

FOR LEASE
PLAZA AT THE ROUND
4145 SW WATSON • BEAVERTON, OR 97005



Cool/Creative Class A Office Opportunity in the Heart of Beaverton

- Located next to Beaverton Central MAX Station
- Free parking on surface lots and in adjacent garage available at 2.8:1,000
- Additional 270 stalls at the new Beaverton Central District Public Parking Garage one block away
- Easy access to Hwy 217, Hwy 26, Canyon Rd & Cedar Hills Blvd
- Cool/creative space opportunities with exclusive outdoor decks
- BG Food Cartel with 30+ international food trucks plus indoor/outdoor bar
- Nike World Headquarters within 2.1 miles

NEWMARK

For leasing information, please contact:

Josh Schweitz
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josh.schweitz@nmrk.com

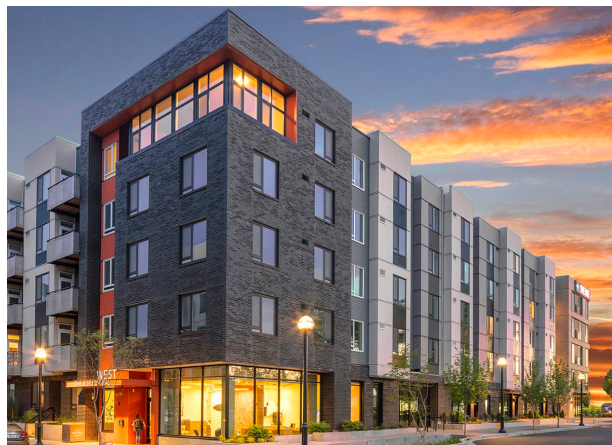
Travis Parrott
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Trozell Benware
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Brand new Patricia Reser Center for the Arts opened in 2022, this \$51 Million project will be a world-class multidisciplinary arts center featuring a 550 person theater.



Recently completed Beaverton Central District Public Parking Garage provides additional parking to the area.



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RESTAURANTS

Brickhaus Coffee*

Mio Sushi*

Siam Lotus*

Mingo*

Clover and Booch (Kombucha Tap Room)*

Thai Bloom!

Pastini

Chipotle

Oswego Grill

Panera Bread

Afuri Izakaya

Bargarten

Wild Fin

BG Food Cartel

OTHER NEARBY AMENITIES

New Seasons Market

125 Room Hyatt House Hotel

The Mac Store

Powell's Books

Trader Joe's

Target

Home Depot

Ulta

Big 5 Sporting Goods

Cedar Hills Crossing

Beaverton Town Square

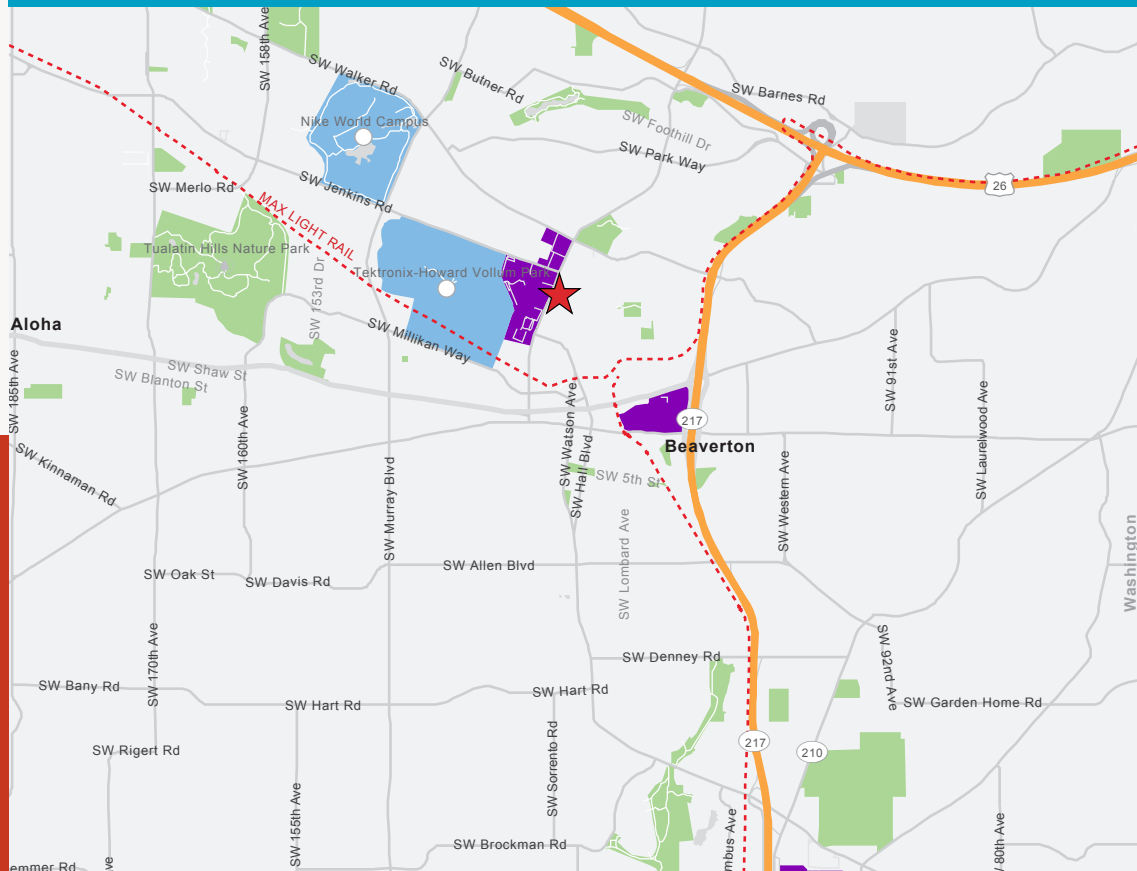
Washington Square Mall

*On-site Amenities

A creative mix of office space, retail shops, local restaurants, and luxury condominiums and apartments with a light rail in the center of the plaza.



The Round combines the cultural and community needs in an exceptional setting for business, residents and visitors to enjoy.



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Ownership is reimagining the former 24 Hour Fitness space as flagship retail, with plans for new retail spaces and an anchor restaurant & event space activating the ground floor.



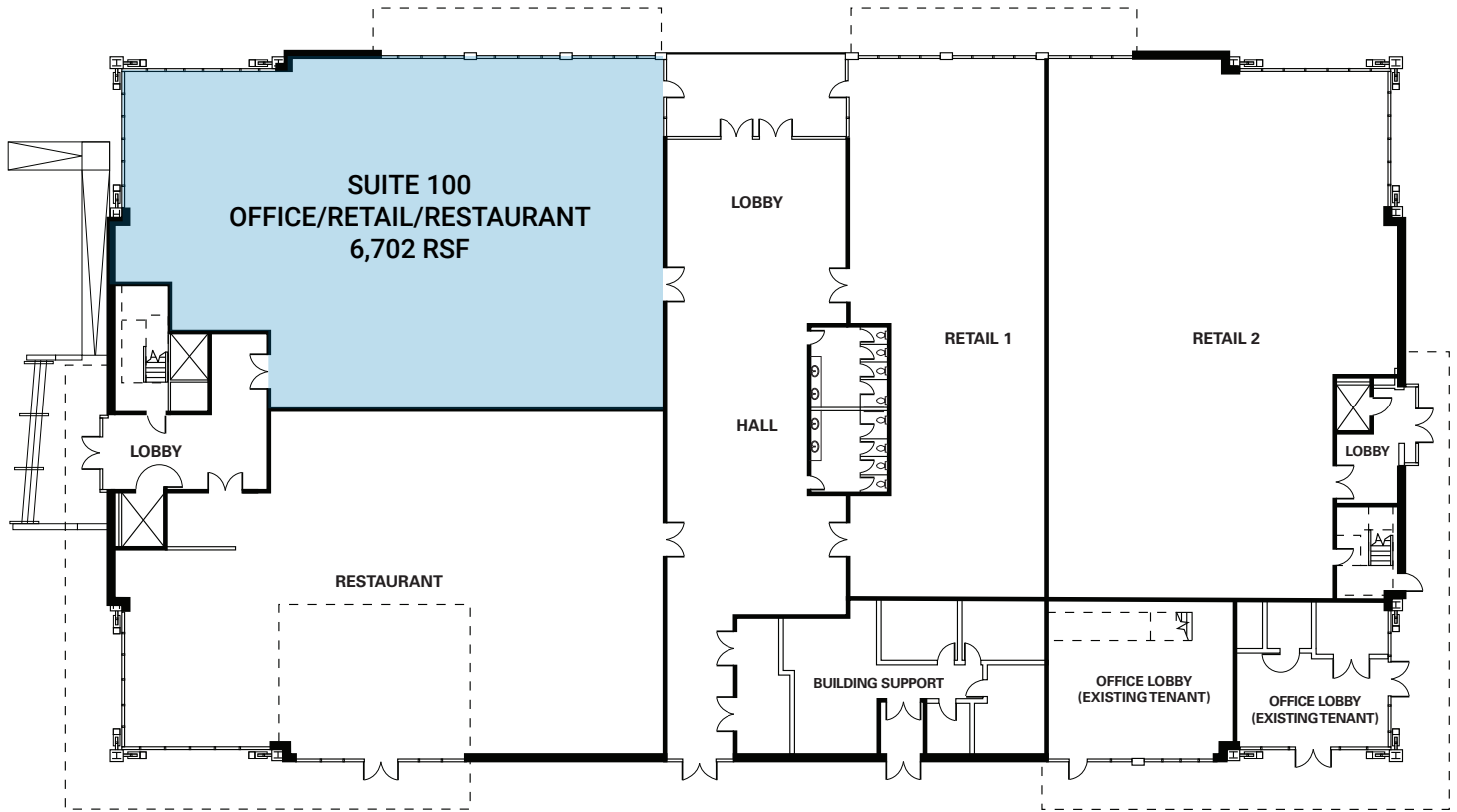
A thoughtful exterior refresh planned to better serve The Round community—driving tenant convenience, visibility, and daily foot traffic.



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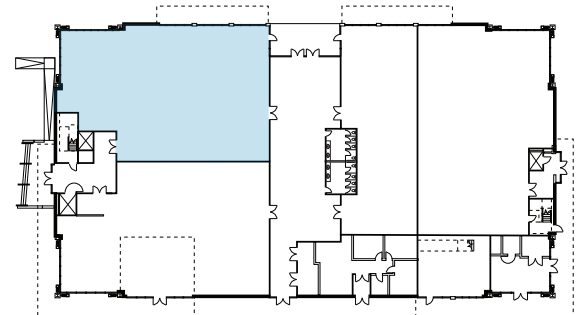
4145 SW WATSON • BEAVERTON, OR 97005



1st Floor As-Built

Available	Size	Lease Rate
Suite 100*	6,702 RSF	Call for rates

* Estimated delivery Q3 2026



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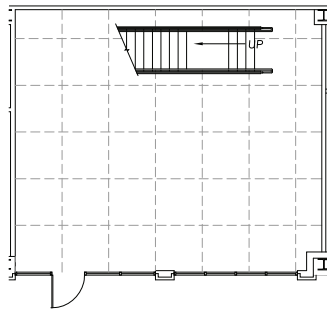
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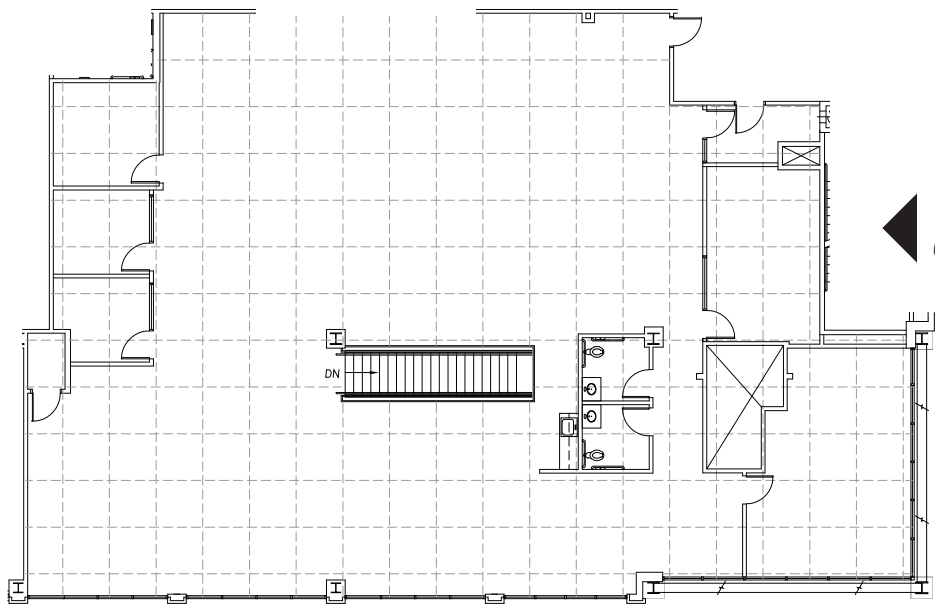
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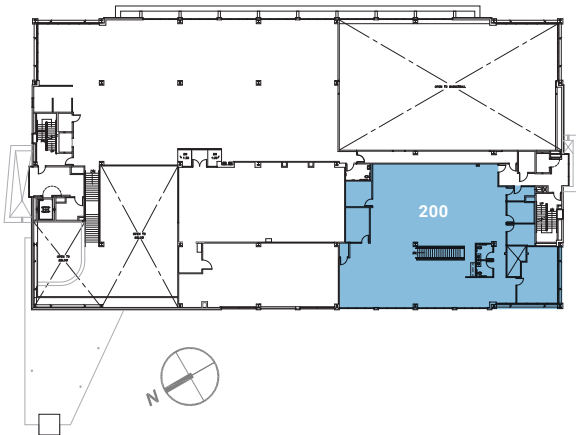
1st Floor
967 USF



2nd Floor
6,164 RSF

As-Built

Available	Size	Lease Rate
Suite 200	7,131 RSF	Call for Rates



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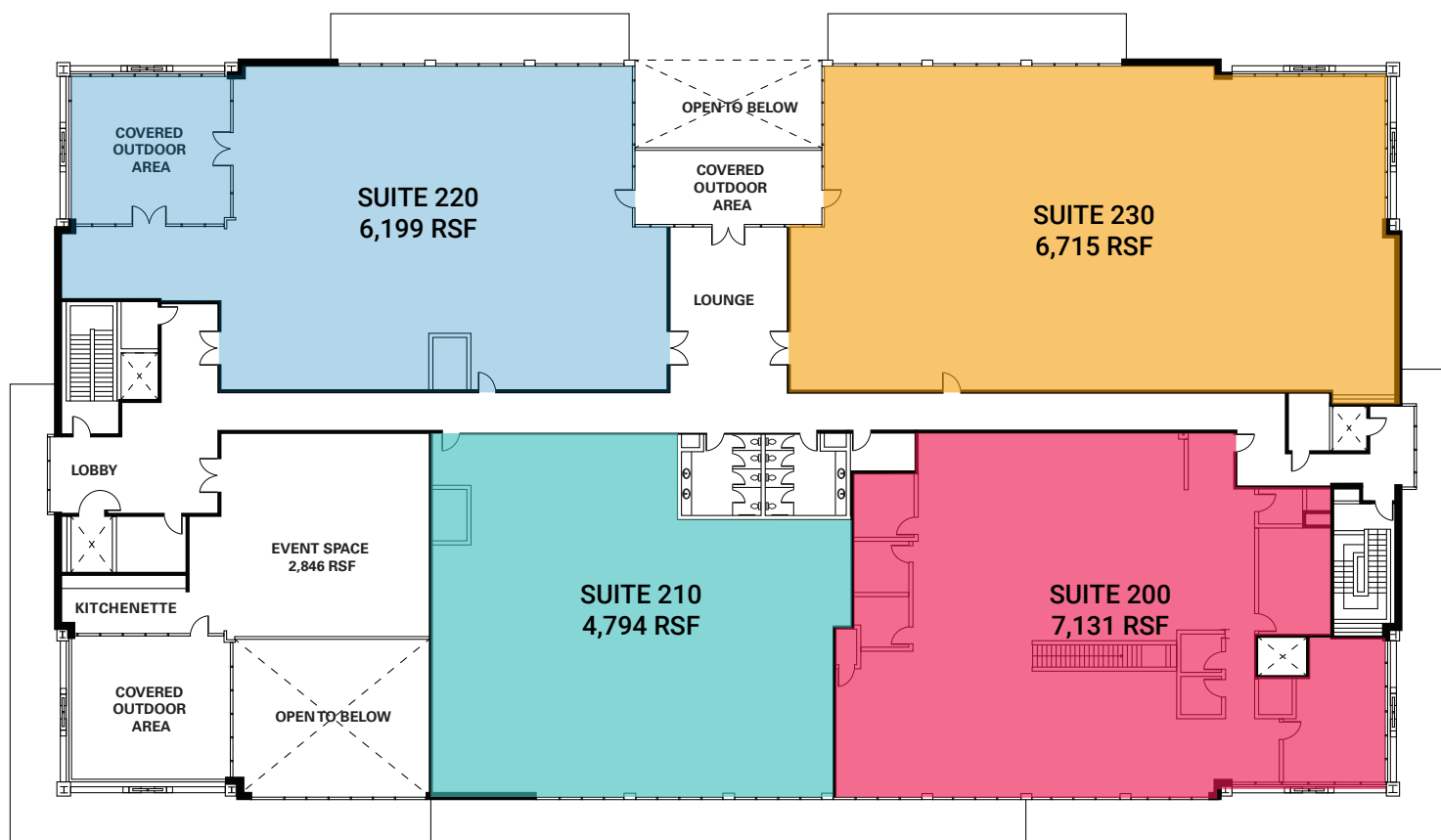
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2nd Floor As-Built

Available	Size	Lease Rate
Suite 200	7,131 RSF	Call for Rates
Suite 210*	4,794 RSF	
Suite 220*	6,199 RSF	
Suite 230*	6,715 RSF	

* Estimated delivery Q3 2026

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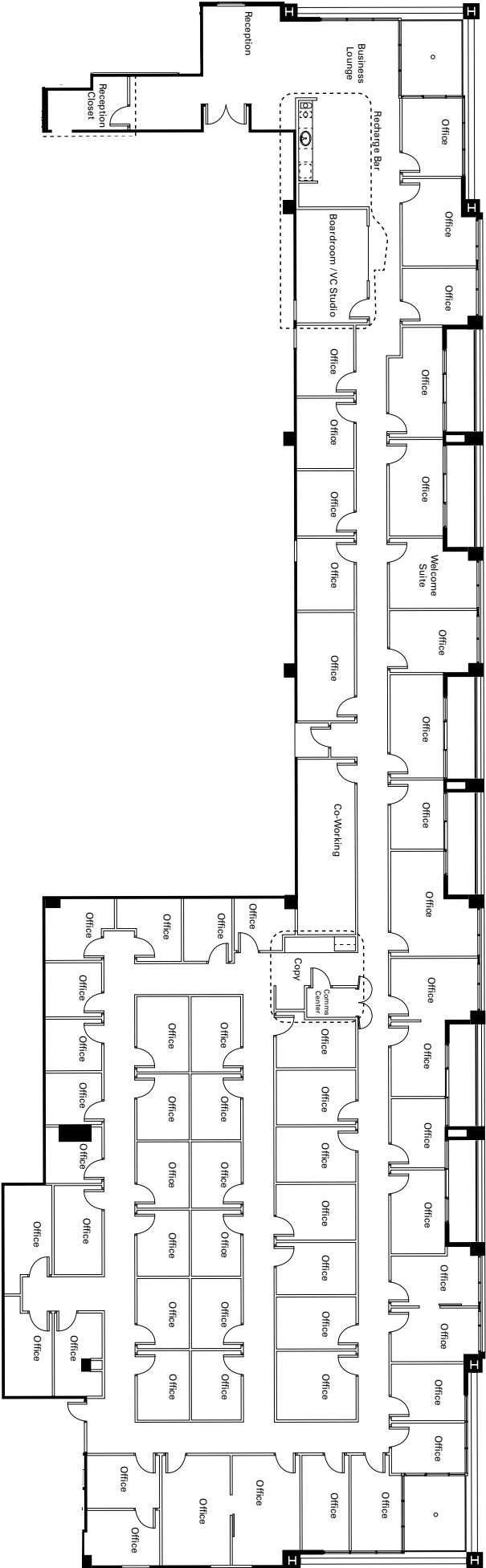
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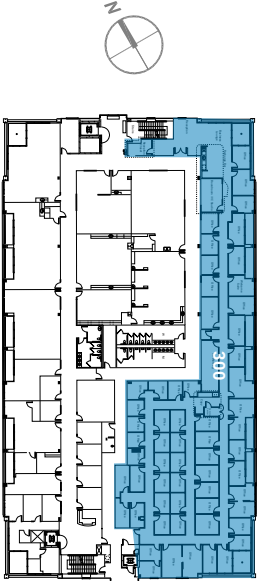
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Available	Size	Lease Rate
Suite 300	12,798 RSF	Call for Rate

* Available 12/1/2026



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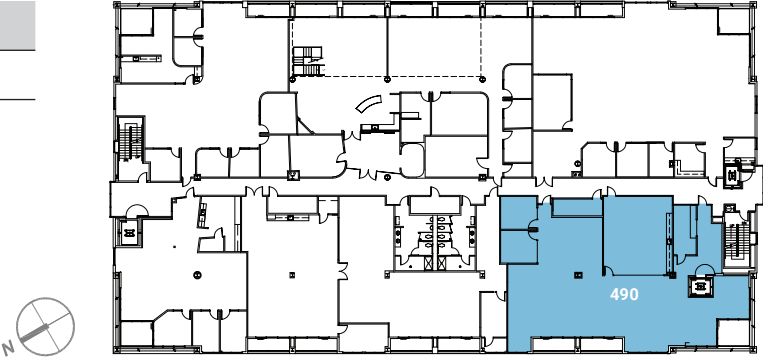
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As-Built

Available	Size	Lease Rate
Suite 490	4,985 RSF	\$35.00/RSF, Full Service
Suite is elevator served		



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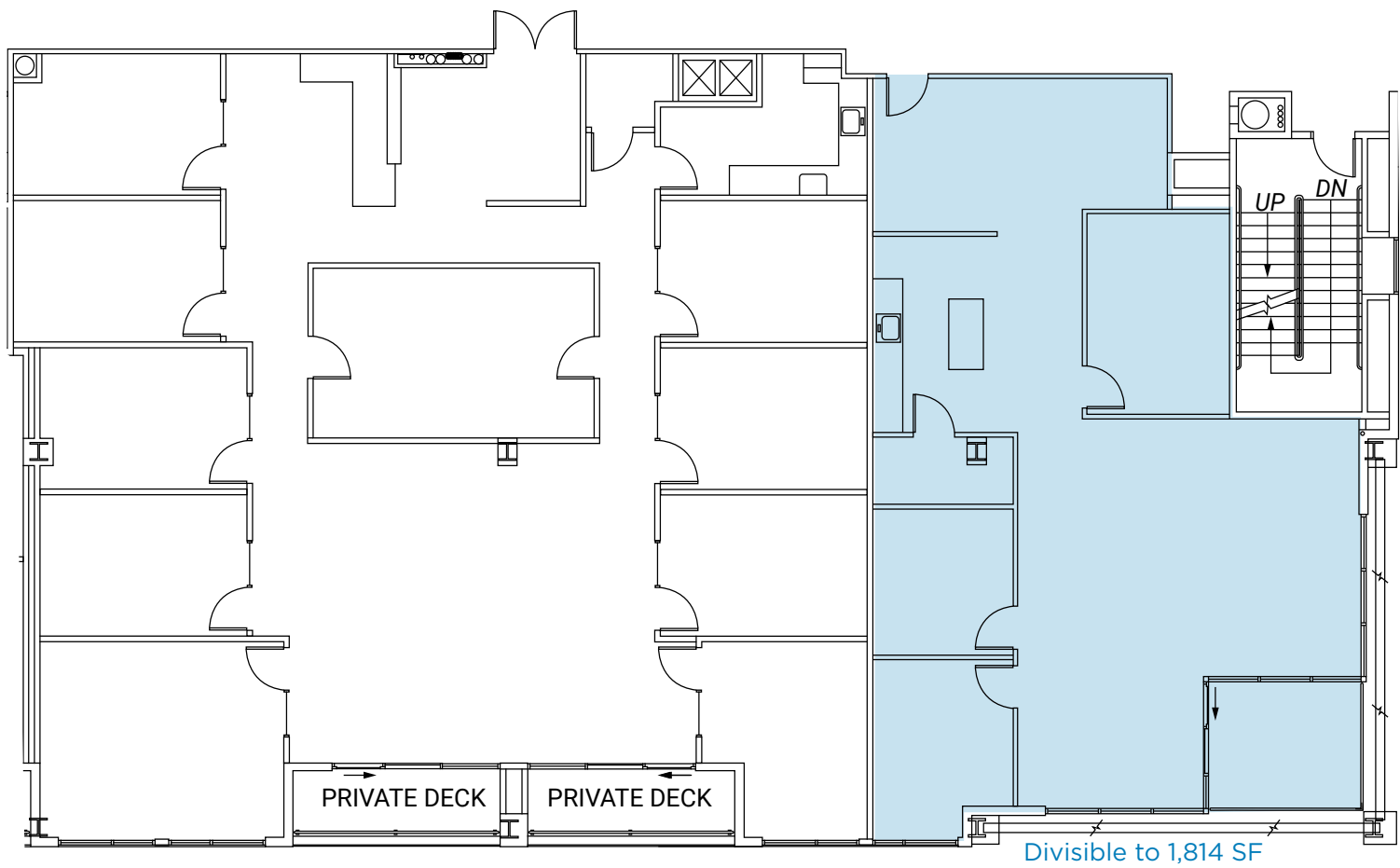
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Available	Size	Lease Rate
Suite 515*	5,607 RSF**	\$35.00/RSF, Full Service

*Available within 90 days

**Divisible to 1,814 SF



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