

FOR SALE & LEASE


MELVIN MARK
EST. 1945



HCA BUILDING

11740 SW 68th Parkway, Tigard, OR 97223

*For Sale: Owner/User Opportunity
Office/Medical Space Available from
4,392 – 8,463 RSF*

Contact brokers for additional information

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HCA BUILDING FOR SALE & LEASE



BUILDING HIGHLIGHTS

- Portland-based & responsive property owner/manager
- Class A office building, located in the Tigard Triangle
- Perfect for Owner-User
- Excellent proximity to area amenities
- Direct I-5 access via Haines St exit
- 3:1,000 on-site parking at no charge
- Nearby TriMet bus stops
- Extensive window line provides abundant natural light
- Entire ground floor available

Strategically located in Washington County, the HCA Building offers direct access to I-5 North and South via Haines Street entrance and exit ramps.



CLASS
A SPACE
AVAILABLE



PROFESSIONAL
SERVICES



PARKING
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK

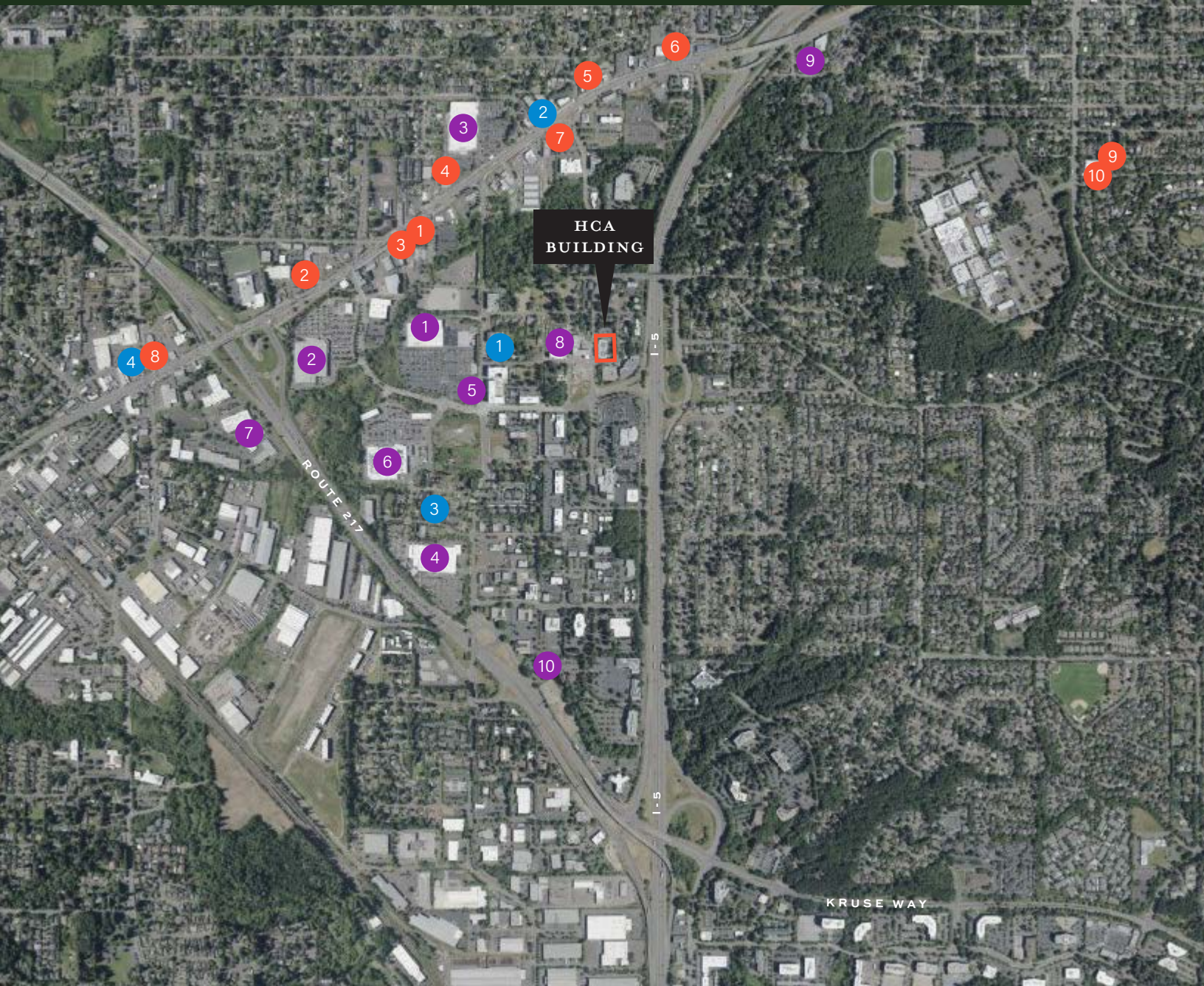


CENTRAL
LOCATION



HCA BUILDING LOCATION

11740 SW 68th Parkway
Tigard, Oregon 97223



LOCATION HIGHLIGHTS

- Easy access to I-5, Route 217, and Kruse Way
- 13 minutes from Downtown Portland
- Close proximity to restaurants, cafes, hotels, and other amenities

RESTAURANTS

1. El Jefe
2. Tong Thai
3. Mike's Drive-In
4. House of Teriyaki
5. Banning's
6. Buster's BBQ
7. La Real Taqueria
8. Honey Spicy Korean Fusion
9. Walter Mitty's Restaurant & Bar
10. Shandiz

CAFES

1. Cup Coffee & Boba
2. Black Rock Coffee Bar
3. Well & Good Cafe
4. Colombian Coffee Beans

AMENITIES

1. WinCo Foods
2. Costco
3. Fred Meyer
4. Lowe's
5. Planet Fitness
6. Walmart
7. Skyhook Ninja Fitness
8. Hampton Inn & Suites
9. Comfort Suites
10. Extended Stay America

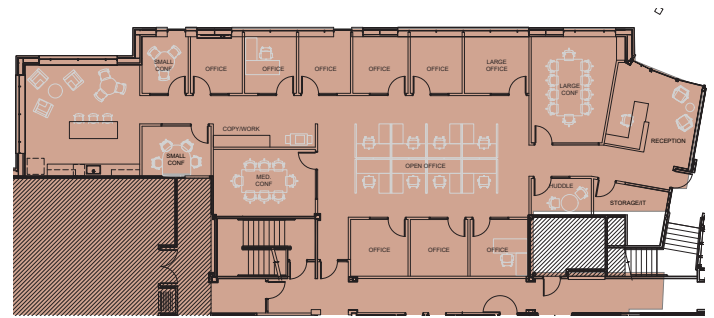


HYPOTHETICAL DEMISING OPTION 1



8,463 RSF

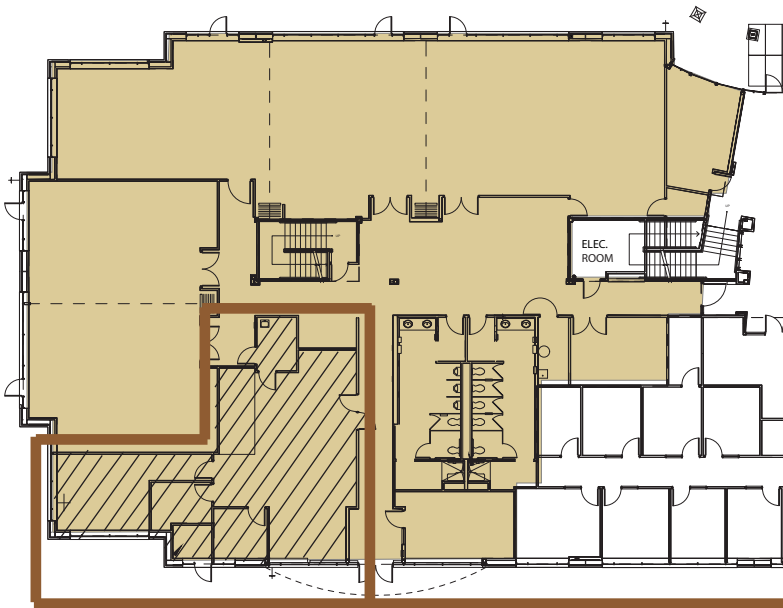
HYPOTHETICAL DEMISING OPTION 2



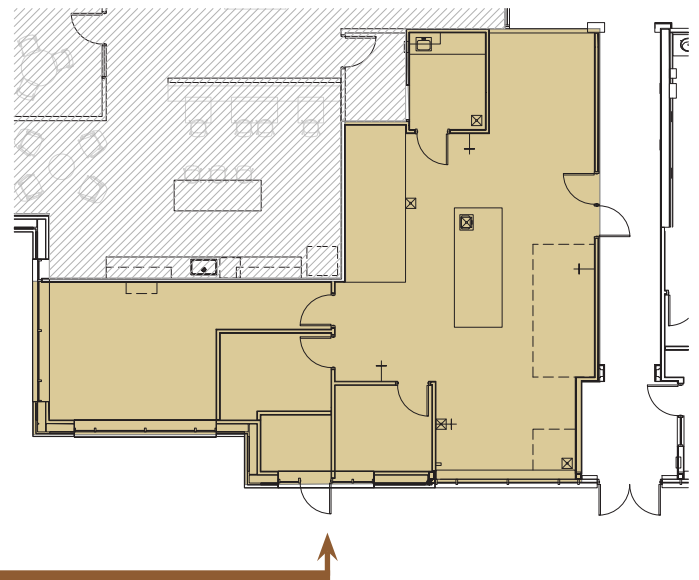
4,392 RSF

- Ground floor space directly off the main lobby

AS BUILT



TEST KITCHEN - 1,699 RSF



SPACE FOR LEASE 4,392-8,463 RSF (approx.)

\$34.95 Full service equivalent

For lease / Available to owner/user

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*The information contained herein has been obtained from sources we deem reliable.
We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.*