

For Lease

7455 SW Bridgeport Road | Tigard, OR



PROPERTY DESCRIPTION:

Bridgeport Village is an open-air center that blends retail, dining, and office space in a walkable environment. Anchored by established brands, it offers convenient access to on-site amenities and services, placing office tenants just steps from everything they need throughout the day. The recently updated Village Green - with covered seating, firepits, and event space - provides a comfortable setting for informal meetings and community gatherings. Located along the I-5 corridor near Lake Oswego, Tualatin, and West Linn, Bridgeport Village offers strong visibility, easy access, and a professional address in one of the region's most established commercial corridors.

SUITE DETAILS:

E-210	1,852 RSF	\$28/RSF/YR FS
E-225	1,701 RSF	\$28/RSF/YR FS

PROPERTY HIGHLIGHTS:

- Premium office space
- Property management on-site
- Abundant parking; free for tenant & visitors
- Exterior signage for qualified tenants
- Competitive TI packages

Adam Bean
Managing Principal, SIOR
Licensed in Oregon
adambean@dougbean.com

John Brandhorst
Senior Director
Licensed in Oregon
jbrandhorst@dougbean.com

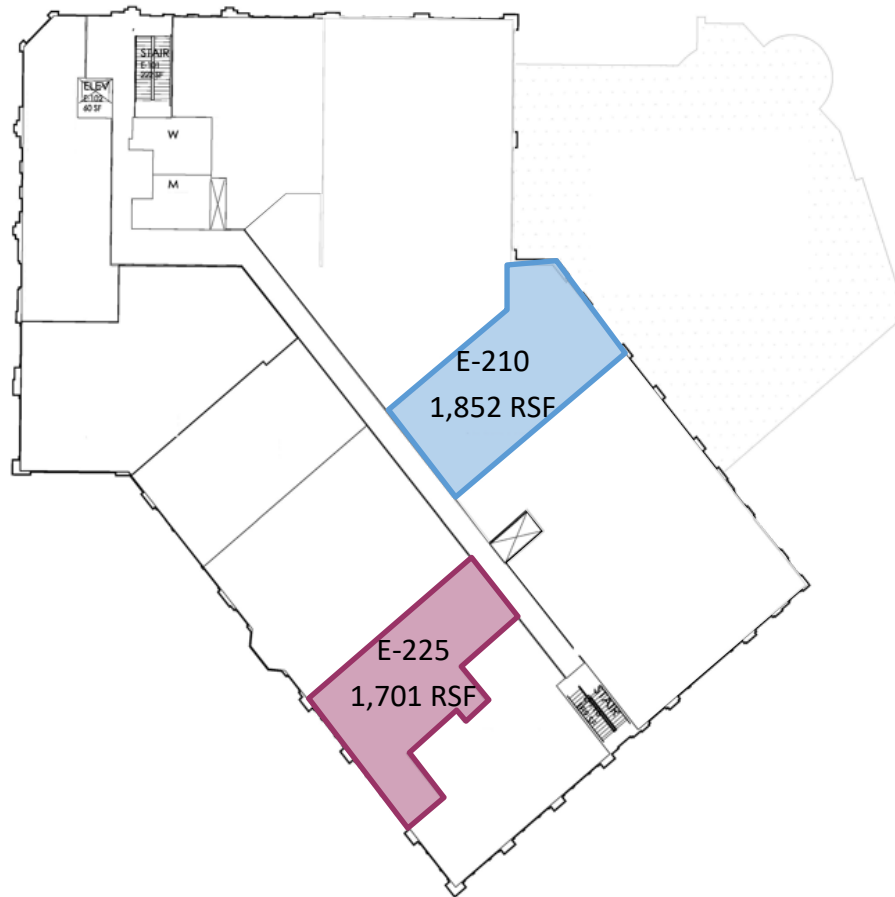


DOUG BEAN & ASSOCIATES, INC.
1200 NW Naito Parkway, Suite 180
Portland, OR 97209
503-222-5100
www.dougbean.com

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction. www.dougbean.com

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VILLAGE OFFICE E UPPER LEVEL



Suite	RSF	Lease Rate
E-210	1,852 RSF	\$28.00/SF, Full Service
E-225	1,701 RSF	\$28.00/SF, Full Service

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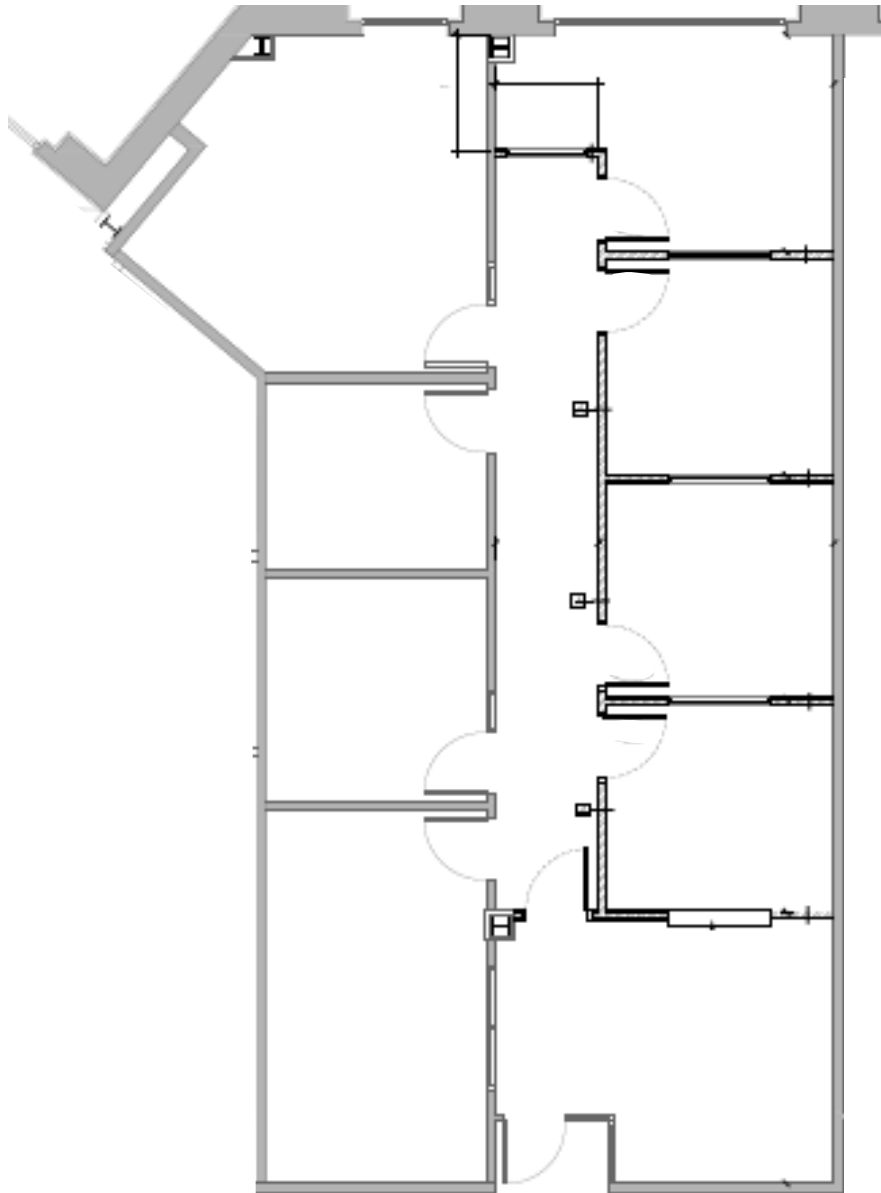


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E-210

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1,852 RSF (+/-) \$28.00/SF, Full Service

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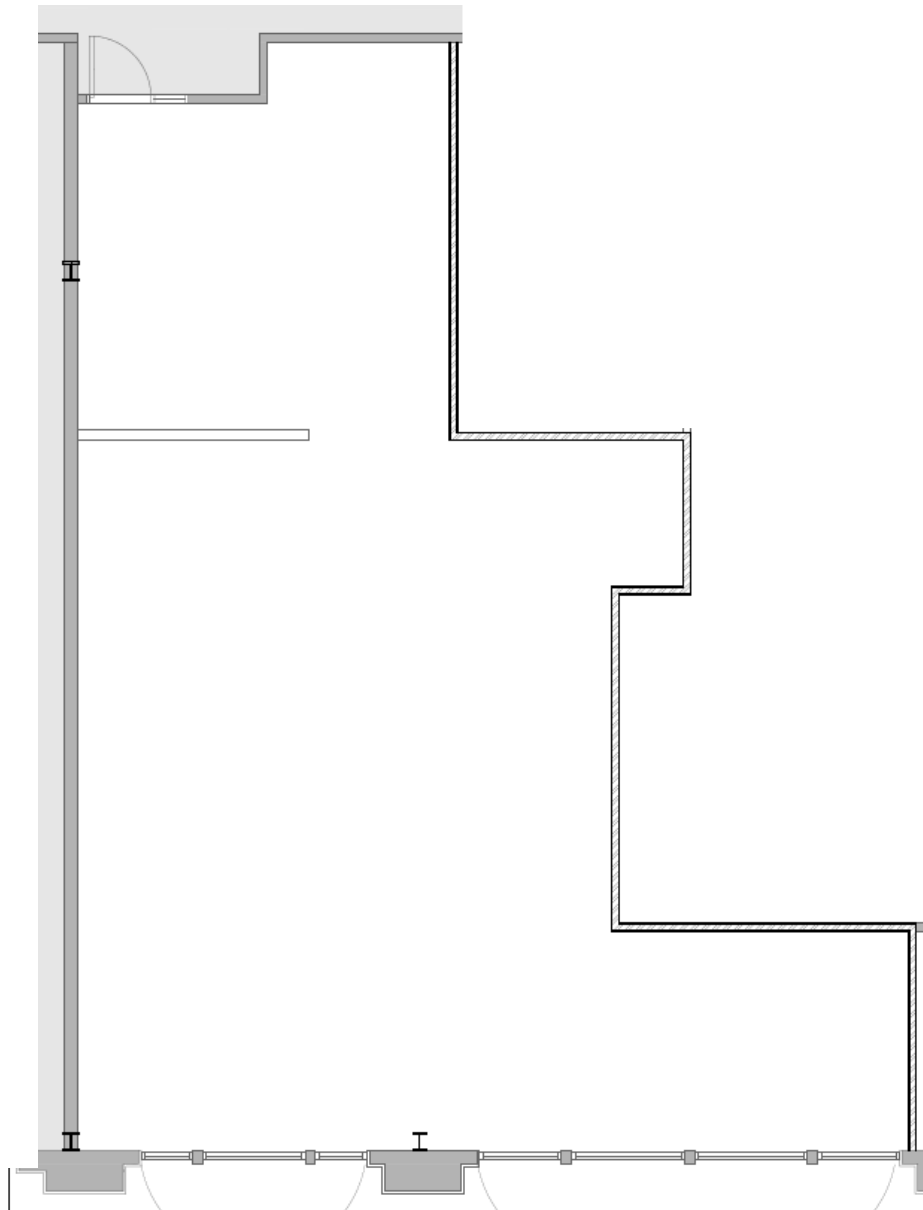
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E-225

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DIRECTORY

LEGEND

- ➔ Entrance
- EL Elevator
- P Parking
- Public/Family Restrooms
- Mailbox
- Security
- Mother's Nursing Lounge
- Playground



SECOND LEVEL Specialty Services & Offices

APPAREL

- A12 Alyson Eastman
- F1 Anthropologie
- D8 Brandy Melville
- C6 Cotopaxi
- A11 Eileen Fisher
- E2 Evereve
- B7 Free People
- C3 JJill
- B8 Johnny Was
- E8 La Frenchie
- C8 Lululemon
- D7 Madewell
- C6 Madewell Men's
- C4 Marine Layer
- N1 Marie's 310
- C10 New Balance
- B10 Nike
- K7 Portland Gear
- F2 Talbots
- B4 Tecovas (Coming Soon)
- A6 Tommy Bahama
- B1 Urban Outfitters
- C1B Vuori

CHILDREN'S

- E8 La Frenchie
- E1 L4 D Bug Boutique
- D3 Nuna (Coming Soon)

SHOES

- C10 New Balance
- B10 Nike
- C11 Shoe Mill
- B4 Tecovas (Coming Soon)

JEWELRY

- C5 Gogana
- B5 MiaDonna
- A10 Pandora

HANDBAGS & ACCESSORIES

- A12 Alyson Eastman
- G5 Lenscrafters
- D4 Sunglass Hut

TRAVEL

- C6 Cotopaxi
- D3 Nuna (Coming Soon)
- K7 Portland Gear

BEAUTY & SPA

- G2 Anthony Vincé Nail Spa
- E10 Bluemercury
- B9 CHANEL Fragrance and Beauty
- I4 CorePower Yoga
- B6 Dasha Salon
- E3 LaserAway
- A9 Lush
- D2 M-A-C Cosmetics
- E4 Madison Reed
- C2 Sephora

HOME & GARDEN

- F1 Anthropologie
- G6 Arhaus (Coming Soon)
- H1 The Container Store
- O1 Crate & Barrel
- J3 Dennis' 7 Dees
- A5 Purple
- E9 The Shade Store
- F3 Sleep Number

BOOKS, GIFTS & TOYS

- D5 Barnes & Noble
- E8 La Frenchie
- D9 LEGO® Store
- C9 Paper Source

ELECTRONICS & TECHNOLOGY

- B3 Apple Store
- A1 AT&T Wireless

AUTO

- C1A: Rivian

RESTAURANTS & EATERIES

- D5 Barnes & Noble Cafe
- J5 California Pizza Kitchen
- A2 Choze Tacos-Y-Cantina
- M1 Fogo de Chão
- K6 Hen House
- K1 Joe's Burgers
- K3 Little Burro
- B2 Pastini
- G1 Peet's Coffee & Tea
- E5 P.F. Chang's
- A4 Salt & Straw
- E11 Shake Shack
- J1 Sinju Sushi
- D1 Tanaka

ENTERTAINMENT

- J7 Regal Bridgeport Village Stadium 18 + IMAX

SPECIALTY SERVICES & OFFICES

- E220 Beyond Wealth Management
- E230 Bridgeport Smiles Family Dentistry
- I4 CorePower Yoga
- E200 Farmer's Insurance
- I1 Fidelity Investments
- E235 The GLB Attorneys
- H215 Inovia Vein Specialty Centers
- H200 LaskPlus Vision Center
- G5 LensCrafters
- H204 Micro-Pak
- Q1 Pediatric Dental
- H225 Transamerica Financial Advisors, Inc./World Financial
- I2 Unitus Community Credit Union
- E240 Winsome Construction
- E6 Zoom+Care

MANAGEMENT & SECURITY

- E215 Bridgeport Village Management (503) 968-8940

D-6 Security: Located between Barnes & Noble and Madewell (971) 713-2154

FREE WI-FI AVAILABLE
THROUGHOUT THE VILLAGE

7455 SW BRIDGEPORT RD. TIGARD, OR 97224
@BRIDGEPORTVILLAGE #BRIDGEPORTVILLAGE

WWW.BRIDGEPORT-VILLAGE.COM