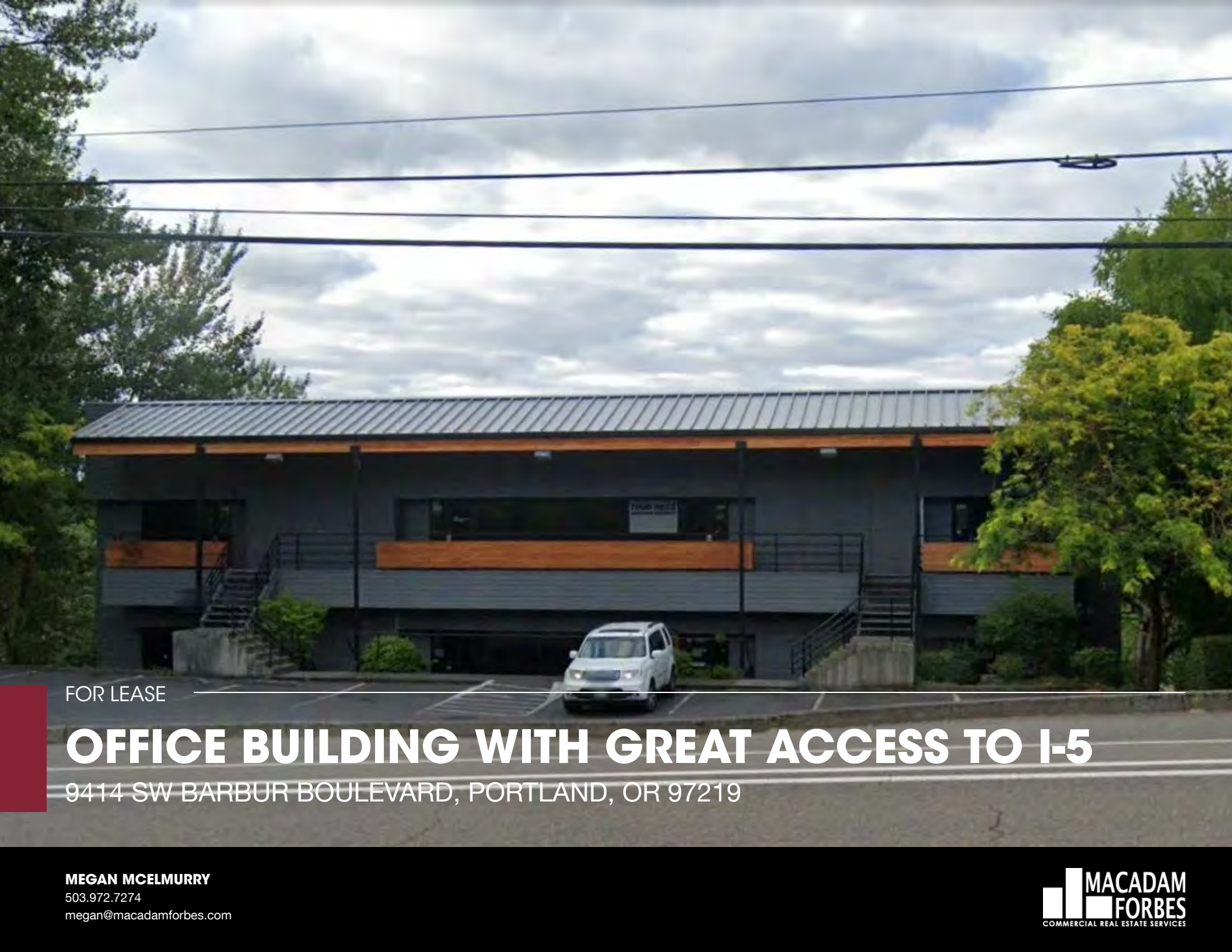




FOR LEASE

OFFICE BUILDING WITH GREAT ACCESS TO I-5

9414 SW BARBUR BOULEVARD, PORTLAND, OR 97219

MEGAN MCELMURRY

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

9414 SW Barbur Boulevard provides a great opportunity for tenants looking for a smaller space that is centrally located on the fringe of Downtown Portland. The property also has easy access to Lake Oswego/Tigard area.

PROPERTY HIGHLIGHTS

- Great location
- Easy access to Interstate 5
- Tenant responsible internet/phone and janitorial

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (MG)
Available SF:	1,229 SF
Building Size:	12,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	619	2,269	7,477
Total Population	1,256	4,817	16,135
Average HH Income	\$91,572	\$100,130	\$111,407

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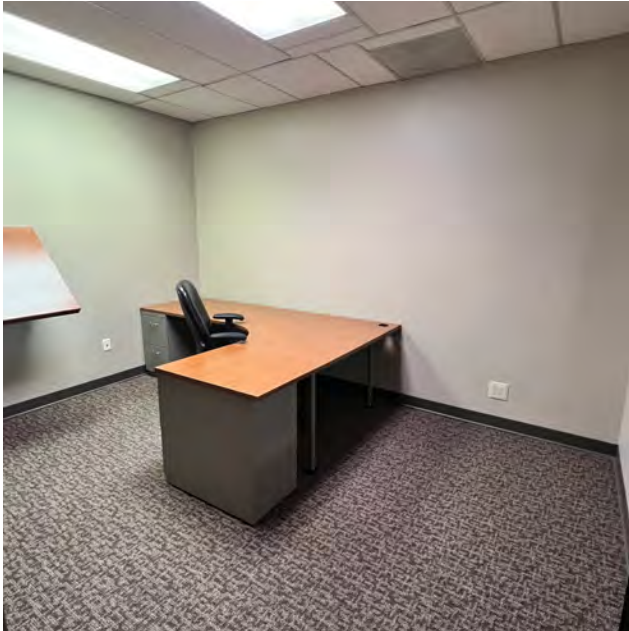


AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 220	1,229 SF	Modified Gross	\$16.50 SF/yr	This suite offers a mix of private and open area, reception area, kitchen and en suite restroom.

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LOCATION OVERVIEW

9414 SW Barbur Boulevard is centrally located with easy access to Interstate 5.



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