

TUALATIN CORPORATE CENTER

19801-19861 SW 95th St | Tualatin, OR 97062

Rare Sublease Opportunity in
Prime Tualatin Industrial Park



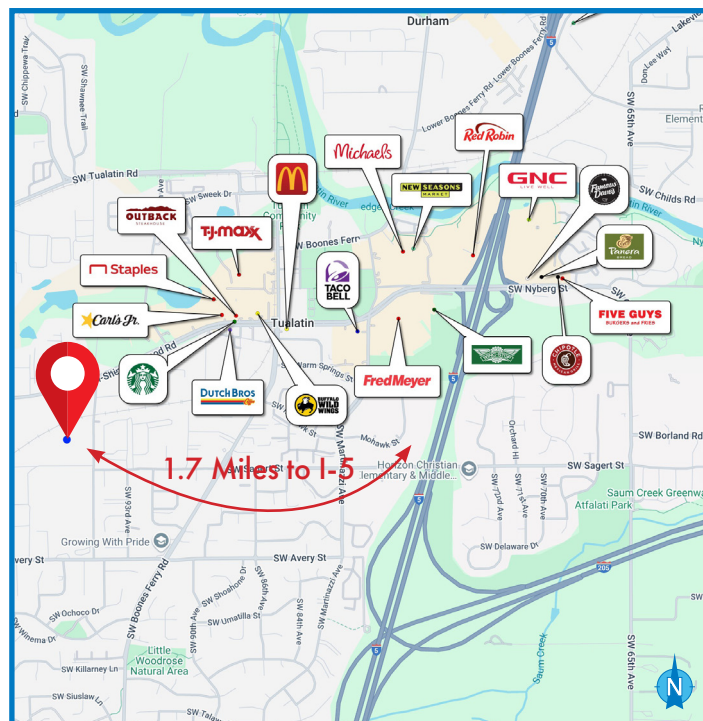
INDUSTRIAL SPACE FOR SUBLEASE

HIGHLIGHTS

- Move-in ready office space
- Excellent access to I-5 and I-205
- Modern corporate park setting
- Flexible sublease term through April 2028
- Ideal for distribution or light manufacturing
- below-market rent

DETAILS

- Space size: ± 21,517 SF shell with ± 3,515 SF office
- Rate: \$22,420.05/month NNN
\$0.88/\$1.00 PSF
- Loading: 6 dock doors
2 grade level doors (8' x 14')
- Clear height: 22'
- Zoned: IL (City of Tualatin)
- Term: Master lease expires April 30th, 2028



04.30.2025

For more information or a property tour, please contact:

MATT LYMAN

503.225.8454

MattL@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
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EXTERIOR PHOTOS



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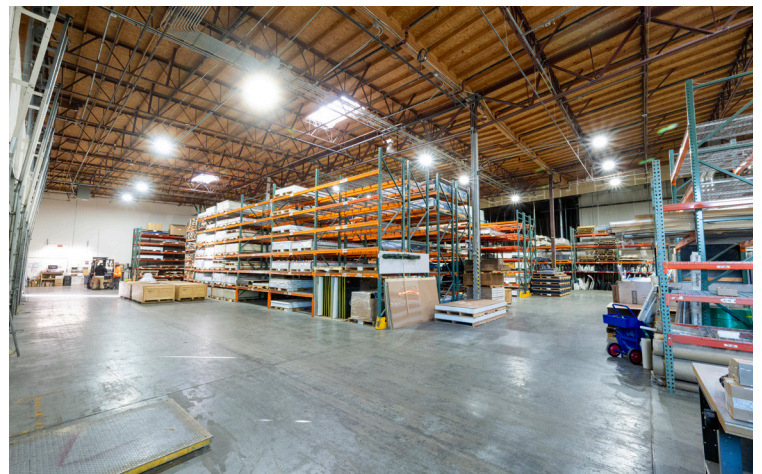
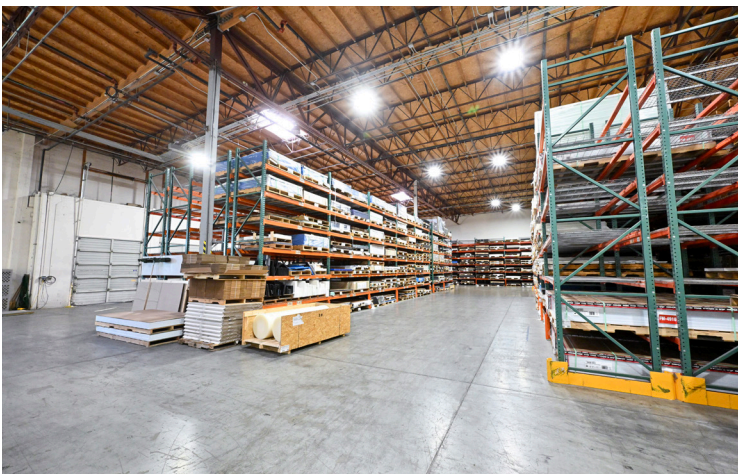
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INTERIOR PHOTOS



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