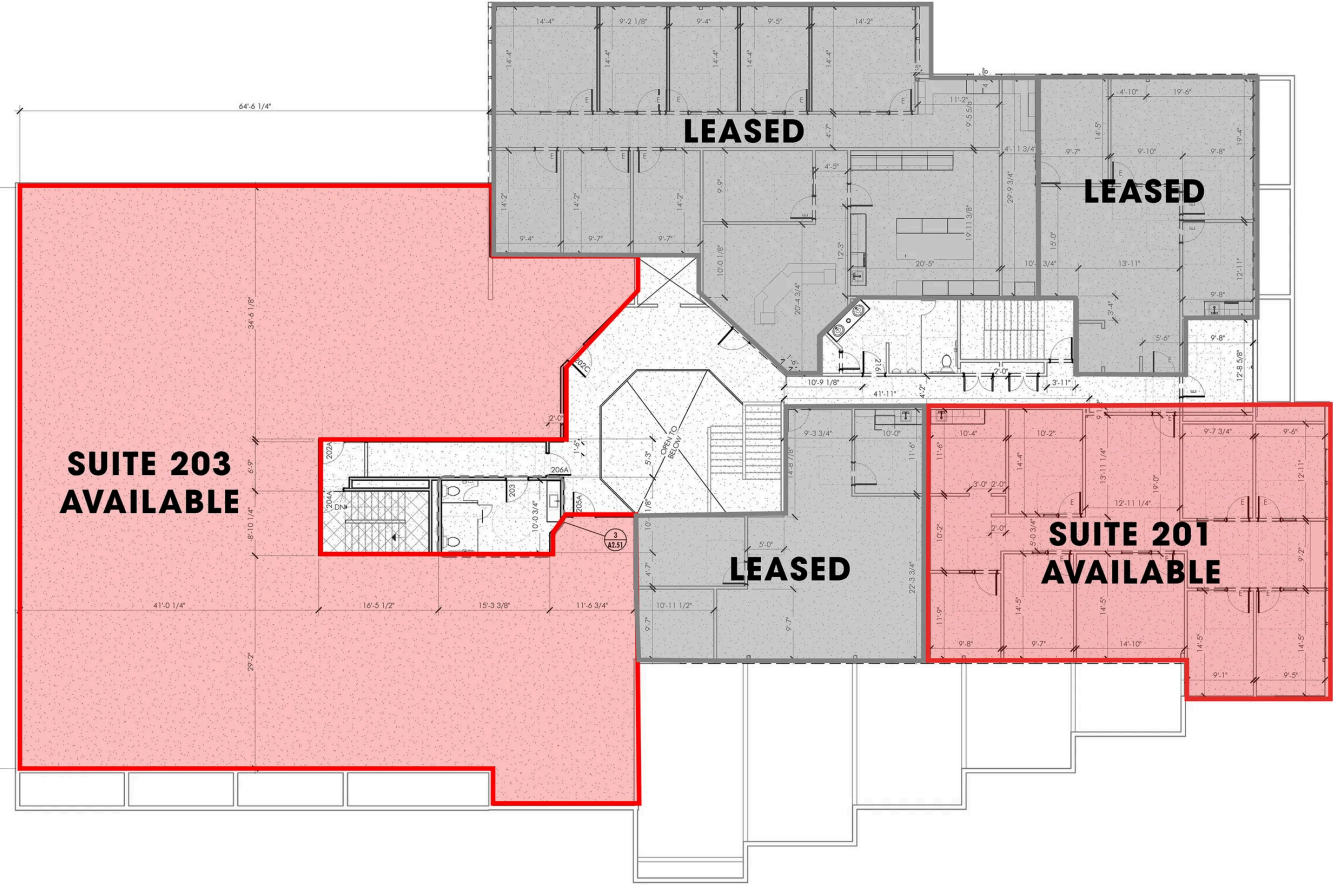


First Floor - All spaces advertised at \$33/SF (FSG)

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 107	3,382 SF	Full Service	\$33.00 SF/yr	Ground floor lobby exposure with 2 sides of window line.

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Second Floor - All spaces advertised at \$33/SF (FSG)

AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■	Suite 201	2,247 SF	Full Service	\$33.00 SF/yr	7 privates, break room. Ready for occupancy Feb 1, 2027.
■	Suite 203	6,857 SF	Full Service	\$33.00 SF/yr	3 sides of window line. Demisable.

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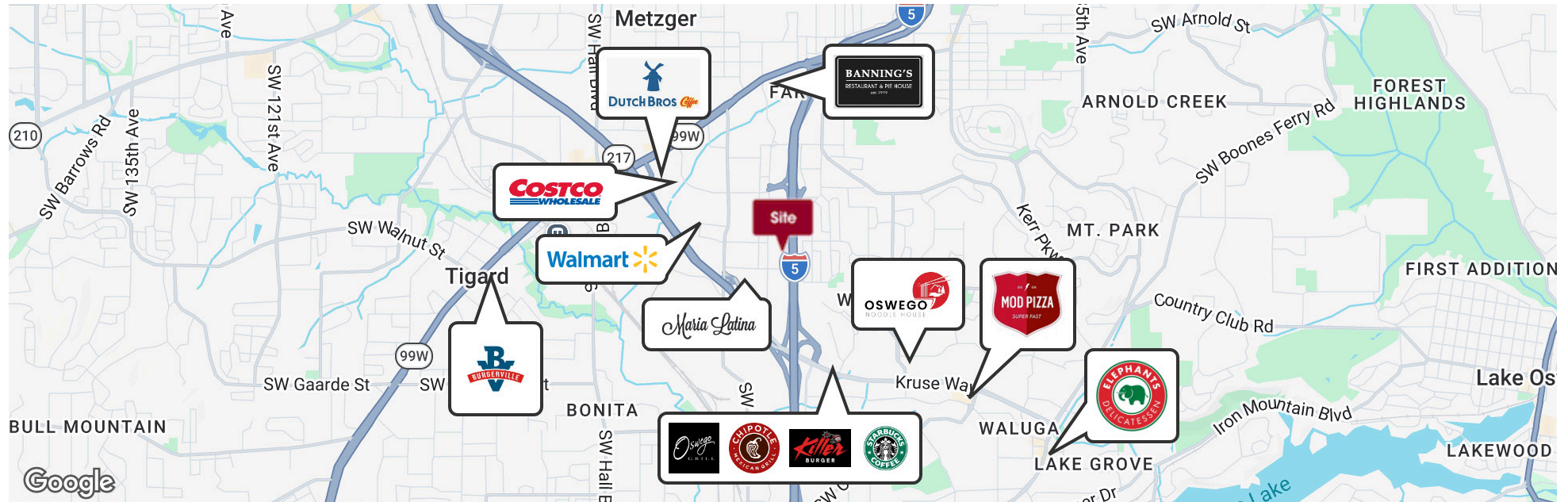
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WASHINGTON COUNTY TAX SAVINGS

Approximate tax savings compared to tax costs within Multnomah County:



Businesses producing \$1M pre-tax income

SAVE \$40,000/year



Businesses producing \$5M pre-tax income

SAVE \$121,500/year

SAVE MONEY WITH FREE PARKING

Approximate savings compared to parking costs within Downtown Portland:



SAVE \$250/month

per vehicle



SAVE \$3,000/year

per employee

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