



Sub-lease

Medical Office

15755 SW Sequoia Parkway | Tigard

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Opportunity



Approx. 9,000 RSF



Signage Opportunity with Extraordinary Visibility



Centrally Located along I-5 South



Efficient Medical Buildout



Sublease through May 2027



Call Broker for Pricing



Excellent Parking - 4/1,000

Features

Class A Medical Office Space

20 building mixed-use suburban complex

10 miles from Portland's central business district

High End Finishes

Ample patient parking



Floor Plan

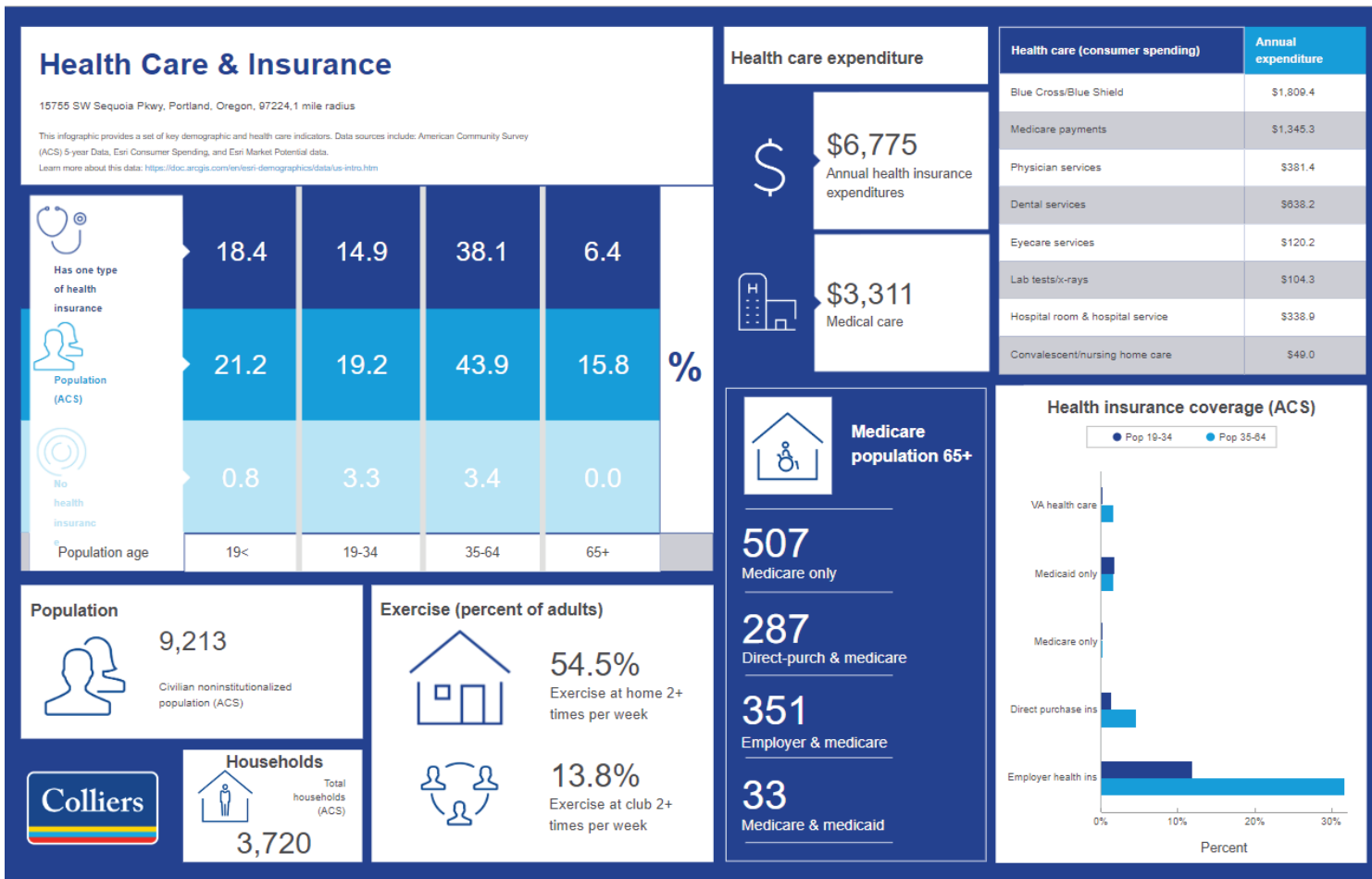


Sublease Space

1st Floor space
Approximately 9,000 RSF
6 Seat Nurses Station

Restrooms: 2
Offices: 6
Exam Rooms: 14

Break Room: 1
Large X-Ray Room
Cast Room



Traffic

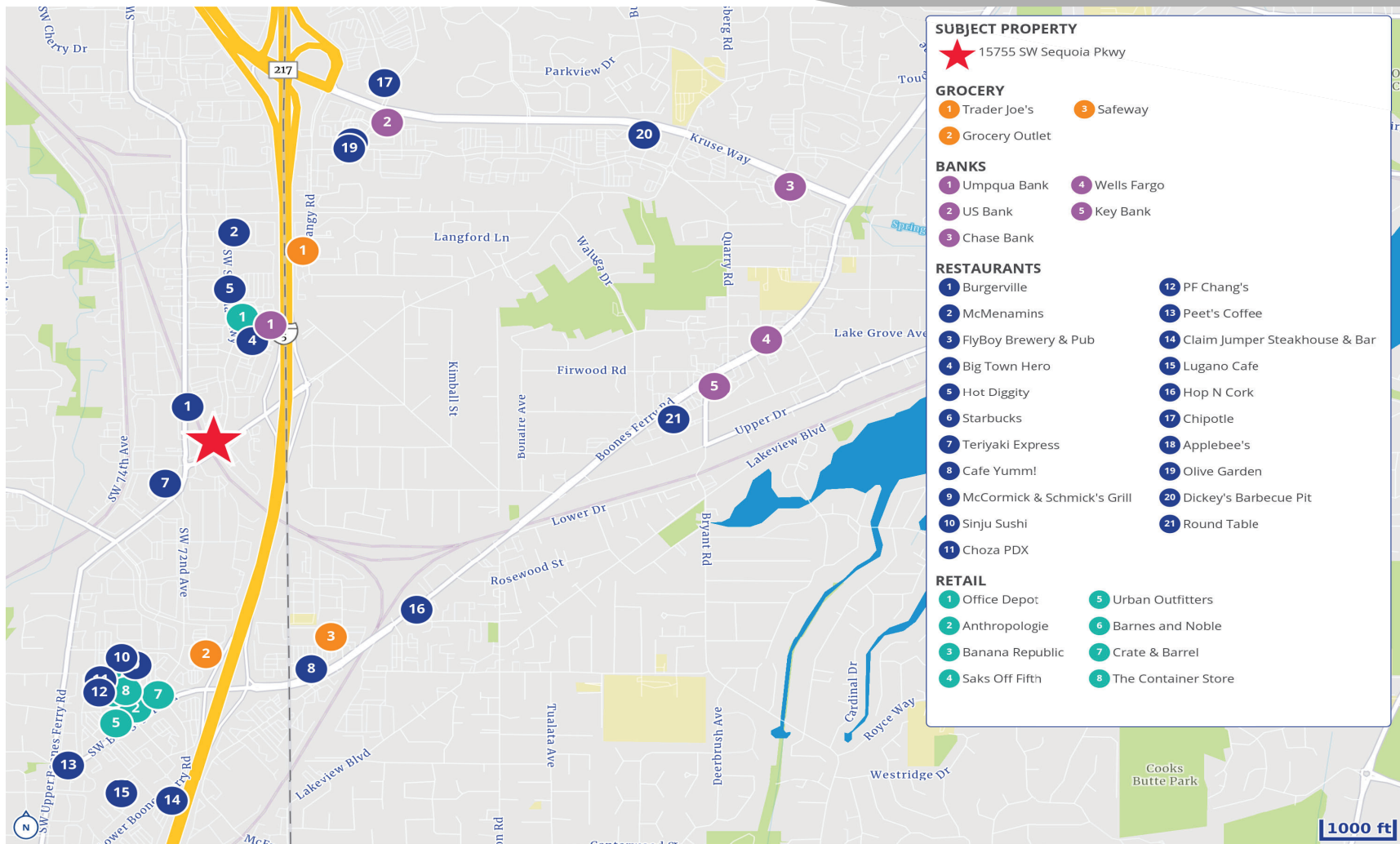
SW Lower Boones Ferry Road (fronting subject)

Vehicles Per Day	27.1k	
Foot Traffic Per Day	3.2k	
Walk score	46	
Bike score	57	
Transit score	34	

Demographics

	1 mile	2 miles	3 miles
Population (worday)	9,408	48,190	104,651
Number of Households (total)	3,839	19,729	46,517
Household Income (average)	\$113,7k	\$100.5k	\$97.3k
Household Medical Spending (annual)	\$10,086	\$9,252	\$9,209
Consumer Spending (annual)	\$22,053	\$20,127	\$19,755

Amenities Map



Tigard/Bridgeport Area Amenities



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FOR SUBLEASE

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