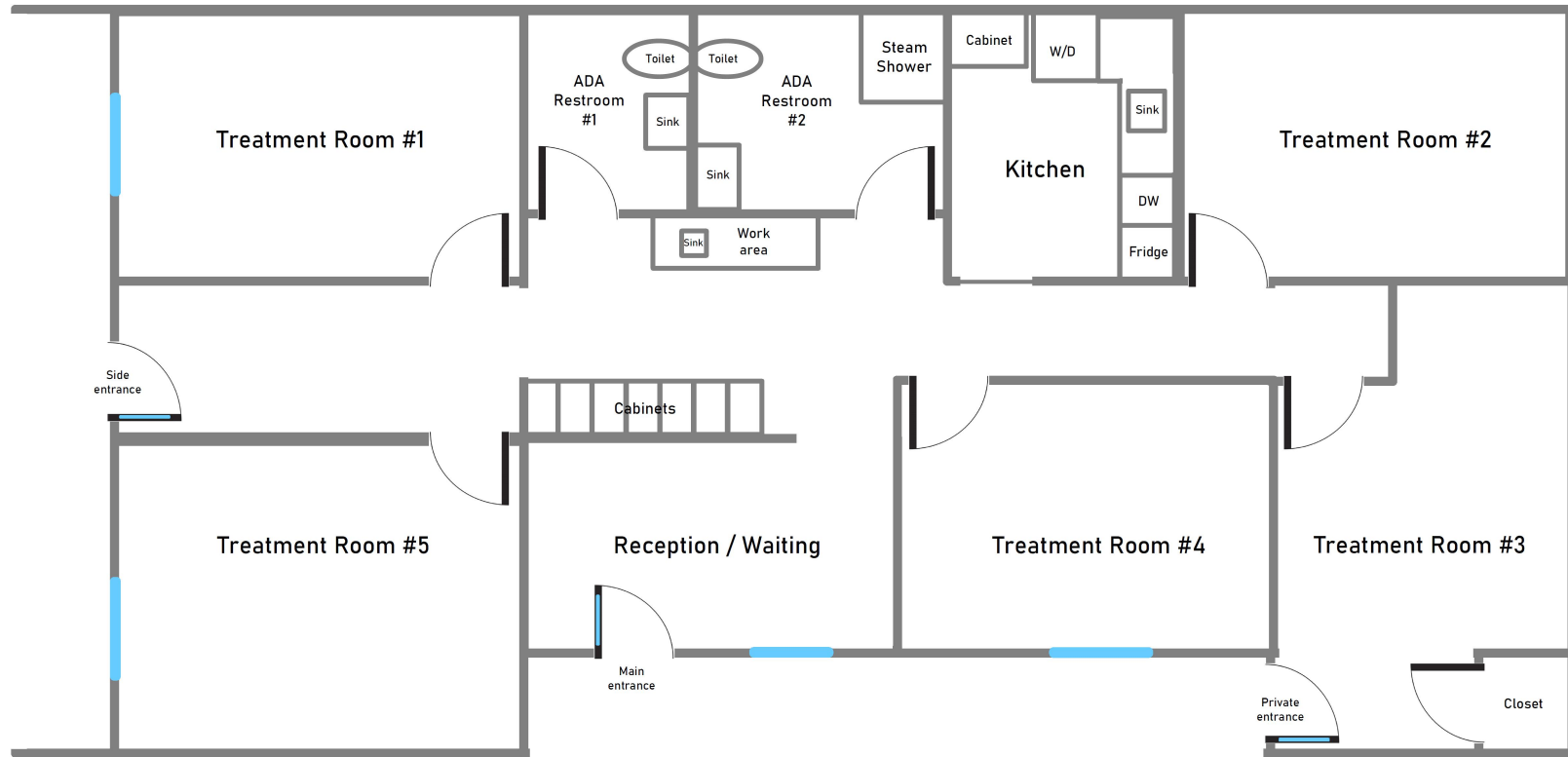


First and Main Medical

12825 SW 1st St. Beaverton OR 97005

For Lease



Features & Amenities

- Mid-century brick building on corner lot in coveted downtown Beaverton
- Ideal for light medical / aesthetic services
- (5) Private treatment rooms
- (2) Single-user ADA restrooms
- Waiting room with reception area
- Kitchen with fridge and dishwasher
- Built-in work area w/ sink & cabinets
- Full-height storage cabinets
- Cork floors in the treatment rooms
- Therapeutic steam shower
- Washer and dryer
- Signage opportunity
- On-site ADA patient parking
- Locally owned & professionally managed

Rental Information

Rentable Square Feet.....	1,800
Annual Rate.....	\$30
Monthly Base Rent.....	\$4,500
Est. Monthly Nets.....	\$1,500
Total Monthly Rent.....	\$6,000

(Nets include building and HVAC maintenance, management, insurance, taxes. Tenant pays for utilities & parking lot maintenance.)

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