

217 Corporate Place

6600 SW 105TH AVENUE, BEAVERTON, OR 97008

**\$3/SF BROKER BONUS!
5 YEAR LEASE MINIMUM - SIGNED BY 6/30/26**

\$100 BROKER TOUR BONUS - CALL FOR REQUIREMENTS

- ONE SPACE LEFT! -

 **THE CHP GROUP**

FOR LEASE

Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

 **PACIFIC NW
PROPERTIES**

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

6600 SW 105th Avenue, Beaverton, OR 97008



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

50,446 SF class A suburban office building located just off Highway 217. Second floor space is move in ready measuring 10,563 RSF. The suite can be demised down to 4,148 RSF. The space offer a balanced layout with a mix of open space, private offices and a large training room. Building signage is available for any tenant leasing the 10,563 SF space. Local ownership and on-site management creates a convenient and efficient office experience. The building is exceptionally maintained and the tenant mix includes corporate neighbors.

PROPERTY HIGHLIGHTS

- Owned by Pacific NW Properties, a local landlord who prioritizes tenants and is open to creative deal structures
- Building signage available.
- 4/1000 Free Parking ratio
- Quick access to Hwy 217
- Save on property taxes outside of Multnomah County
- Property location: Washington County/City of Beaverton jurisdiction
- New Tenant Amenities: Outdoor furniture, showers, & fitness center

OFFERING SUMMARY

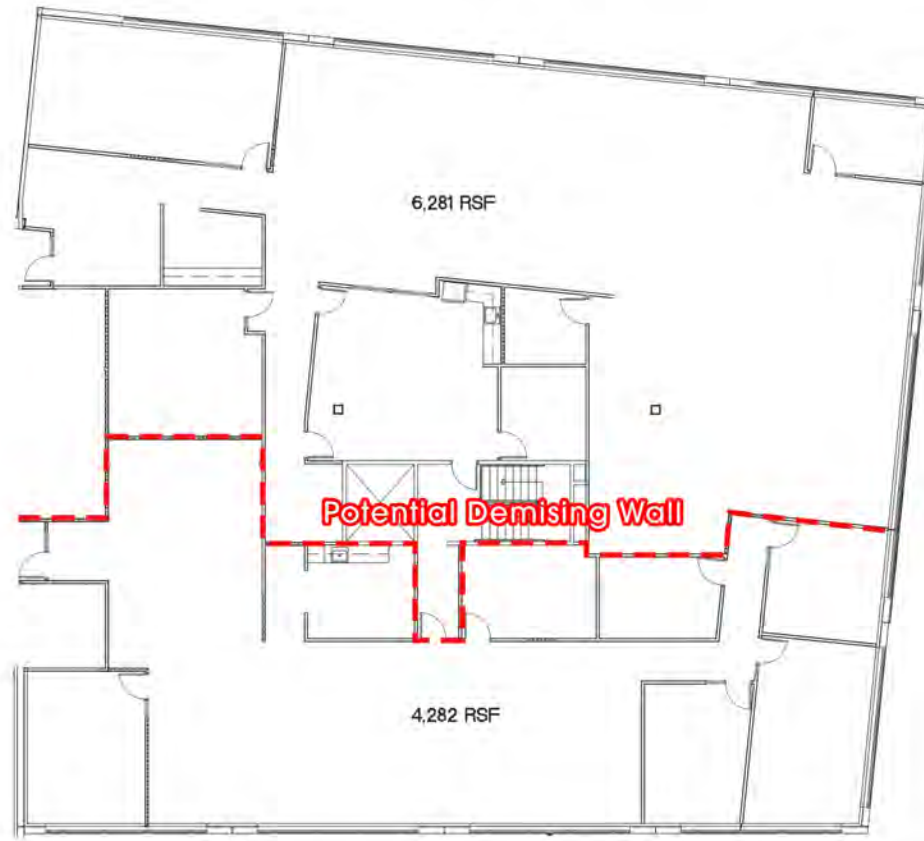
Lease Rate:	\$19.50 SF/yr (NNN)
NNNs:	\$11.99/SF
Available SF:	4,148 - 10,563 SF
Building Size:	50,446 SF
Parking Ratio:	4.0



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 200	4,148 - 10,563 SF	NNN	\$19.50 SF/yr	2026 NNN \$11.99/SF



Joe Kappler
 503.972.7294
 joe@macadamforbes.com
 Licensed in OR & WA

FOR LEASE

6600 SW 105th Avenue, Beaverton, OR 97008



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR LEASE

6600 SW 105th Avenue, Beaverton, OR 97008



Solar panels



Newly remodeled lobby



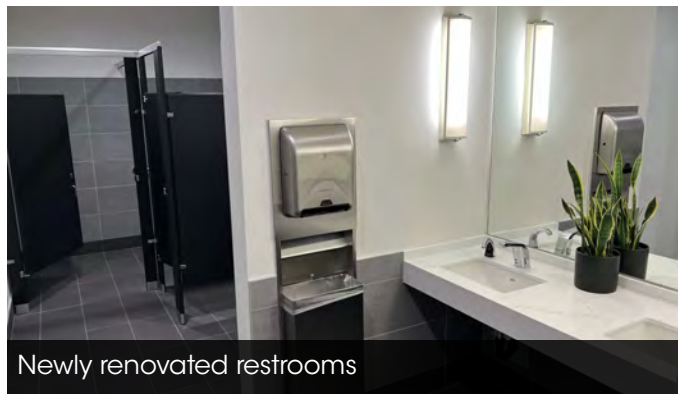
New gym



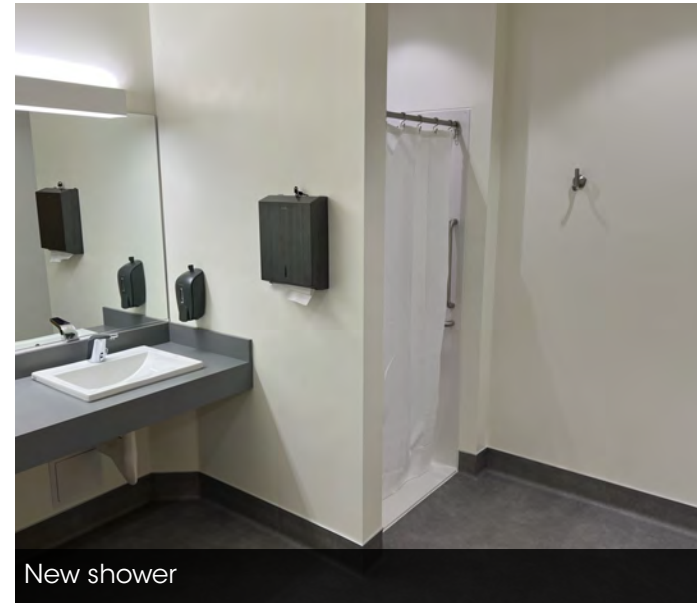
New Outdoor Area



New collaboration pods



Newly renovated restrooms



New shower



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR LEASE

6600 SW 105th Avenue, Beaverton, OR 97008



WASHINGTON COUNTY TAX SAVINGS

Approximate tax savings compared to tax costs within Multnomah County:



Businesses producing \$1M pre-tax income
SAVE \$40,000/year



Businesses producing \$5M pre-tax income
SAVE \$121,500/year

SAVE MONEY WITH FREE PARKING

Approximate savings compared to parking costs within Downtown Portland:



SAVE \$250/month
per vehicle



SAVE \$3,000/year
per employee



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR LEASE

6600 SW 105th Avenue, Beaverton, OR 97008



LOCATION OVERVIEW

Amazing location with Highway 217 frontage and signage opportunities. Only 3 miles from Highway 26, 4.5 Miles to I-5, and only one exit north of Washington Square.



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500