



FOR LEASE



UNITUS BUSINESS CENTER

Class A Office Space

±8,123 - 21,354 SF | \$34.00 / RSF - Full Service

7632 SW Durham Rd, Tigard, OR 97224

- Best in Class A Building Amenities
- Class A Office in Central Washington County
- Excellent Access to Freeways, Dining, and Shopping
- High End, Above Standard Improvements, Great for Law, Finance, Wealth Management with Attention to Minimize Sound Transfer Between Offices

JEFF FALCONER, SIOR

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	7632 SW Durham Rd, Tigard, OR 97224
Building Space	± 89,672 SF Total
Available Space	± 21,354 SF
N° of Suites Available	2
Year Built	2001
Use Type	Office
Lease Rate	\$34.00 / RSF Full Service

Suite	SIZE	USE TYPE
300	13,231 SF	Office
305 (Available 11/1/26)	8,123 SF	Office

Location Features

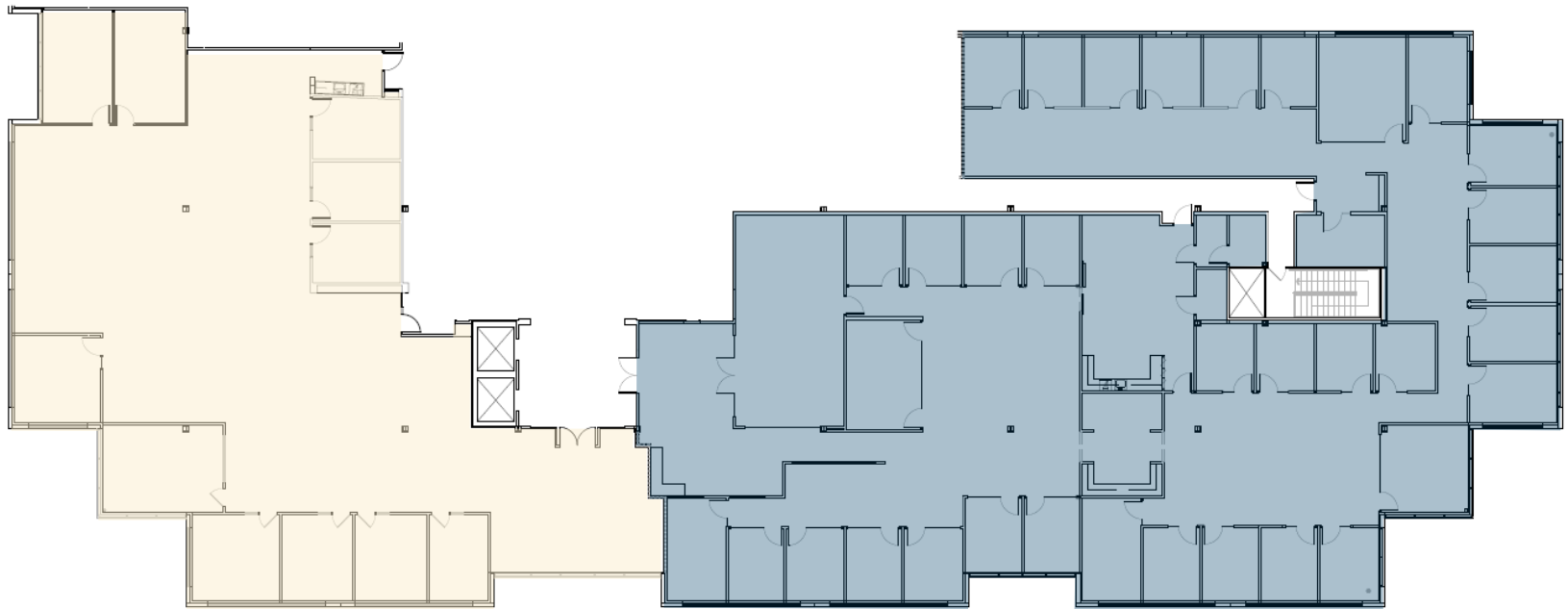
- Extensive Above Standard Glass Doors, Relites, and Lighting
- Most Walls to Structure for Sound Privacy
- Abundant Parking
- Easy Access to I-5, Hwy-217, and Hwy-99W
- Close to Trimet Bus Lines and Wes Commuter Rail
- Nearby Amenities: Banks, Healthcare Offices, Restaurants
- Minutes from Bridgeport Village Shopping & Dining
- EV Parking
- Conference Room
- Outdoor Patio Area

Nearby Highlights

- Barnes & Noble
- Bridgeport Village
- Claim Jumper Steakhouse
- Crate & Barrel
- Hall Street Pizza Company
- McMenamins John Barleycorns
- Pastini
- Peet's Coffee
- PF Chang's
- Regal Bridgeport IMAX
- REI
- Safeway
- Saks Off 5th
- Starbucks
- The Container Store
- The Grand Hotel at Bridgeport
- Trader Joe's
- Whole Foods Market



FLOOR PLAN

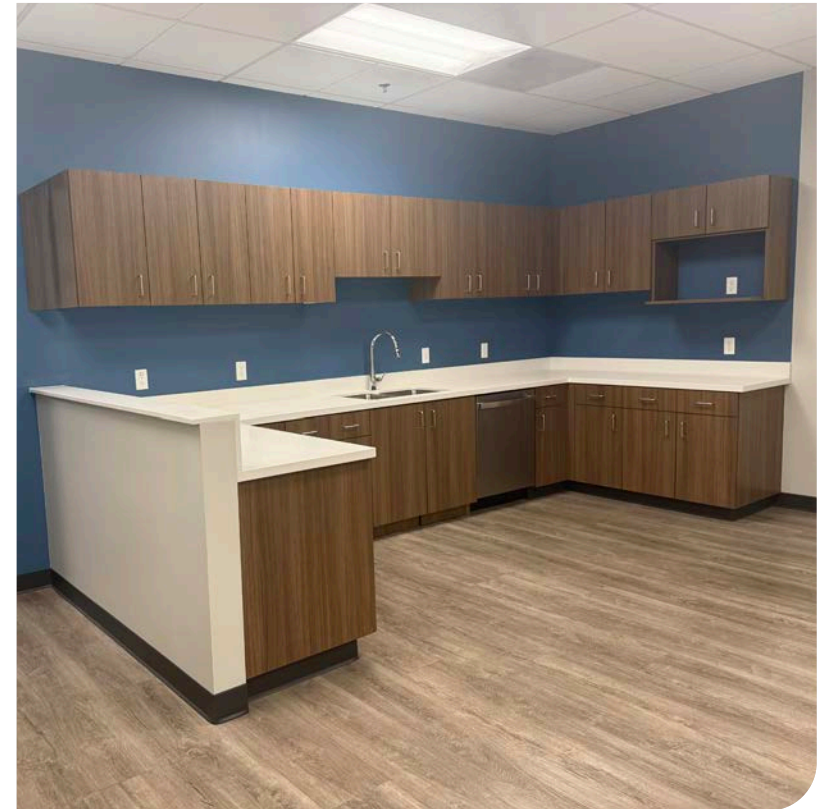


Suite 300
+/- 13,231 SF

Suite 305
+/- 8,123 SF
Available 11/1/26

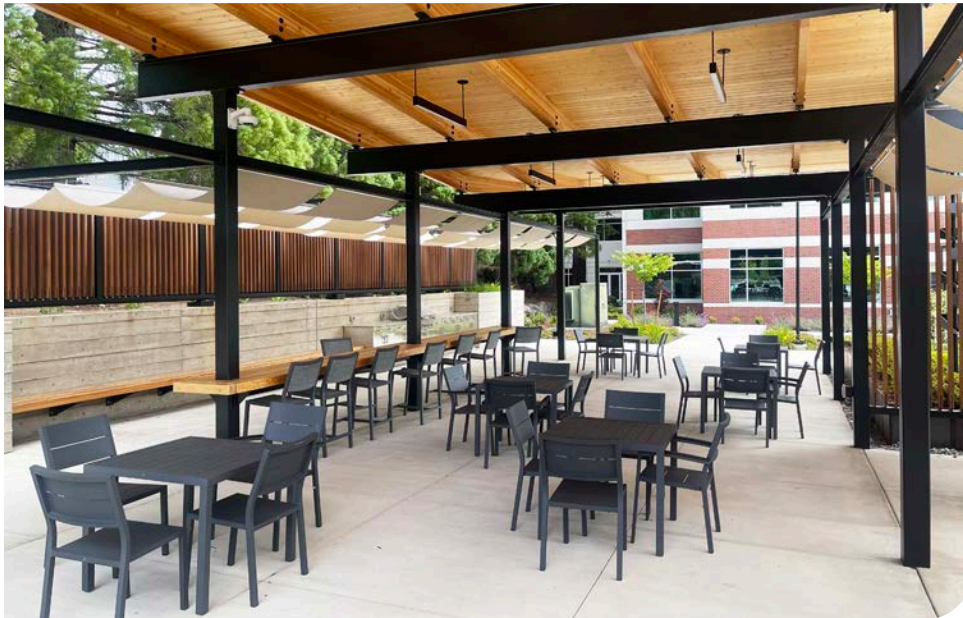


PHOTOS



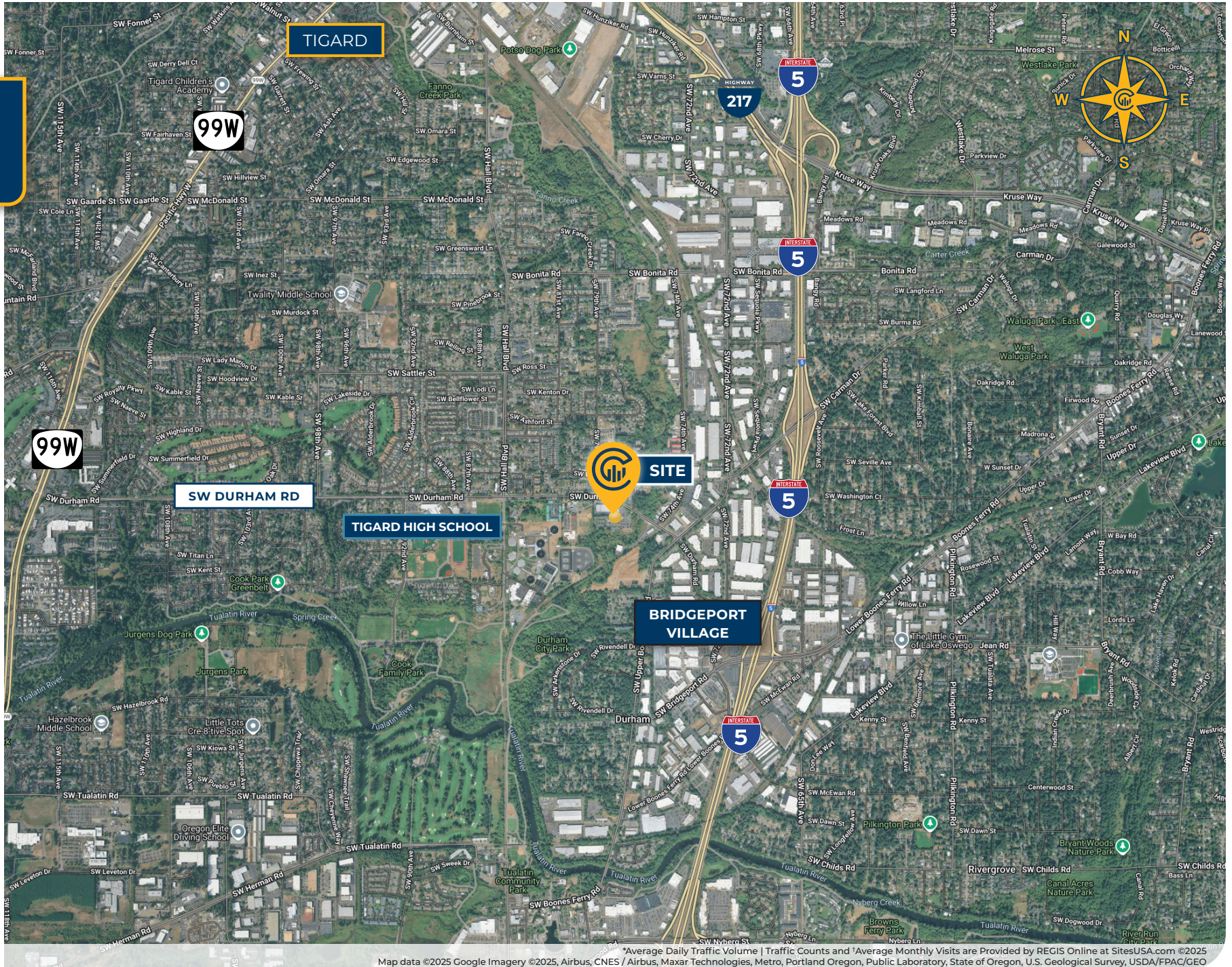


PHOTOS





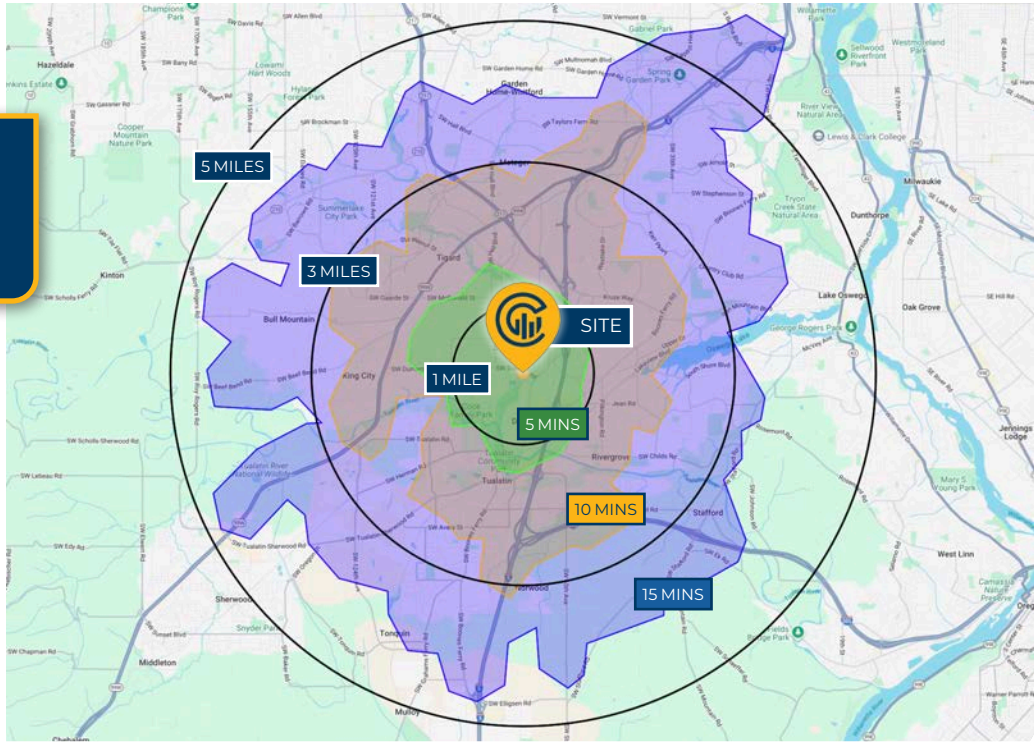
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	9,237	105,382	232,539
2030 Projected Population	9,242	104,787	228,240
2020 Census Population	9,530	103,078	230,500
2010 Census Population	8,178	94,410	211,266
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.4%
Historical Annual Growth 2010 to 2025	0.9%	0.8%	0.7%
Households & Income			
2025 Estimated Households	3,905	44,469	96,320
2025 Est. Average HH Income	\$168,968	\$149,762	\$157,304
2025 Est. Median HH Income	\$134,533	\$115,226	\$121,990
2025 Est. Per Capita Income	\$71,464	\$63,299	\$65,244
Businesses			
2025 Est. Total Businesses	1,515	8,579	17,035
2025 Est. Total Employees	13,168	74,040	129,729

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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