

\$3/SF BROKER BONUS! 5 YEAR LEASE MINIMUM - SIGNED BY 9/30/26
\$100 BROKER TOUR BONUS - CALL FOR REQUIREMENTS
- ONE SPACE LEFT! -



FOR LEASE

217 CORPORATE PLACE

6600 SW 105TH AVENUE, BEAVERTON, OR 97008

JOE KAPPLER

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CHARLES HASELWOOD

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

50,446 SF class A suburban office building located just off Highway 217. Second floor space is move in ready measuring 10,563 RSF. The suite can be demised down to 4,148 RSF. The space offer a balanced layout with a mix of open space, private offices and a large training room. Building signage is available for any tenant leasing the 10,563 SF space. Local ownership and on-site management creates a convenient and efficient office experience. The building is exceptionally maintained and the tenant mix includes corporate neighbors.

PROPERTY HIGHLIGHTS

- Owned by Pacific NW Properties, a local landlord who prioritizes tenants and is open to creative deal structures
- Building signage available.
- 4/1000 Free Parking ratio
- Quick access to Hwy 217
- Save on property taxes outside of Multnomah County
- Property location: Washington County/City of Beaverton jurisdiction
- New Tenant Amenities: Outdoor furniture, showers, & fitness center

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
NNNs:	\$11.99/SF
Available SF:	4,148 - 10,563 SF
Building Size:	50,446 SF
Parking Ratio:	4.0

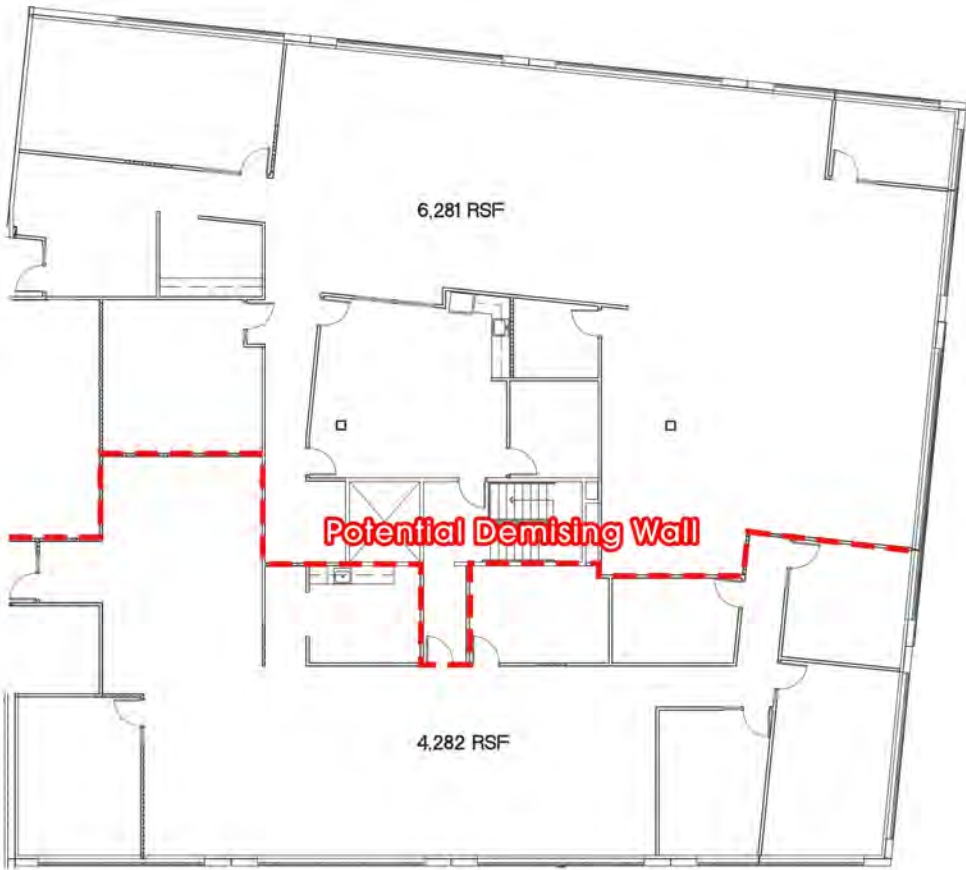


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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 200	4,148 - 10,563 SF	NNN	\$19.50 SF/yr	2026 NNN \$11.99/SF

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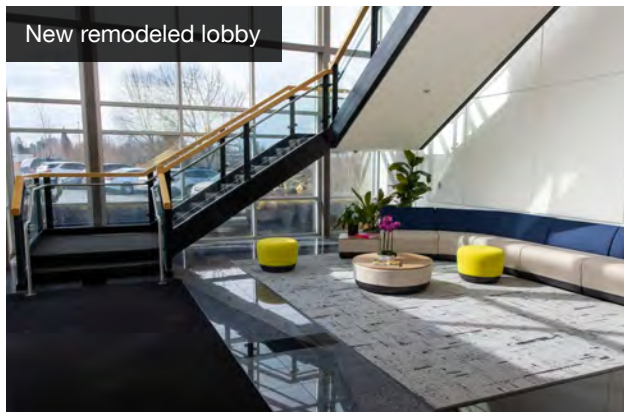
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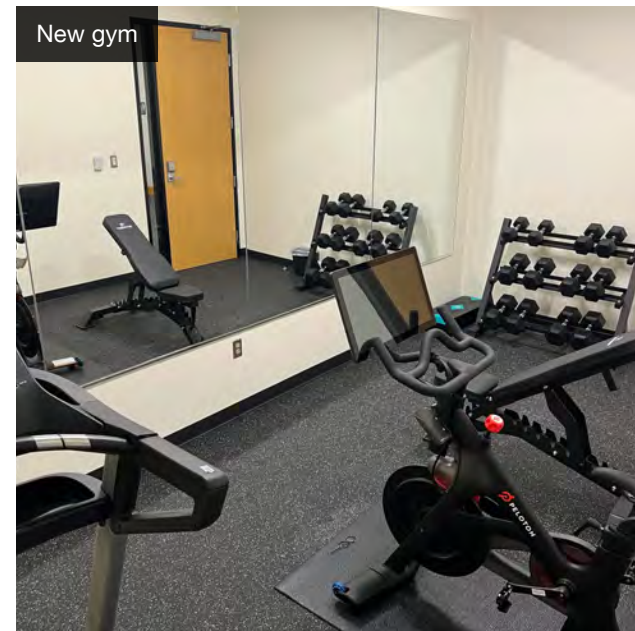
Solar panels



New remodeled lobby



New gym



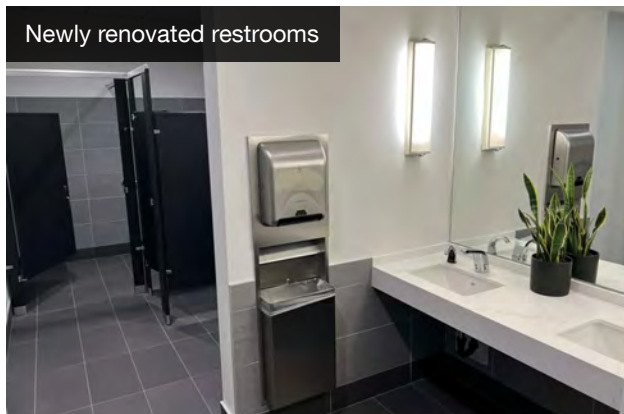
New outdoor area



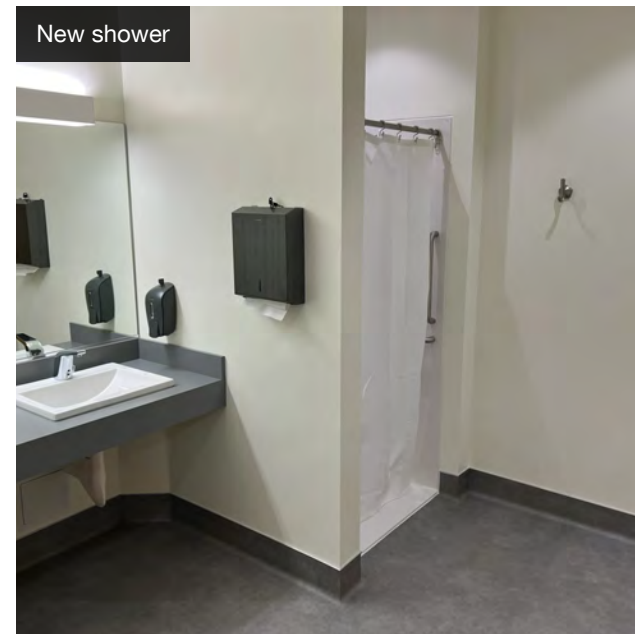
New collaboration pods



Newly renovated restrooms



New shower



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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



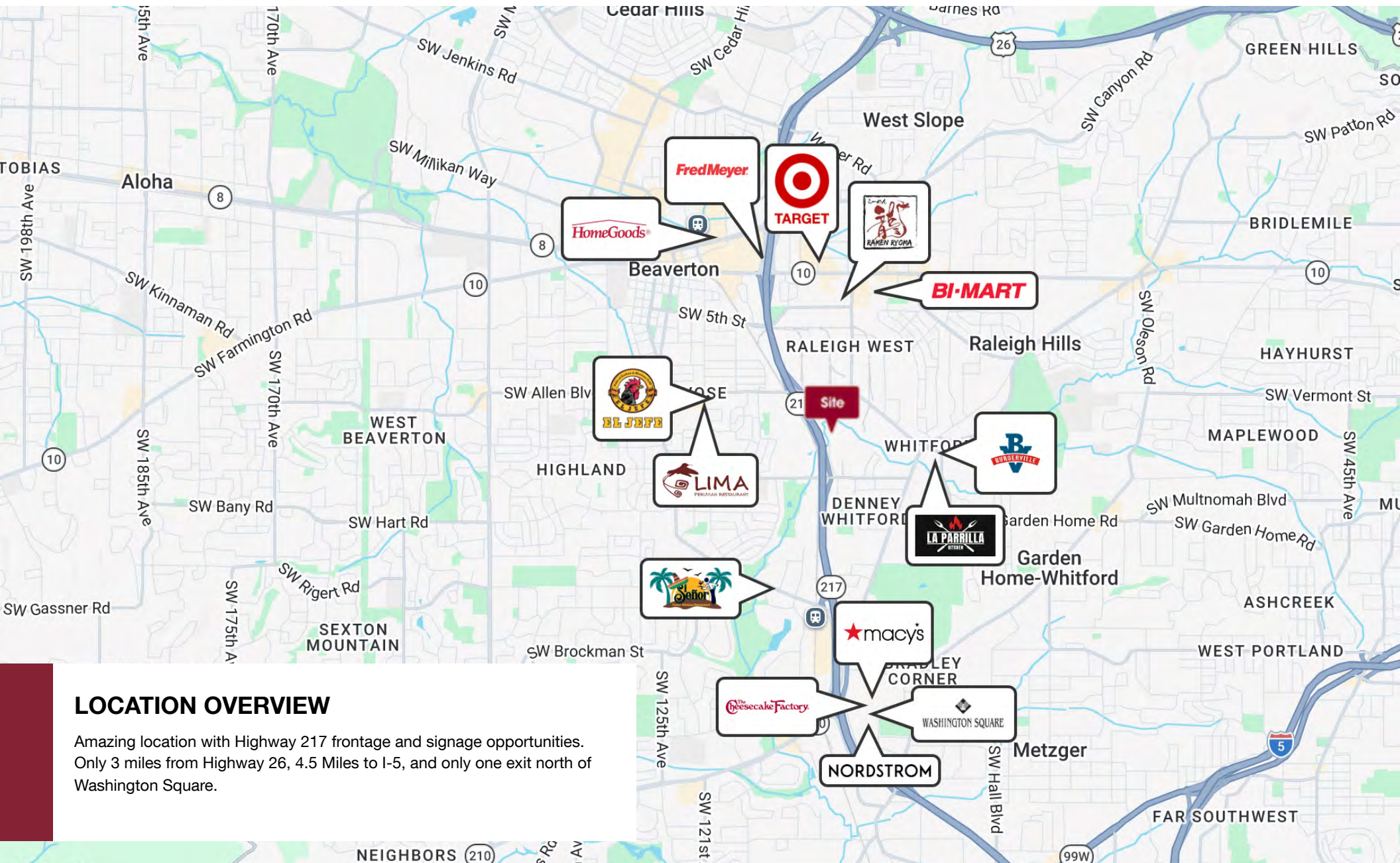
SAVE \$3,000/year
per employee

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LOCATION OVERVIEW

Amazing location with Highway 217 frontage and signage opportunities. Only 3 miles from Highway 26, 4.5 Miles to I-5, and only one exit north of Washington Square.

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