

GRAY OAKS CORPORATE PARK

735 SW 158TH AVE
BEAVERTON, OR

FOR SALE
OR LEASE



UP TO 22,600 SF OF CONTIGUOUS HIGH EXPOSURE SPACE AVAILABLE

NEWMARK

km Kidder
Mathews

FOR LEASE INQUIRIES:

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FOR SALE INQUIRIES:

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FOR LEASE OR OWNER/USER SALE OPPORTUNITY

Class A flex/office property with a high identity location across the street from the Nike World Headquarters in Beaverton, Oregon.

Gray Oaks Corporate Park is a high quality, multi-tenant design, flex/office property with excellent signage and exposure along SW 158th Avenue. It is situated within one-quarter mile of Tualatin Hills Park and Recreation District regional athletic facility, Costco, Fred Meyer anchored shopping district, and Nike World HQ. Several space options are available for lease, including contiguous 22,616 SF with a primary entrance, extensive glass, and feature signage creating a high-profile location.

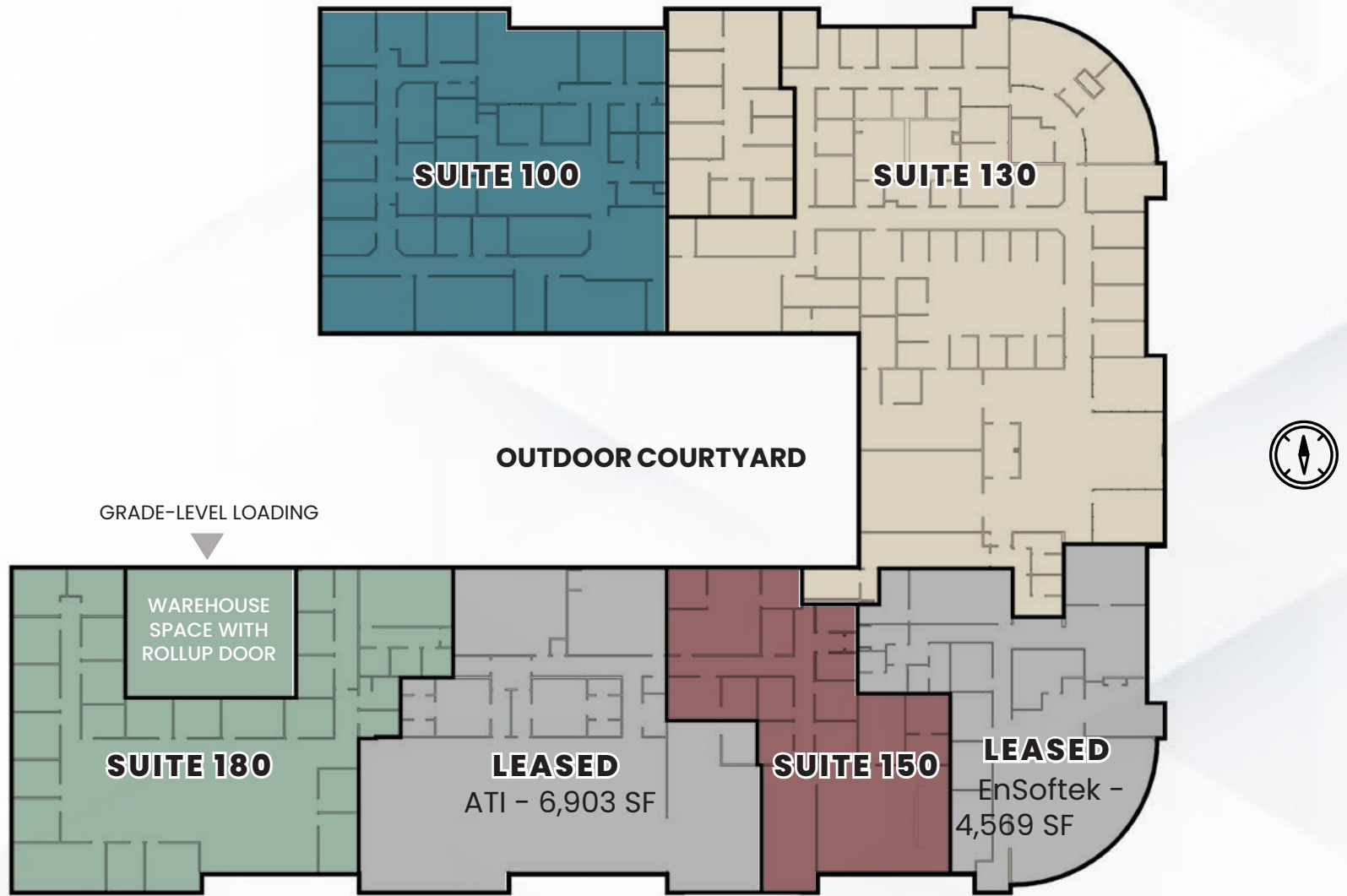
The property is also available for sale. It is an excellent opportunity for an owner/user to acquire the property and occupy the large feature space. With existing tenants in place, this offering could be a great owner-user opportunity with income in place.



PROPERTY HIGHLIGHTS

Address	735 SW 158th Ave, Beaverton, OR 97006
Net Rentable Area	45,684 SF
Site Area	3.99 Acres
Year Built	1996
Parking	3.3/1000 SF
Zoning	Office Industrial (OI)
Clear Height	15' to the Structure
Traffic Counts	21,982 daily on SW 158th
Available Suites	4,033 RSF to 34,975 RSF
Asking Rents	\$26.00 PSF to \$32.00 PSF
Asking Price	Call for price

BUILDING PLAN



SUITE 100
7,240 SF
\$30.00 SF FSG

SUITE 130
15,159 SF
\$32.00 SF FSG

SUITE 150
3,728 SF
\$26.00 SF FSG

SUITE 180
8,085 SF
\$28.00 SF FSG

NEARBY AMENITIES



**CEDAR HILLS
CROSSING**

MURRAY RD

**TUALATIN HILLS
AQUATIC CENTER**



**Fred
Meyer.**



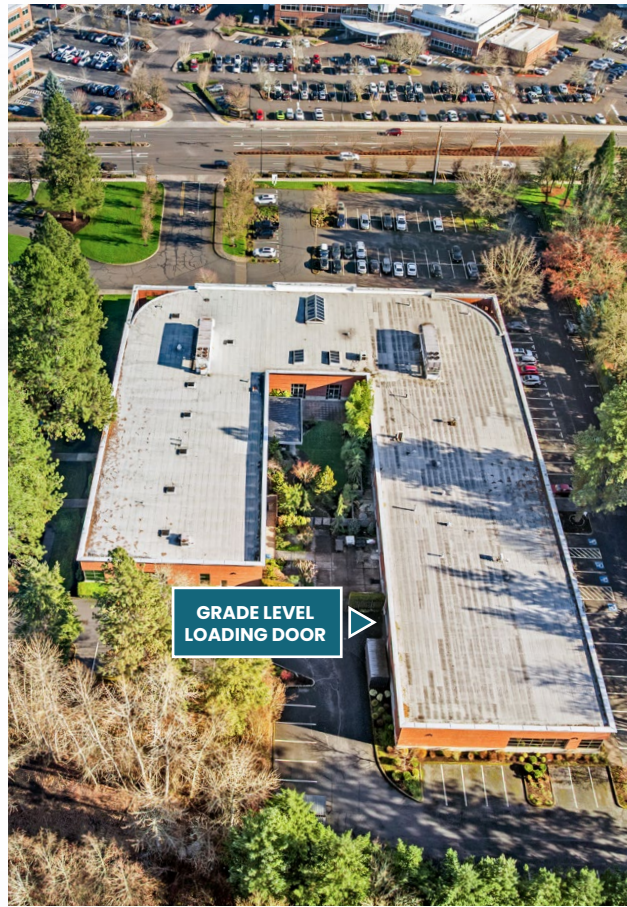
WALKER RD

SW 158TH AVE



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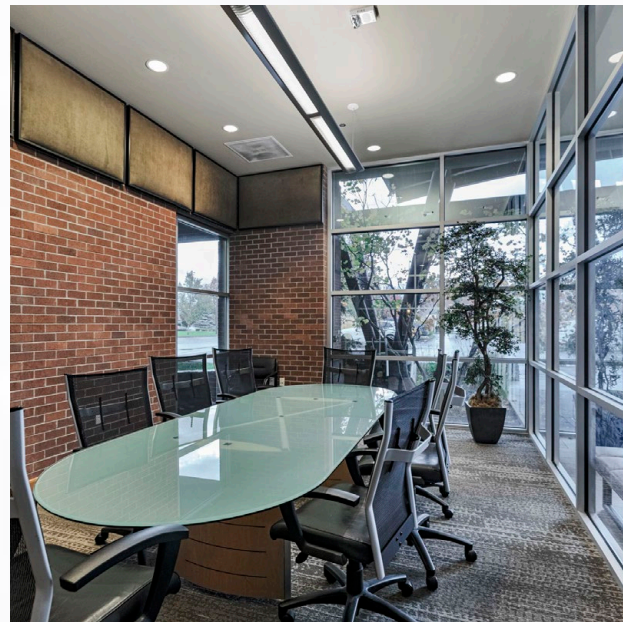
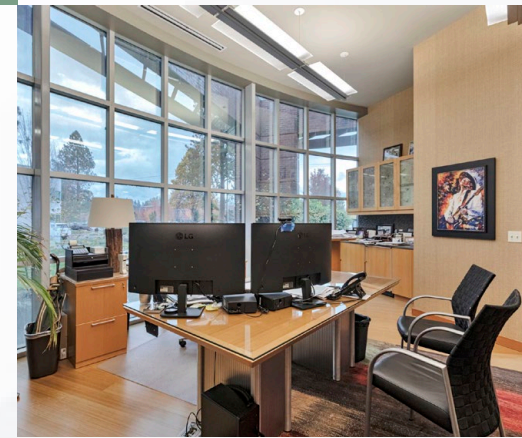
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