

# 72nd Corporate Center

13535 SW 72ND AVENUE / TIGARD, OR 97223



OFFICE SPACE FOR LEASE

## CONTACT

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**NAI Elliott**

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# Property snapshot

Premium office space in a modern, well-maintained building located in Southwest Portland. The building features a striking two-story atrium entry, abundant parking, on-site showers, and a lobby break room.

Conveniently situated near Tigard and Tualatin commuter rail with easy access to a variety of local amenities. Backed by attentive local ownership, this professional environment is ideal for businesses seeking a quality location in the Southwest Portland corridor.



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## CURRENT AVAILABILITY

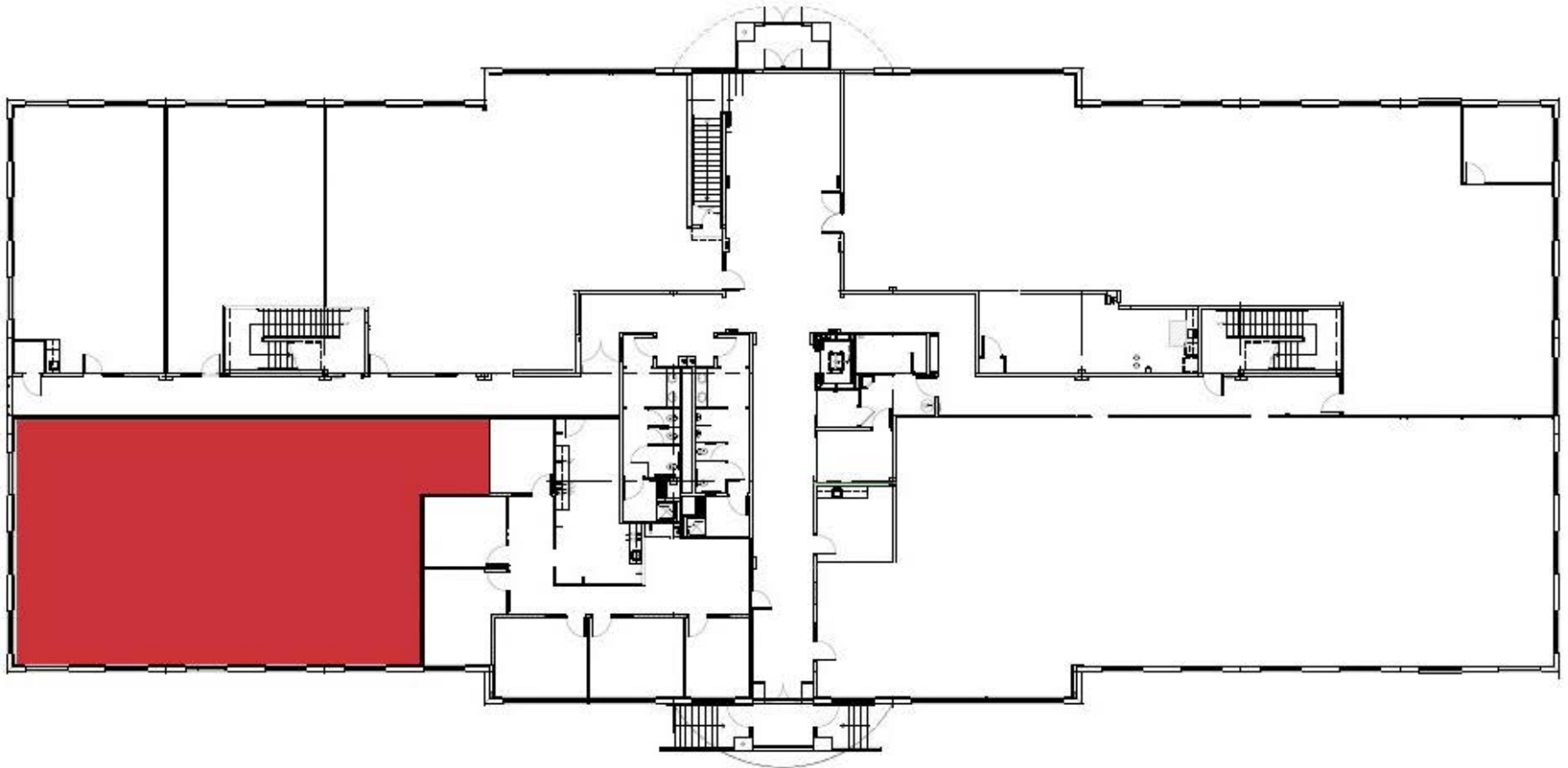
- **3,923 SF, 2nd Floor office space, Build-to-suit**  
Rate: \$34.00 PSF, Full Service
- **Suite 150 - 3,073 SF, 1st Floor office space**  
with nine (9) privates and break room  
Rate: \$34.00 PSF, Full Service

## HIGHLIGHTS

- Approximately 3,923 RSF available
- Two story atrium entry
- 4.0/1,000 Parking
- On-site showers
- Lobby break room
- Attentive local ownership
- Located near Tigard and Tualatin transit commuter rail

# Floor plan - 1st floor office

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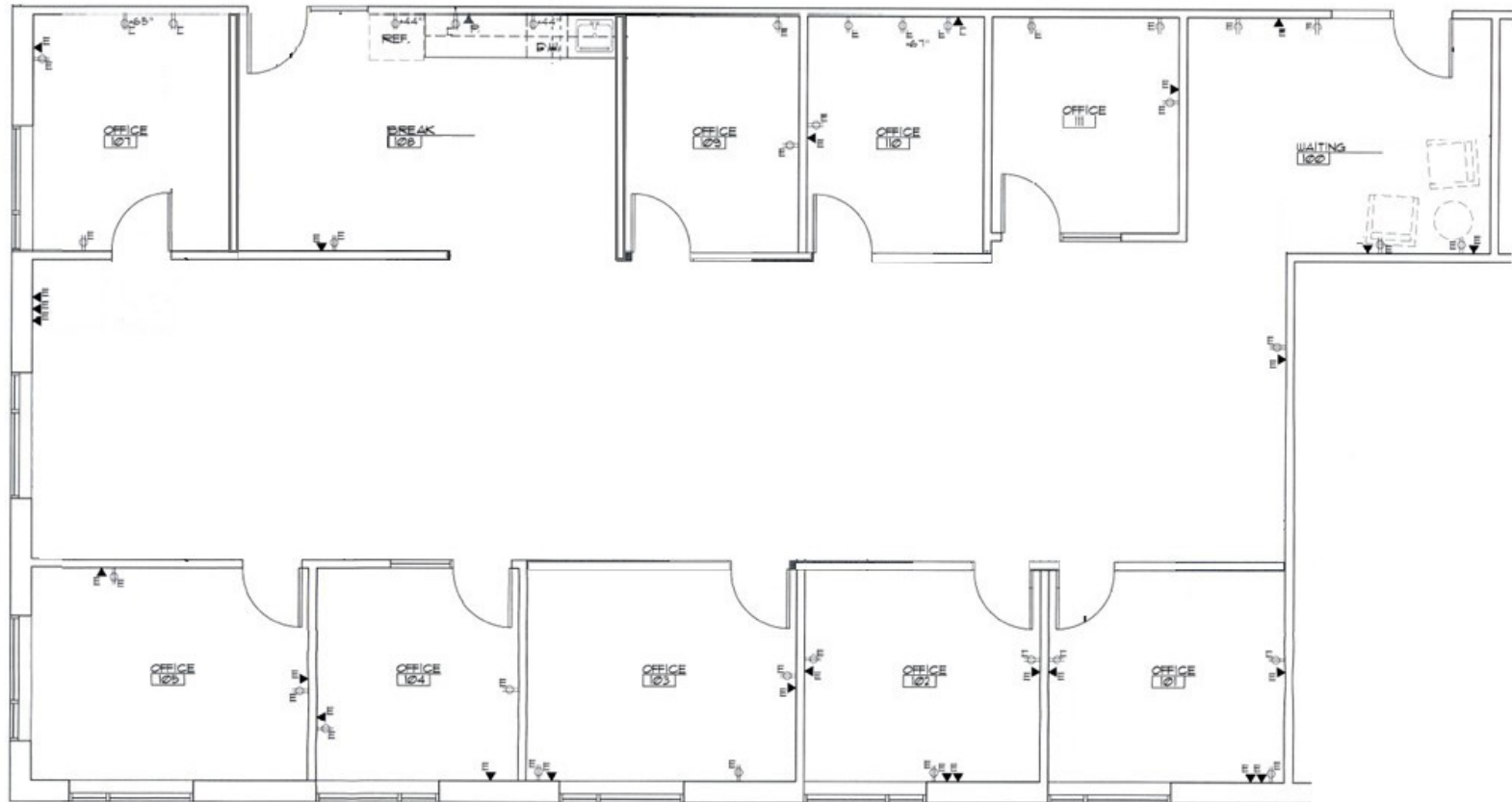
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# Space plan - 1st floor office



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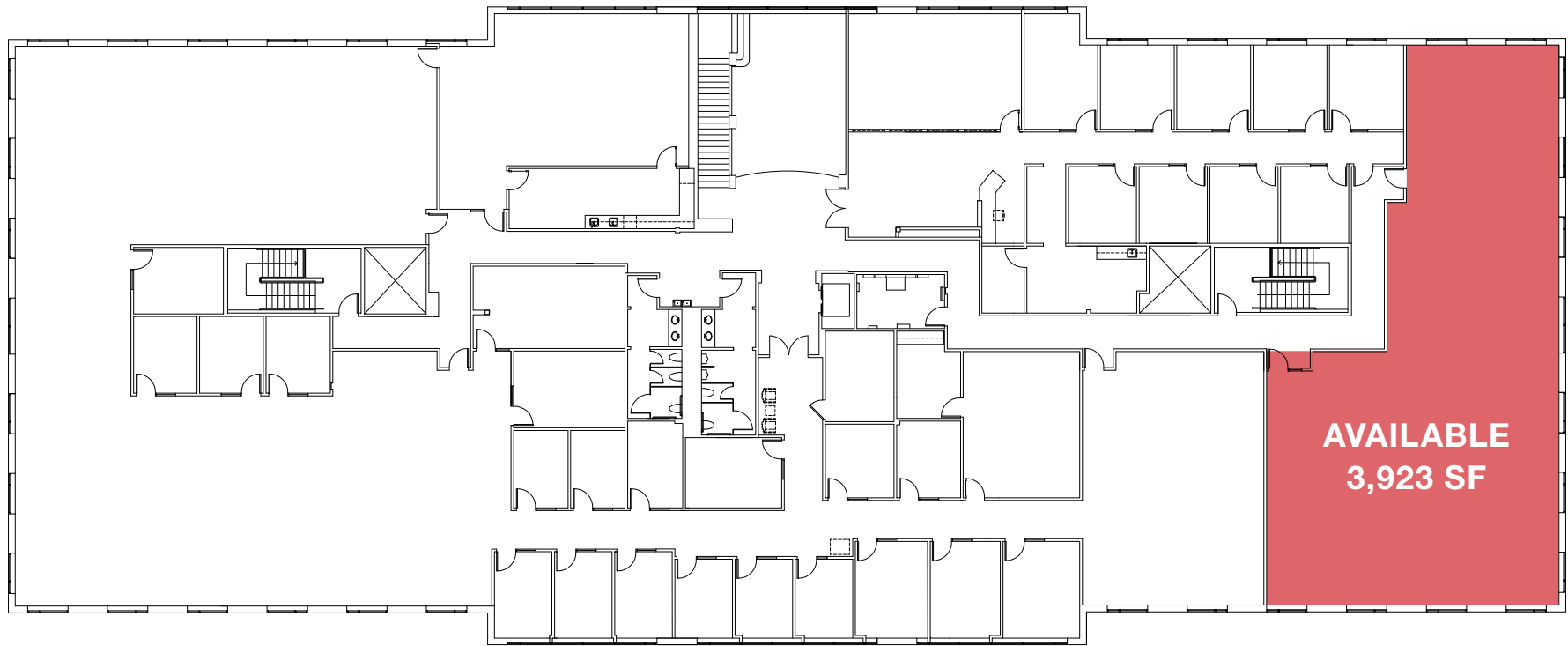
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# Floor plan - 2nd floor office



 **2ND FLOOR PLAN**  
1/16" = 1'-0"

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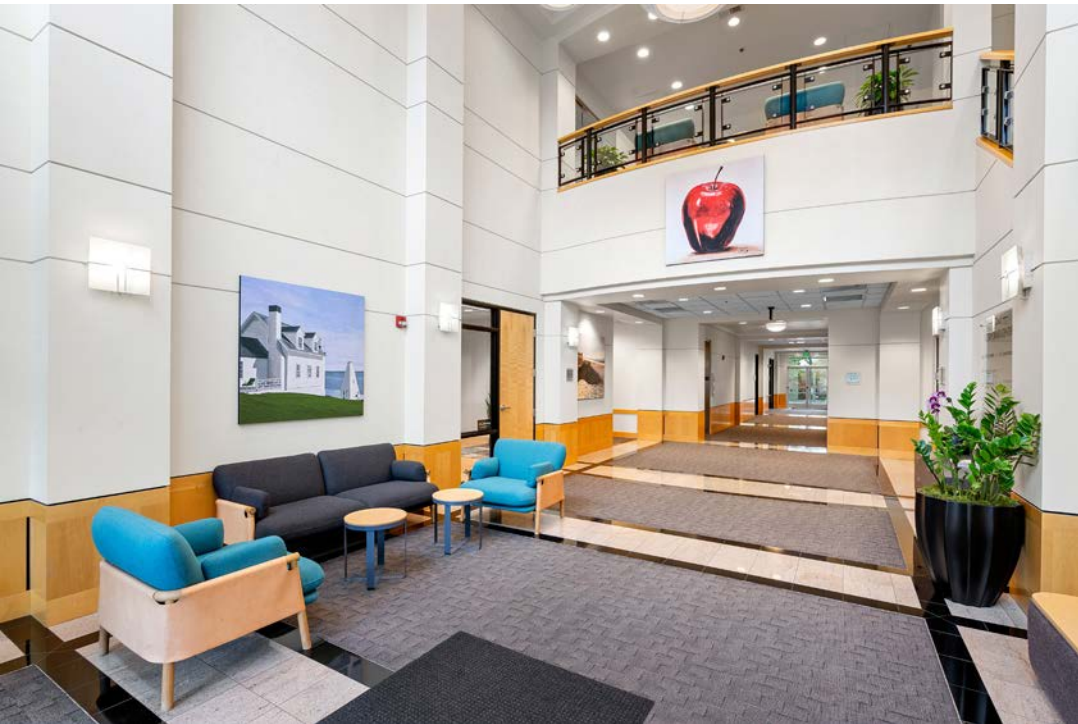
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**NAI Elliott**

# Photos

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# Aerial

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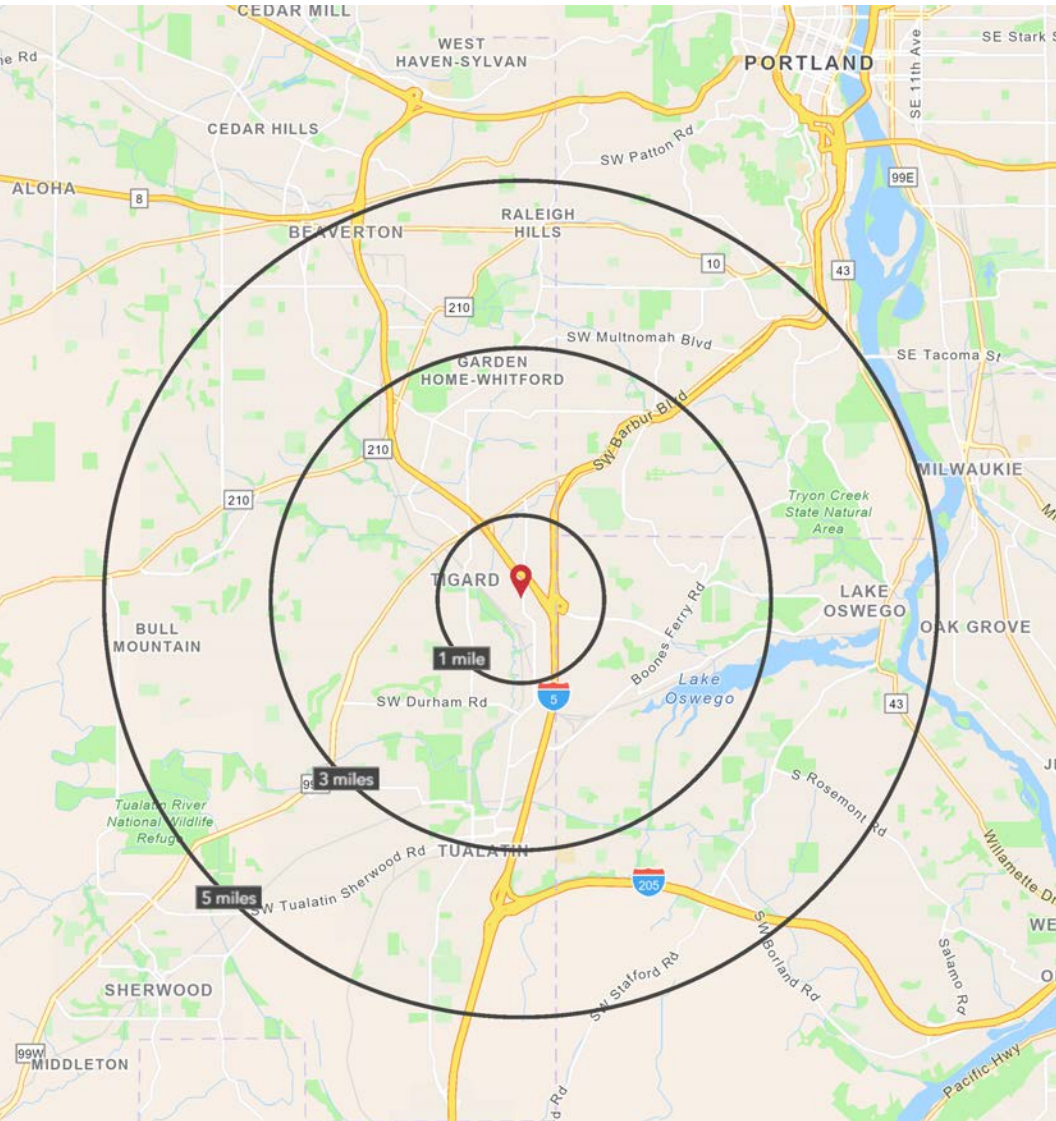
SW 72ND AVE

SW 74TH AVE

# Map



# Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL DAYTIME POPULATION	8,692	116,964	285,796
2030 EST. TOTAL POPULATION	8,887	117,924	289,135
2025 AVG HOUSEHOLD INCOME	\$147,270	\$152,811	\$159,200
2025 MEDIAN HOME VALUE	\$710,100	\$681,186	\$684,684
2025 TOTAL HOUSEHOLDS	3,619	48,772	116,479
2025 DAYTIME POPULATION	25,962	102,297	177,702
2025 SOME COLLEGE OR HIGHER	83%	83%	84%

Source: ©2024 Esri

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