

# SUBLEASE - Office at Progress Ridge

12325 SOUTHWEST HORIZON BOULEVARD, SUITE 29, BEAVERTON, OR 97007



## PROPERTY DESCRIPTION

Recently remodeled professional office space available for sublease in Progress Ridge TownSquare, which is a destination shopping center anchored by New Seasons Market and luxury movie theater AMC Dine-In. The center features a mix of casual dining restaurants as well as medical and professional services.

## PROPERTY HIGHLIGHTS

- Recently remodeled office
- Term runs thru December 31, 2026
- High ceilings
- Excellent natural light
- Ample parking
- Furniture available

## OFFERING SUMMARY

Lease Rate:	Call For Rate
Available SF:	1,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,617	46,246	102,660
Total Population	20,254	113,575	249,469
Average HH Income	\$104,351	\$106,423	\$97,475

### ADAM BEAN

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Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

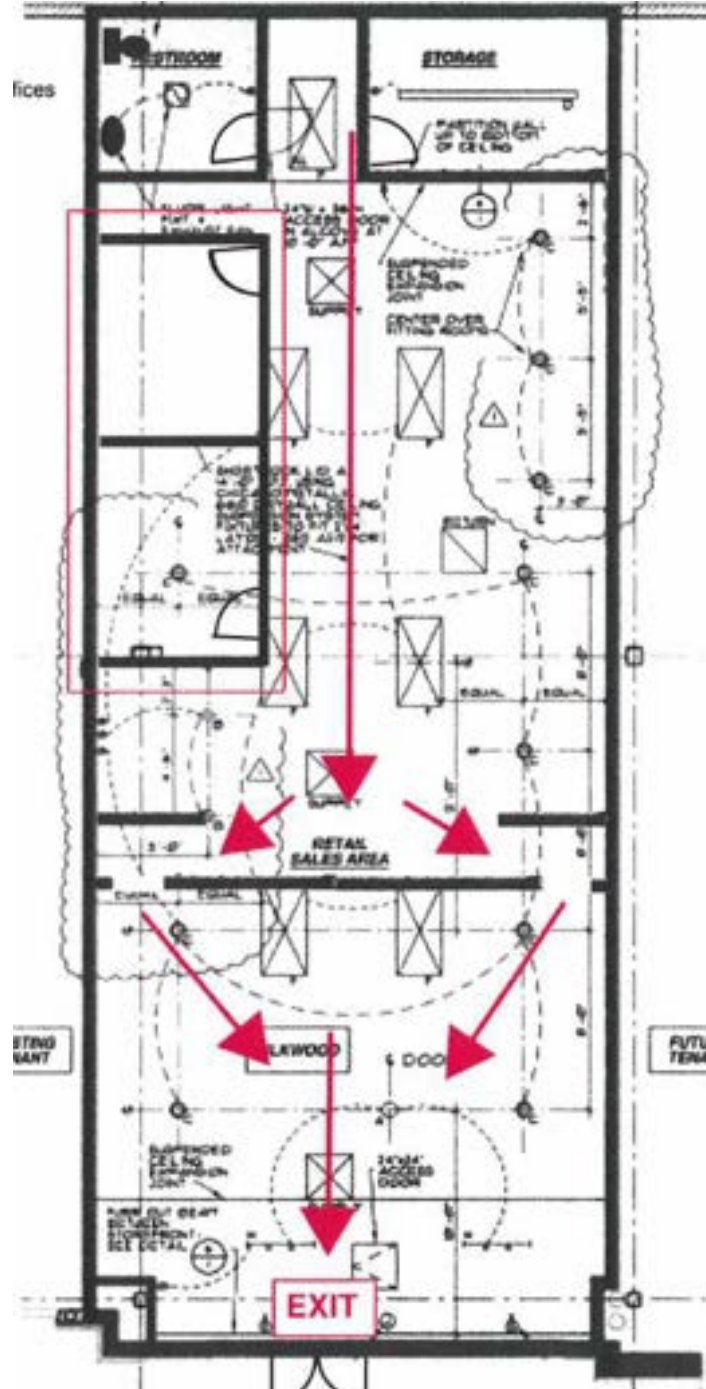
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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



# Floor Plan

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# Retailer Map

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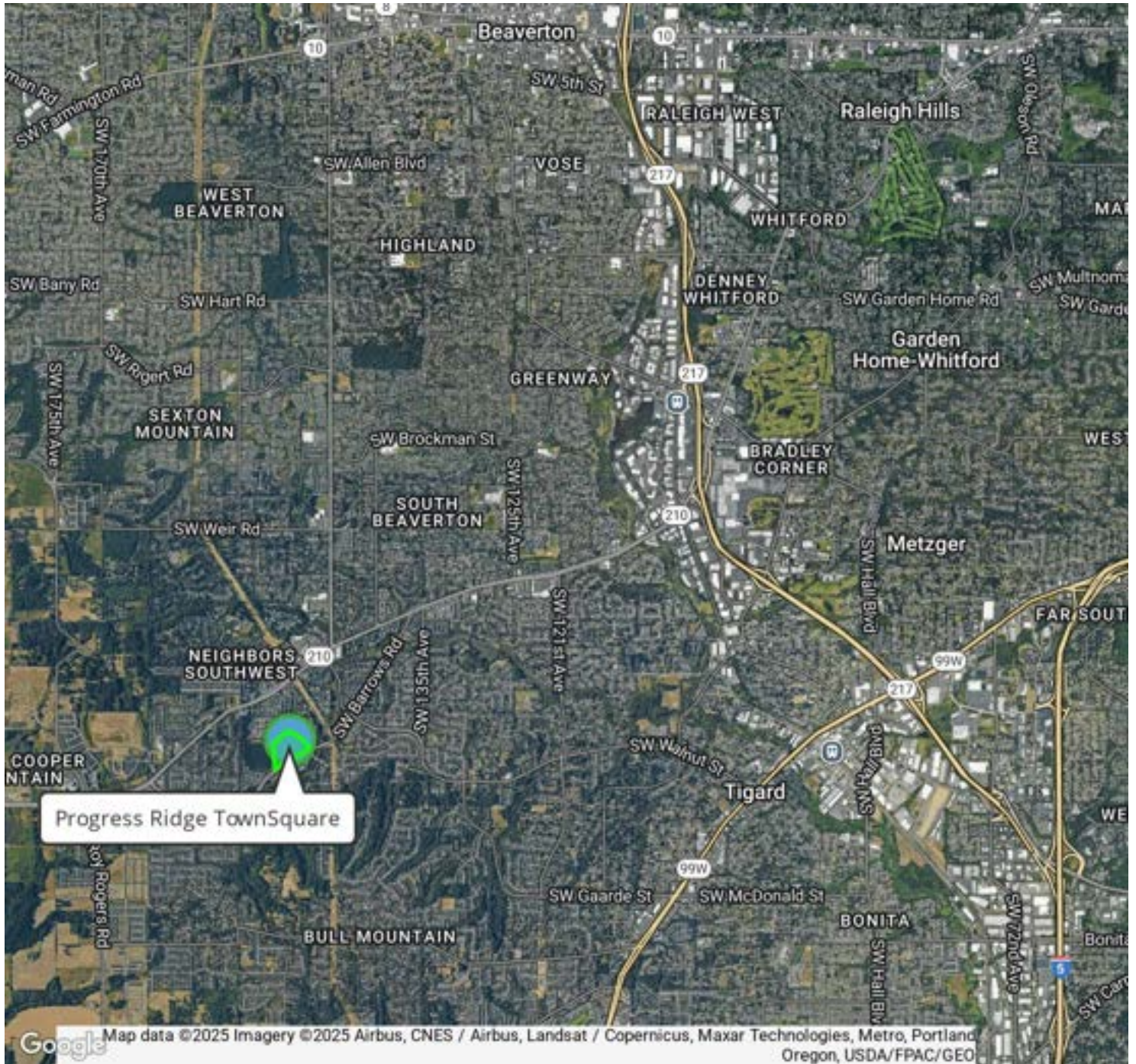
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# Location Map

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# Additional Photos

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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,254	113,575	249,469
Average Age	38.5	41.1	39.7
Average Age (Male)	38.1	39.8	37.7
Average Age (Female)	39.2	42.3	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,617	46,246	102,660
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$104,351	\$106,423	\$97,475
Average House Value	\$406,270	\$425,700	\$399,835

2020 American Community Survey (ACS)

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