

FOR LEASE: One Warm Springs

8050 SW WARM SPRINGS STREET, TUALATIN, OR 97062



PROPERTY DESCRIPTION

One Warm Springs is a professionally designed medical property in Tualatin, Oregon, offering an exceptional environment for practitioners, wellness providers, and specialty healthcare users. The property provides outstanding regional access for both patients and staff. The campus features modern architecture and flexible office layouts. Surrounded by established residential neighborhoods, retail amenities, and a strong local workforce, One Warm Springs delivers an ideal combination of visibility, convenience, and functionality for today's growing users.

PROPERTY HIGHLIGHTS

- Strong visibility - conveniently situated near Interstate 5, 205 and Highway 217
- Abundant parking
- Patient-friendly accessibility

JOHN BRANDHORST

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ADAM BEAN

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Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

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

OFFERING SUMMARY

Lease Rate:	\$18.00 - \$26.00 RSF
Available SF:	1,251 - 4,521 RSF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households:	5,839	13,158	28,395
Total Population:	14,038	34,402	70,128
Average HH Income:	\$102,902	\$134,804	\$134,419



Additional Photos

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Lease Spaces

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AVAILABLE SPACES

Suite	Size (SF)	Lease Type	Lease Rate
Suite 50 & 60 (Lower Level)	1,251 - 4,521 RSF	Modified Gross	\$18.00 RSF
Suite 100 (Ground Floor)	2,007 RSF	NNN	\$26.00 RSF
Suite 201 (Second Floor)	2,247 RSF	NNN	\$26.00 RSF

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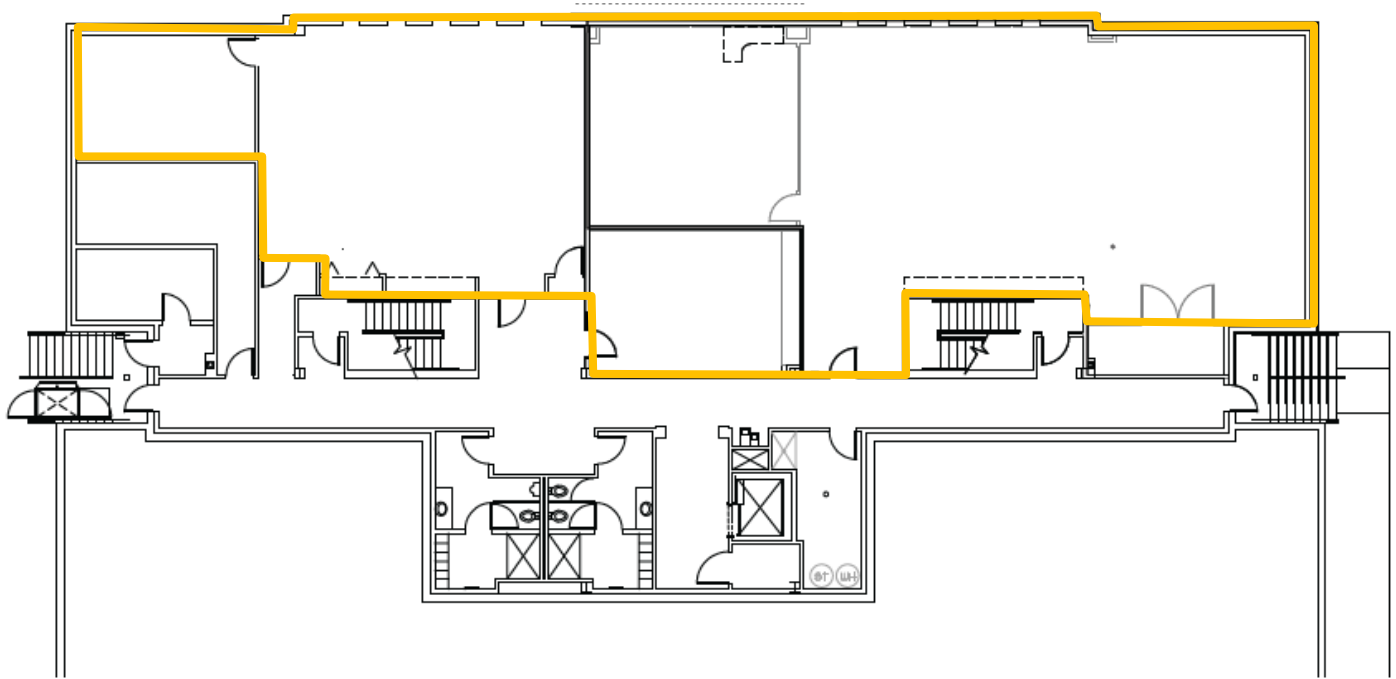
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Suite 50/60:

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1,251 - 4,521 (+/-) SF
\$18.00 / Modified Gross

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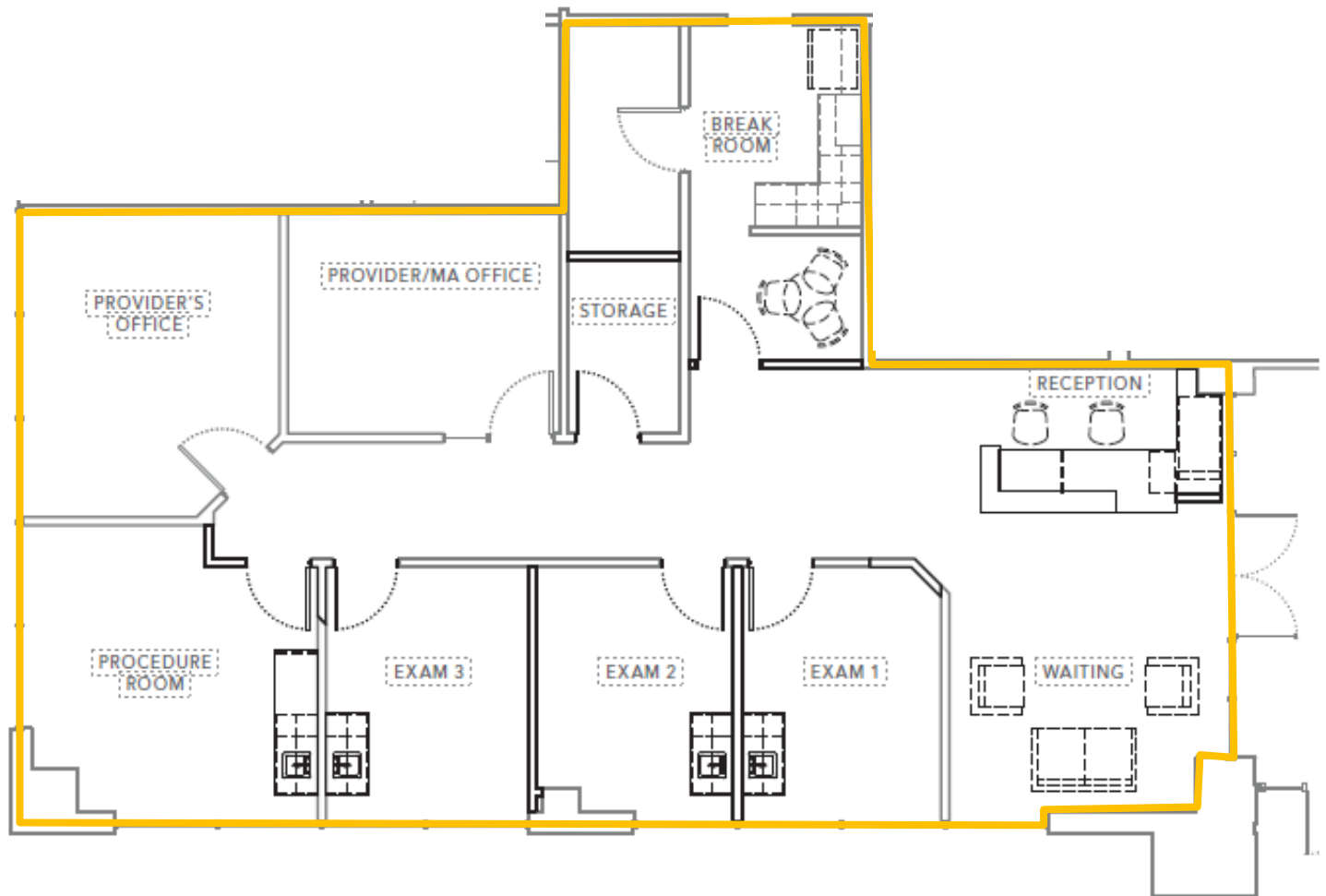
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Suite 100:

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2,007 RSF (+/-)

\$26.00 / NNN

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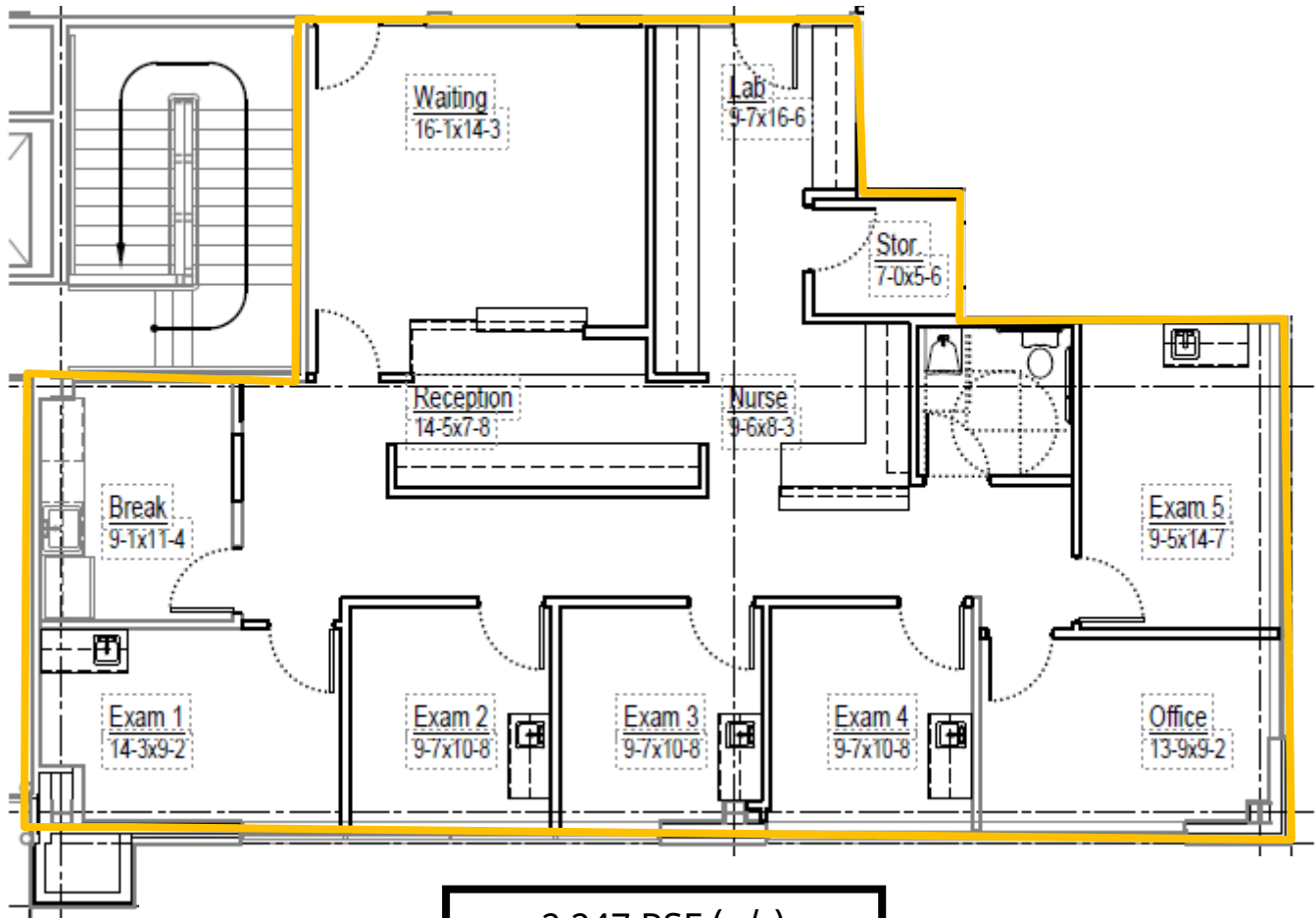
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Suite 201:

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2,247 RSF (+/-)

\$26.00 / NNN

(conceptual plan)

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Map

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