

72nd Corporate Center

13535 SW 72ND AVENUE / TIGARD, OR 97223



OFFICE SPACE FOR LEASE

CONTACT

Christopher Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

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.



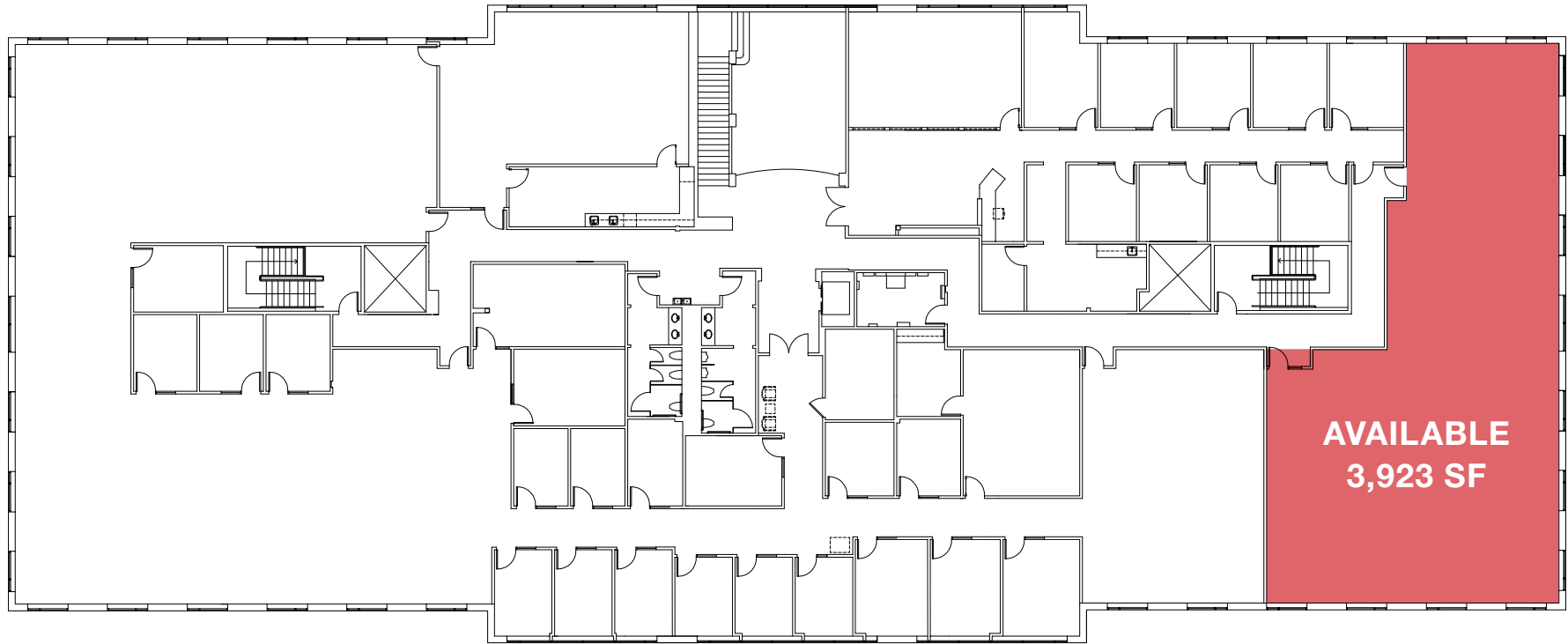
CURRENT AVAILABILITY

- **3,923 SF, 2nd Floor office space**
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



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

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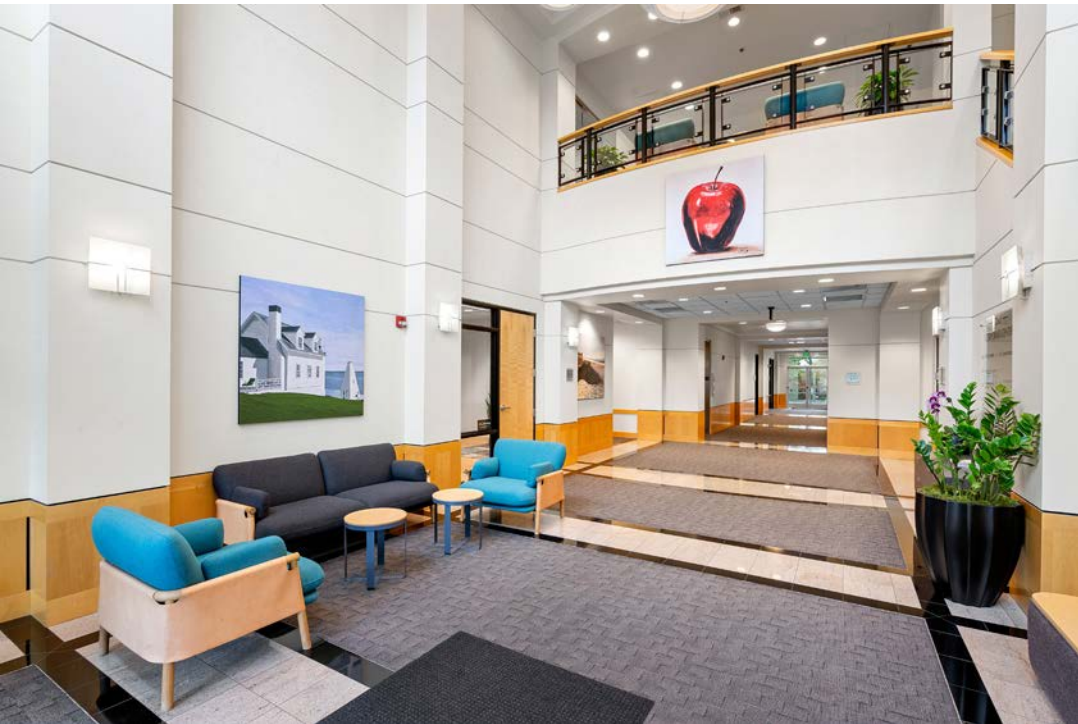
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Photos



Aerial



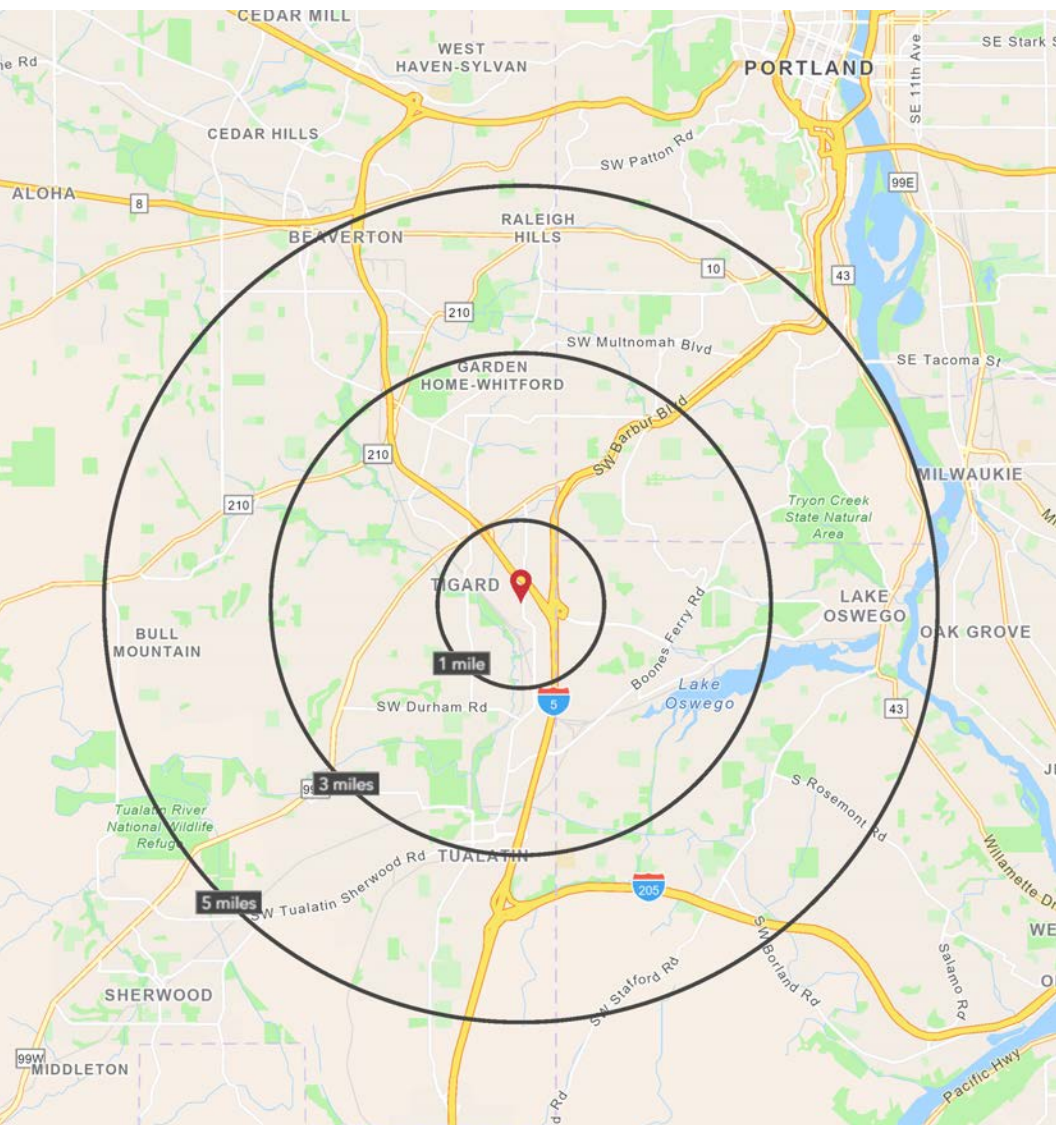
SW 72ND AVE

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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