

# GRAY OAKS CORPORATE PARK

735 SW 158TH AVE  
BEAVERTON, OR

FOR SALE  
OR LEASE



UP TO 22,600 SF OF CONTIGUOUS HIGH EXPOSURE SPACE AVAILABLE

**NEWMARK**

**lcm** Kidder  
Mathews

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# FOR LEASE OR OWNER/USER SALE OPPORTUNITY

Class A flex/office property with a high identity location across the street from the Nike World Headquarters in Beaverton, Oregon.

Gray Oaks Corporate Park is a high quality, multi-tenant design, flex/office property with excellent signage and exposure along SW 158th Avenue. It is situated within one-quarter mile of Tualatin Hills Park and Recreation District regional athletic facility, Costco, Fred Meyer anchored shopping district, and Nike World HQ. Several space options are available for lease, including contiguous 22,616 SF with a primary entrance, extensive glass, and feature signage creating a high-profile location.

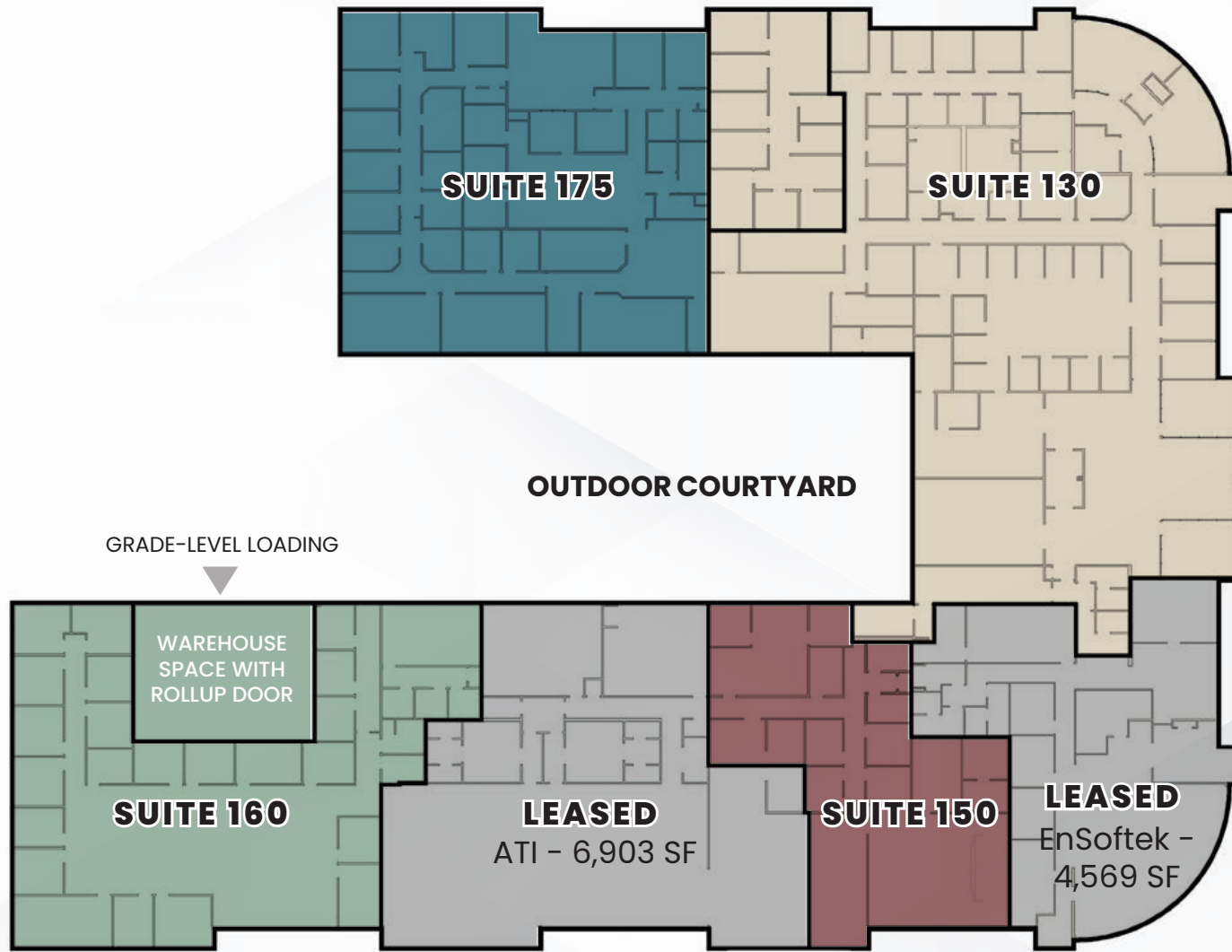
The property is also available for sale. It is an excellent opportunity for an owner/user to acquire the property and occupy the large feature space. With existing tenants in place, this offering could be a great owner-user opportunity with income in place.



## PROPERTY HIGHLIGHTS

Address	735 SW 158th Ave, Beaverton, OR 97006
Net Rentable Area	46,447 SF
Site Area	3.99 Acres
Year Built	1996
Parking	3.3/1000 SF
Zoning	Office Industrial (OI)
Clear Height	15' to the Structure
Traffic Counts	21,982 daily on SW 158th
Available Suites	<b>4,033 RSF to 34,975 RSF</b>
Asking Rents	<b>\$26.00 PSF to \$32.00 PSF</b>
Asking Price	<b>Call for price</b>

# BUILDING PLAN



**SUITE 175**  
**7,457 SF**  
\$30.00 SF FSG

**SUITE 130**  
**15,159 SF**  
\$32.00 SF FSG

**SUITE 150**  
**4,033 SF**  
\$26.00 SF FSG

**SUITE 160**  
**8,326 SF**  
\$28.00 SF FSG

# NEARBY AMENITIES



**CEDAR HILLS  
CROSSING**

**MURRAY RD**

**TUALATIN HILLS  
AQUATIC CENTER**



**Fred  
Meyer.**



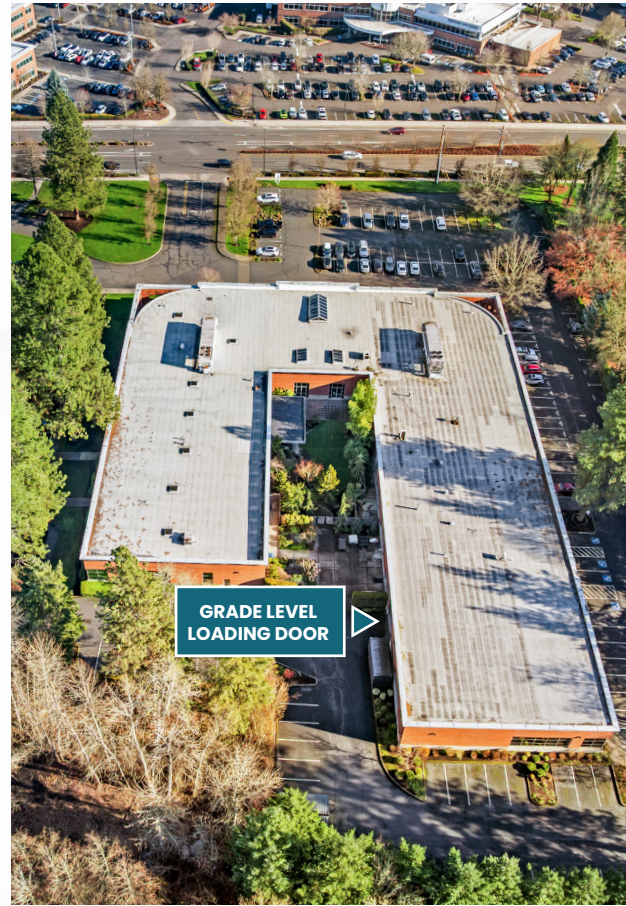
**WALKER RD**

**SW 158TH AVE**



**GRAY OAKS  
CORPORATE PARK**





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