

FOR LEASE

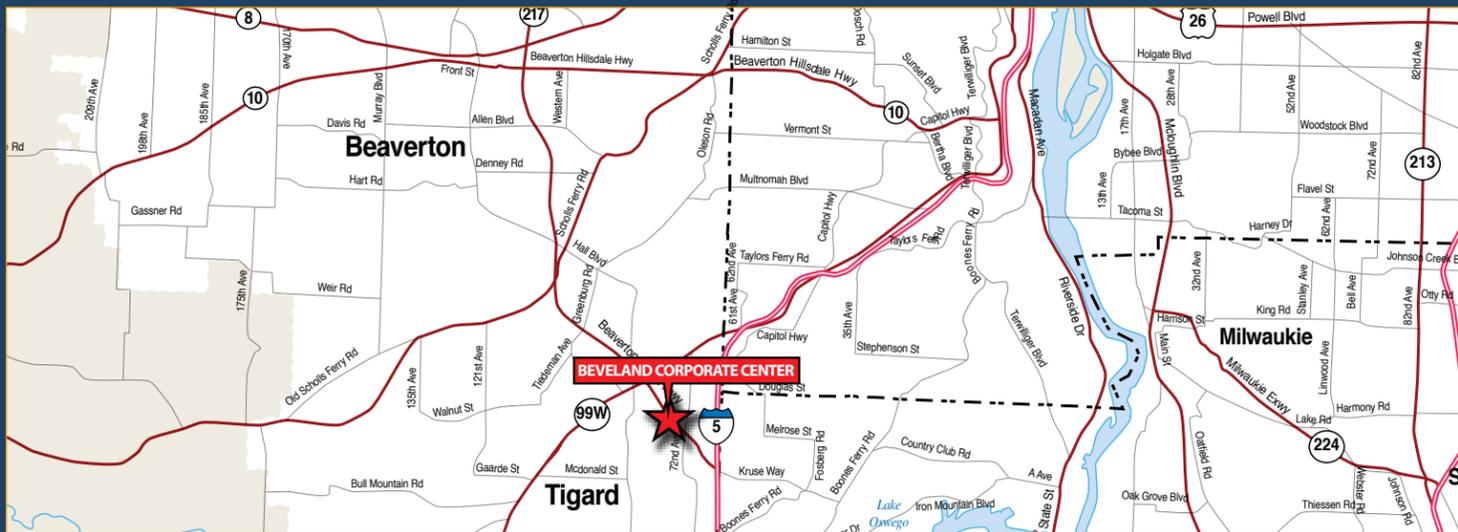
# Beveland Corporate Center

7650 SW BEVELAND STREET • TIGARD, OREGON



Cradled between I-5, 217, 99W and only 10 minutes from Downtown Portland, the Tigard Triangle boasts some of the highest traffic counts in the region and is bordered by several large residential neighborhoods as well. For this reason, the area has not only become well developed for shopping and dining, but also for several large

corporate tenants such as Precoa, HealthNet, University of Phoenix and InFocus. With demand continually increasing for this unique location, and supply very limited, the timing is immediate to seek opportunities for space.



**Newmark Grubb Knight Frank**  
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

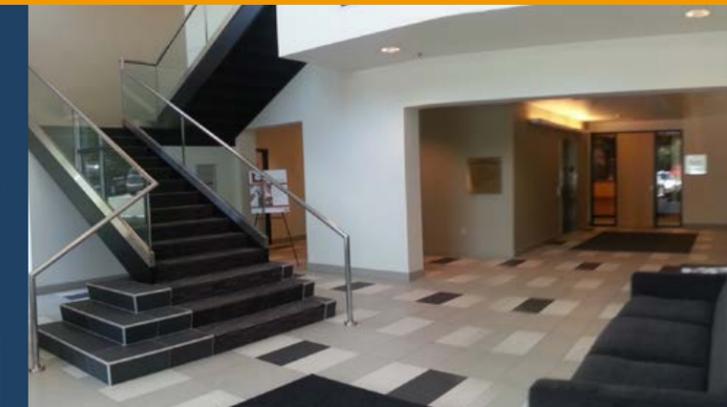
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AVAILABLE SPACE RANGES FROM 1,062 SF – 11,274 SF FOR LEASE



The Beveland Corporate Center provides a new chance to lease class A office space in the coveted Tigard Triangle. Located on the northeast side of 217, halfway between the I-5 and Hwy 99 interchanges, the building is in direct line-of-site exposure to over 200,000 cars per day—a rare signage opportunity for qualifying tenants.

- ◆ Approximately 11,274 RSF available (divisible to 1,062 RSF)
- ◆ Exceptional signage opportunity offering direct, prolonged line-of-site exposure to over 200,000 vehicles per day on Highway 217.
- ◆ Ample Parking (4:1000)

- ◆ Excellent mix of suites containing private offices and open spaces
- ◆ Well maintained building with recent upgrades to lobby
- ◆ No Multnomah County Business Taxes
- ◆ Located within the centralized Tigard Triangle within minutes to restaurants, retail, shopping, and banks.

**LEASE RATE: \$23.00/SF - Full Service**

**Newmark Grubb Knight Frank**

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