



FOR SUBLEASE

OAK TREE BUSINESS PARK

19470 SOUTHWEST MOHAVE COURT, TUALATIN, OR 97062

JAKE BREELAND

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PROPERTY DESCRIPTION

4,085 SF available within Oak Tree Business Park in Tualatin. The entire space can be occupied or demised into two sections. Space 1: Approximately 1,585 SF of warehouse and 850 SF of office space with two restrooms. Space 2: Approximately 1,500 SF of warehouse and 150 SF of office with one restroom. Each space has it's own storefront access and grade level door. Zoning permits a variety of uses, including light manufacturing, research and development, business support services, office and supportive retail, distribution, and other accessory uses. The sublease term extends through June 30, 2030.

PROPERTY HIGHLIGHTS

- Warehouse 3,085 SF
- Office: 1,000 SF
- Entire space can be occupied or demised
- Space 1: Approximately 1,585 SF with 850 SF of office and two restrooms
- Space 2: Approximately 1,500 SF with 150 SF of office and one restroom
- (2) store front door entrances
- (2) Grade doors
- [Zoning: Light Manufacturing \(ML\)](#)
- Sublease term ends: June 30, 2030

OFFERING SUMMARY

| | |
|----------------------|-----------------------|
| Lease Rate: | \$1.17 SF/month (NNN) |
| NNN's: | \$0.37/mo |
| Available SF: | 1,500 - 4,085 SF |



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LOCATION OVERVIEW

Conveniently located near SW Tualatin-Sherwood Road and SW Boones Ferry Road, the property offers excellent access to major highways and transportation corridors, providing seamless connectivity for logistics, distribution, and regional travel. The location also benefits from close proximity to a wide range of dining, retail, and entertainment amenities.

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