



MEDICAL OFFICE ON TUALATIN VALLEY HIGHWAY

4095 SW 144th Avenue
Beaverton, OR 97005

FOR LEASE

Property Features



Medical /
Professional Office



7,600 SF (Building)
1,000 SF Available



GC Zoning

Property Description

4095 SW 144th Avenue is a professionally maintained multi-tenant medical office building located directly on SW Tualatin Valley Highway in the heart of Beaverton. The building offers strong visibility along one of Washington County's primary arterial corridors and currently offers a newly renovated 1,000 SF suite ideal for medical or professional office users.

The property has recently undergone exterior upgrades including new siding and fresh exterior paint, with parking lot repair, resealing and re-stripping planned for spring 2026, reinforcing ownership's commitment to maintaining a clean and professional environment for tenants and customers.

Renovated in 2011, this single level building is climate-controlled (HVAC) and configured with shared lobby, bathrooms, and service rooms between its north and south wings. The layout supports medical and professional uses including counseling, wellness, clinics, dental, spa, and specialty practices.

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Each Office Is Independently
Owned and Operated.

Property Details

Building Size	7,600 SF	Parking	26 Off-Street + 25+ Street
Available SF	1,000 SF	Zoning	GC – General Commercial
Floors	1	Power	3-phase
Building Renovation	Renovated in 2011 (and exterior upgrades in 2025-26)	Construction	Medical / Professional Office
Space Renovation	2026 – Just Completed		

Key Highlights:

- Prominent frontage on SW Tualatin Valley Highway
- Multi-tenant medical/professional configuration
- 7,600 SF building
- 26 dedicated off-street parking stalls
- Additional 25+ street parking spaces
- HVAC climate control
- Zoned GC – General Commercial
- Exterior upgrades: new siding and paint
- Parking lot repair, reseal, and re-striping
NEWLY COMPLETED
- Suite A & B fully leased





