

PACIFIC

PROFESSIONAL CENTER

12205 SW TUALATIN ROAD, TUALATIN, OR 97062

\$2/SF Broker Bonus
AVAILABLE TO THE FINDING BROKER



3,195 TO 64,841 RSF AVAILABLE FOR LEASE

The Pacific Professional Center offers tenants:

- Abundant 4 / 1,000 on-site parking
- Locker rooms and showers
- The tenant lounge has Wi-Fi, TVs, coffee makers, vending machines
- Excellent signage opportunities
- Visibility along Highway 99

Broker:

Joshua R. Williams
503.972.5504
josh.williams@nrmk.com
Licensed Oregon Real Estate Broker

\$27.00/SF Full Service Gross

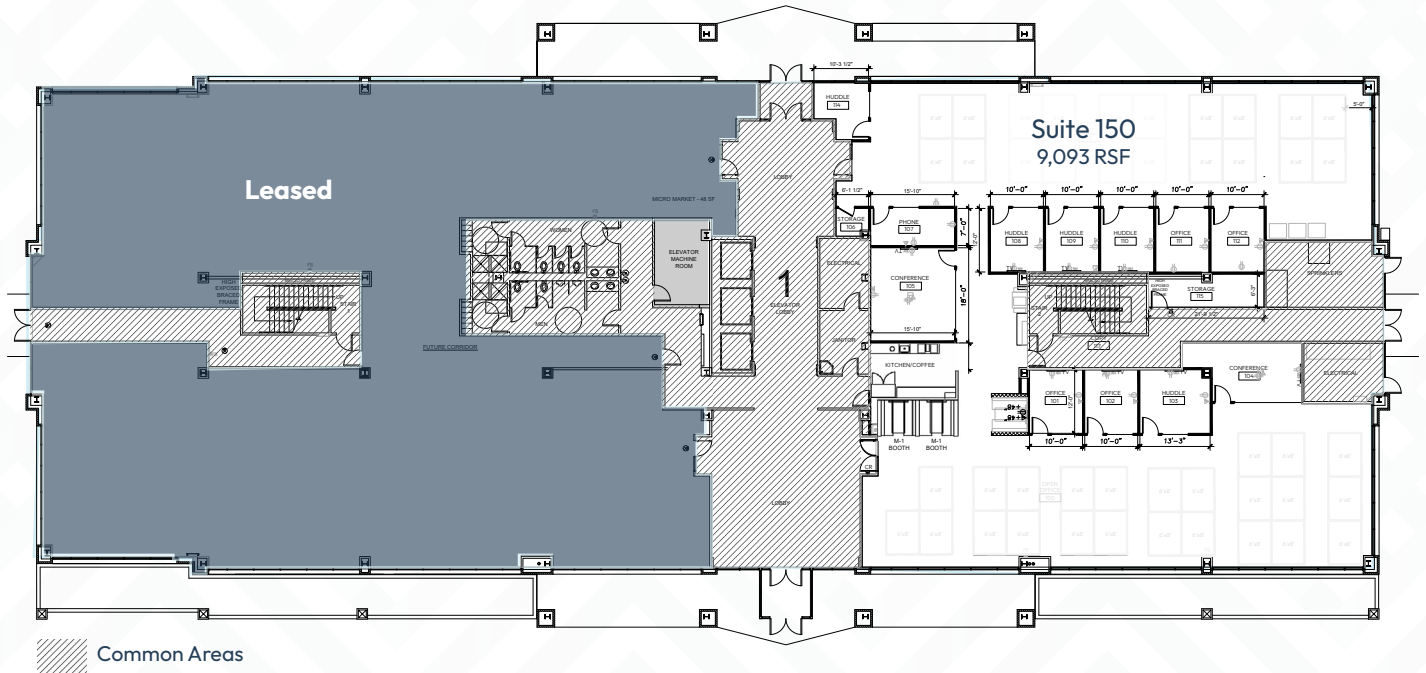
NEWMARK

AVAILABLE SPACES / FLOOR PLAN

1st Floor

Suite 150

- 9,093 RSF
- Move-in ready space, high-end buildout
- Lobby exposure



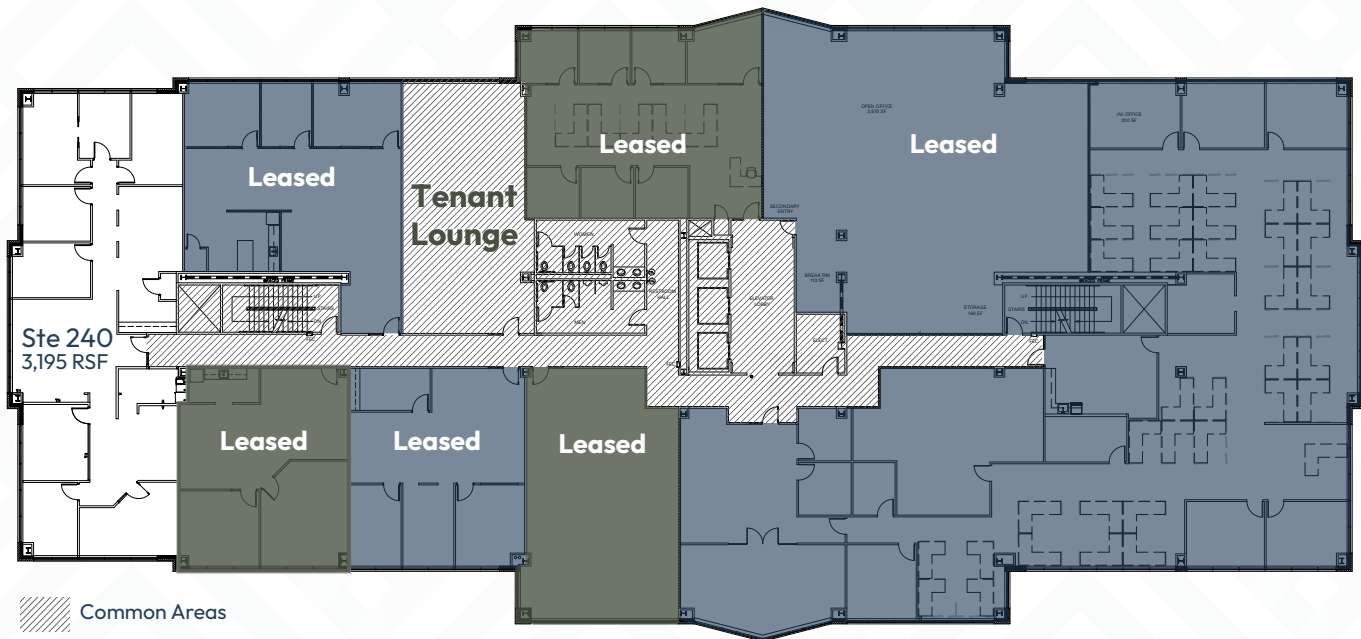


Suite 150

AVAILABLE SPACES / FLOOR PLAN

2nd Floor | Suite 240

- 3,195 RSF
- Move-in ready space
- Multiple private offices
- Windows on 3 sides





Suite 240



Suite 240

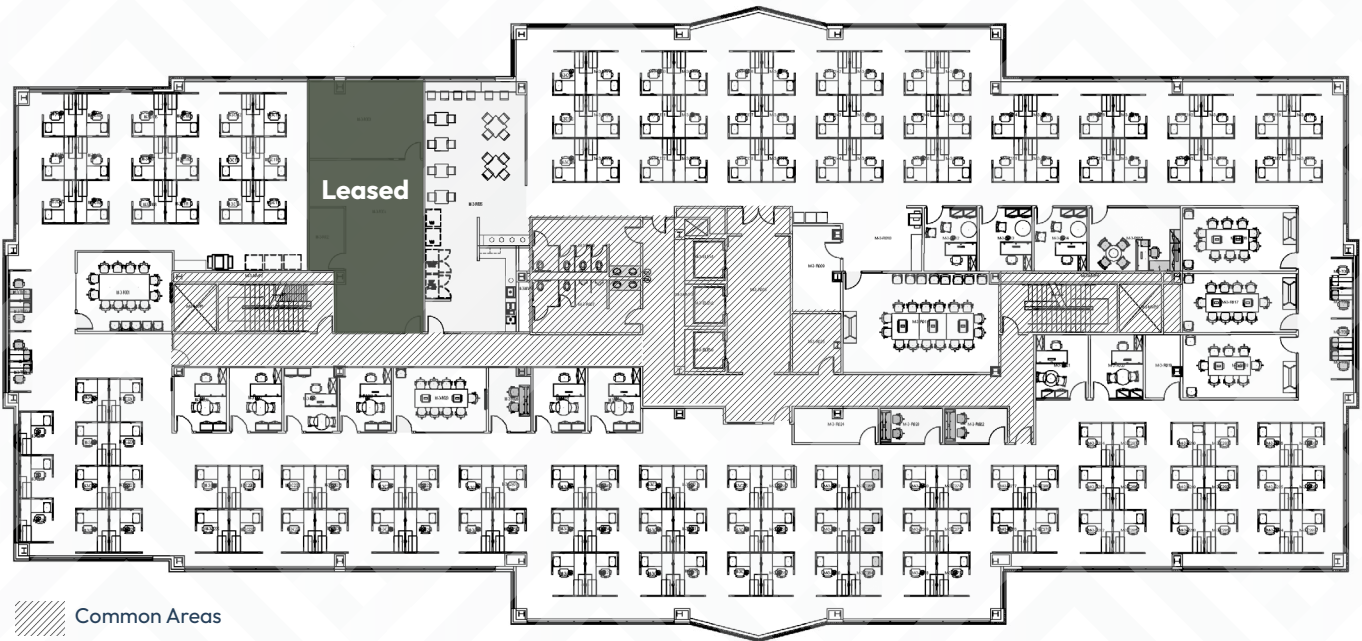


Suite 240

AVAILABLE SPACES / FLOOR PLAN

3rd Floor | Suite 300

- 24,455 RSF
- Divisible to 10,000 RSF
- High-end buildout and finishes
- Available October 2025
- 52,553 SF Contiguous SF on FL 3 & 4



Suite 300



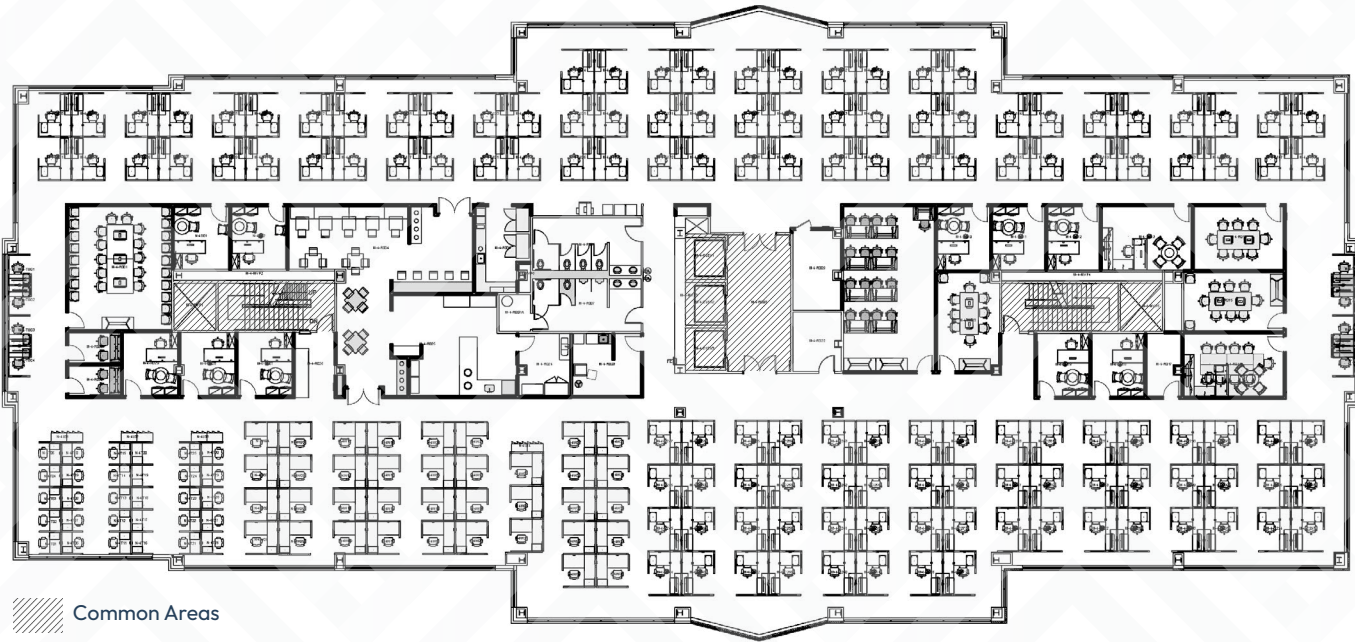
Suite 300



AVAILABLE SPACES / FLOOR PLAN

4th Floor | Suite 400

- Full Floor
- 28,098 RSF
- High-end buildout and finishes
- Available October 2025
- 52,553 SF Contiguous SF on FL 3 & 4





Suite 400



Suite 400

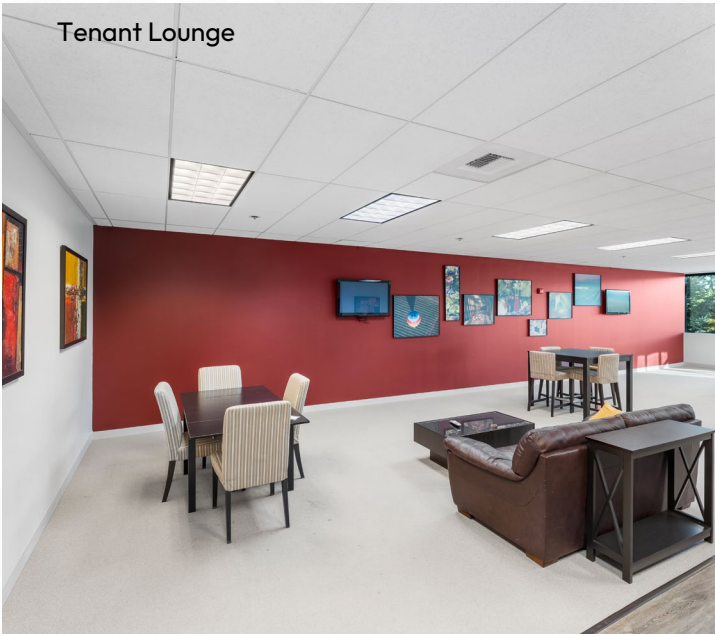
Lobby



Lobby



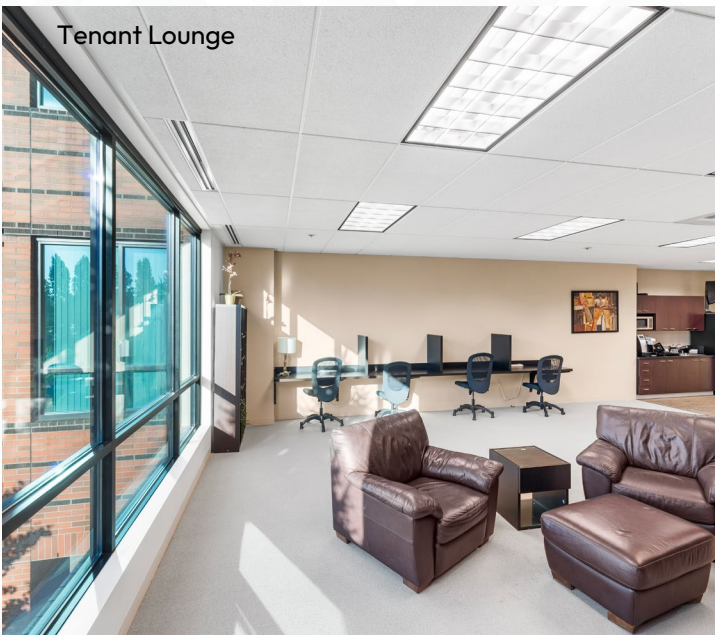
Tenant Lounge



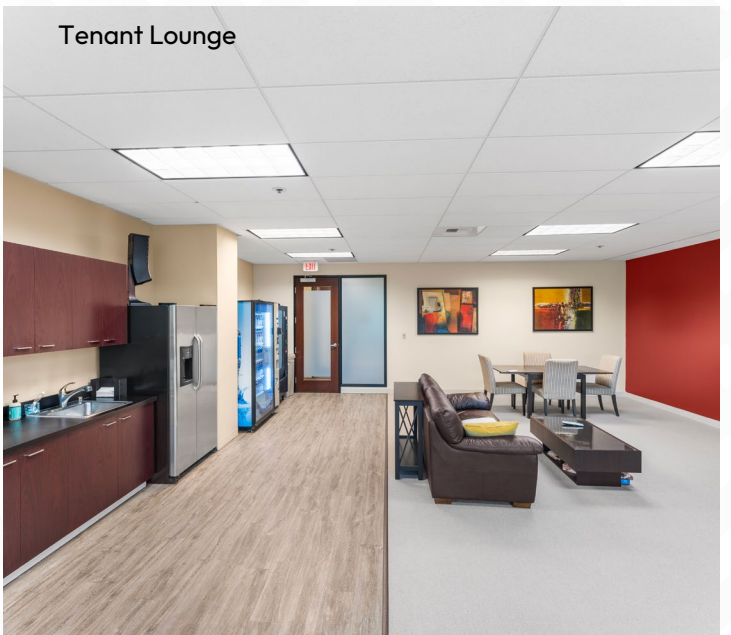
Tenant Lounge



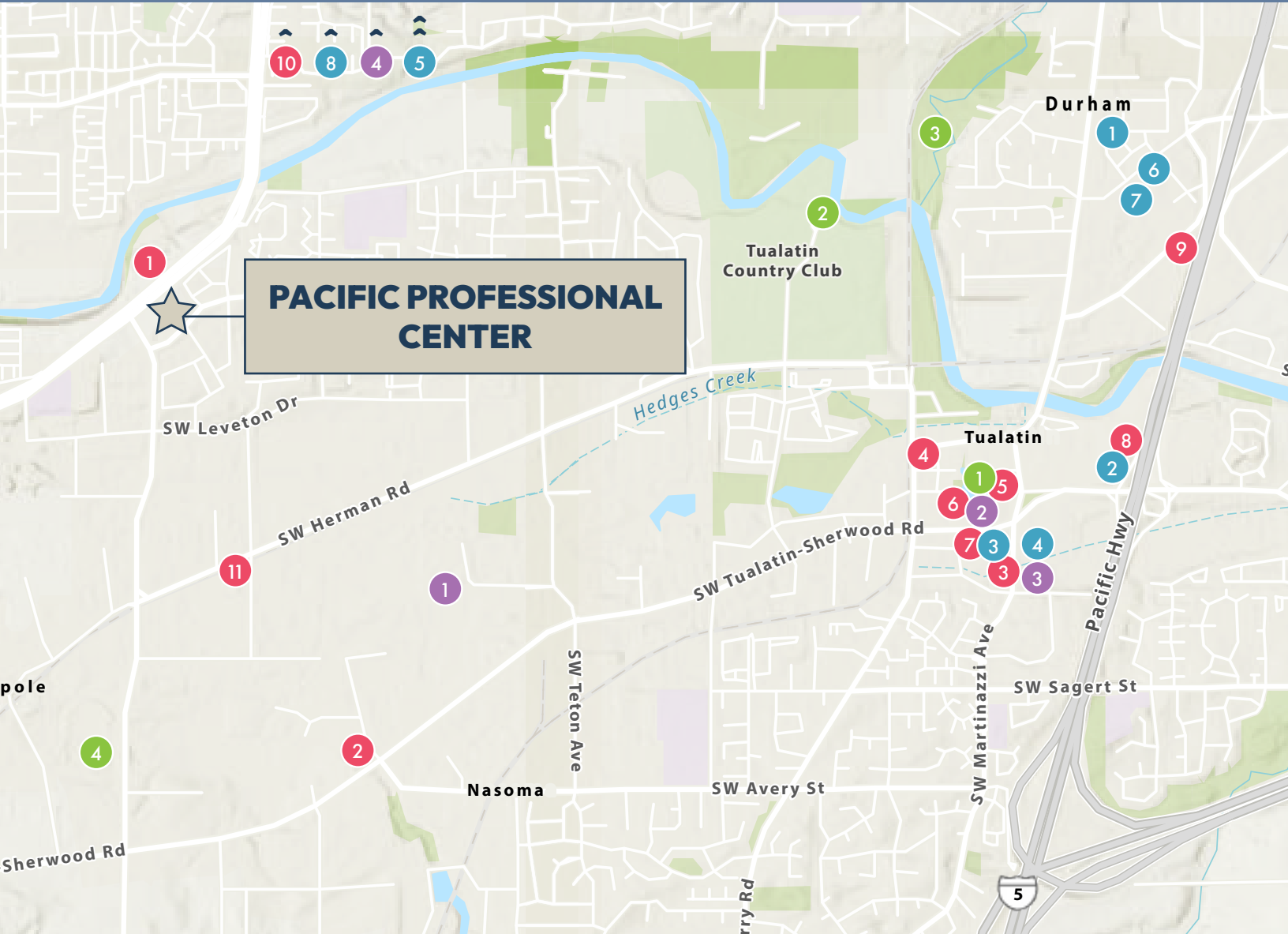
Tenant Lounge



Tenant Lounge



NEARBY AMENITIES



FOOD & BEVERAGE

1. Casa Colima Mexican Restaurant
2. La Industria
3. Shari's Cafe and Pies
4. Mashita Teriyaki
5. Lee's Kitchen
6. Roxy's Island Grill
7. Aloha Grill Hawaiian BBQ
8. Red Robin
9. Claim Jumper Steakhouse & Bar
10. Starbucks
11. Stickmen Brewery

SERVICES & HOSPITALITY

1. UPS Customer Care
2. Century Hotel
3. Comfort Inn & Suites Tualatin
4. Planet Fitness

PARKS & RECREATION

1. Tualatin Lake at the Commons
2. Tualatin Country Club
3. Durham City Park
4. Tualatin Island Greens

SHOPPING

1. Bridgeport Village
2. Nyberg Rivers
3. Martinazzi Square
4. Fred Meyer
5. Safeway
6. Whole Foods Market
7. REI
8. Trader Joe's

TUALATIN MARKET OVERVIEW

The city of Tualatin is a dynamic, vibrant community conveniently located just 13 miles south of Portland. Similar to neighboring suburbs, Tualatin possesses strong demographics with over 45% of residents holding a bachelor's degree or higher and average household income exceeding \$110,000. Situated at the intersection of I-5 and I-205, Tualatin affords residents short commute times to downtown Portland and surrounding suburban markets. Excellent educational opportunities are available to residents through the Tigard-Tualatin School District, which is a top 10 ranked school system in Oregon. As a result, Tualatin's housing market has experienced considerable growth since the onset of the pandemic. Attractive yet affordable neighborhoods, an excellent school system, and a Washington County zip code makes Tualatin one of the most desirable suburbs in the Portland market.

\$114,710

Average Household Income
(ESRI)

#2*

Safest City in Oregon
(safewise.com)

TOP 10

Ranked School System in Oregon
(niche.com)

#7

Best Cities to Live in Oregon
(chamberofcommerce.org)

Built in 2008, Pacific Professional Center is the newest and highest-quality asset in the South I-5 Corridor.

98,270 SF

Net Rentable Area

4/1,000 SF

Parking Ratio

12 FT

Slab-to-Slab

±25,000 SF

Floor Plates



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