

FOR SALE >

Sandburg Center

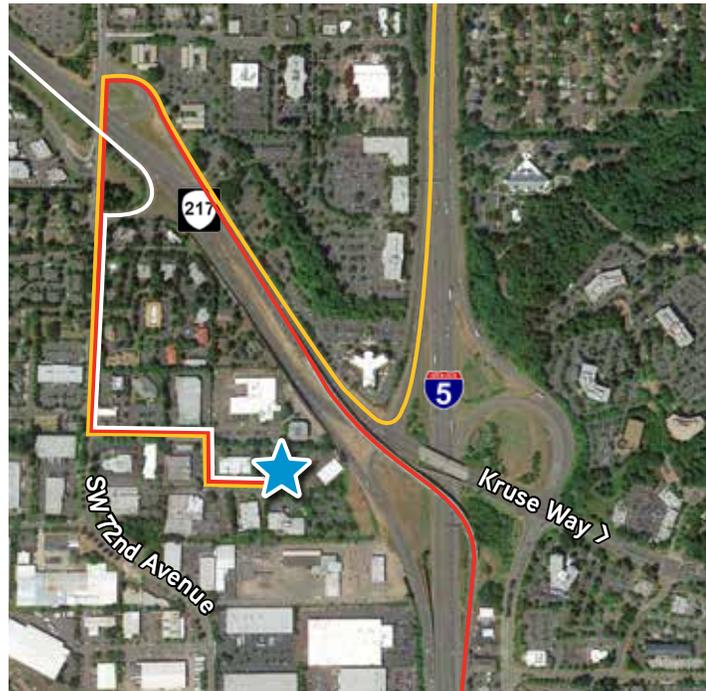
6825 SW SANDBURG STREET TIGARD, OR 97223



Opportunity to own and occupy at the most prominent intersection of suburban Portland: I-5 and 217.

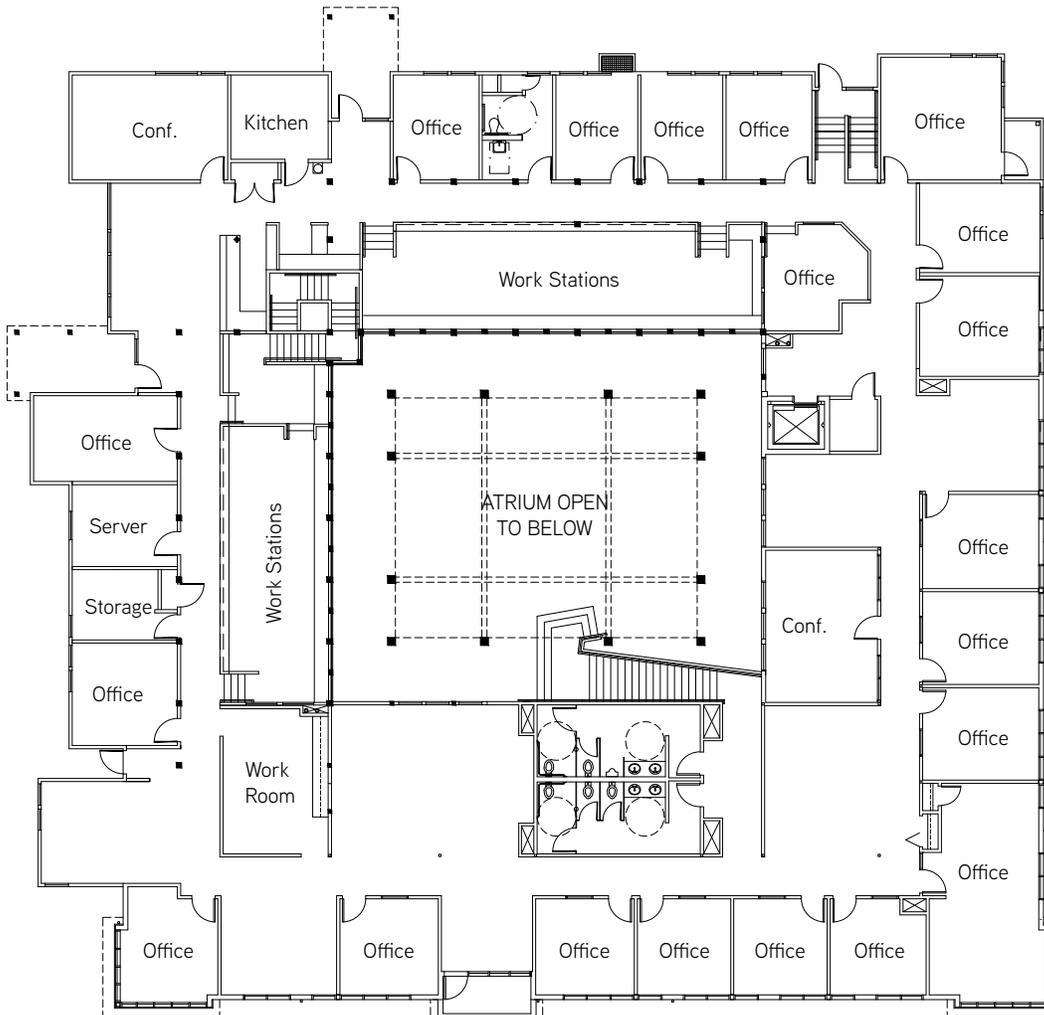
Pride of ownership displayed through meticulous landscape and maintenance of this highly desirable office property.

PRICE: **\$3,600,000**



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Main Level
 Floor Plan
 As Built

Private offices with a balance of open work space and conference rooms

Elevator served

ADA restrooms on both floors

Abundant natural light throughout

Timeless wood finishes





BUILDING INFORMATION

BUILDING:	24,848 SF; two-level
AGE:	1974 construction 2001 renovation/expansion
LAND:	1.52 acres
PARKING:	71 spaces
ZONING:	C-P, Commercial

Lower Level Floor Plan As Built



Large 2-story atrium doubles as a multipurpose area

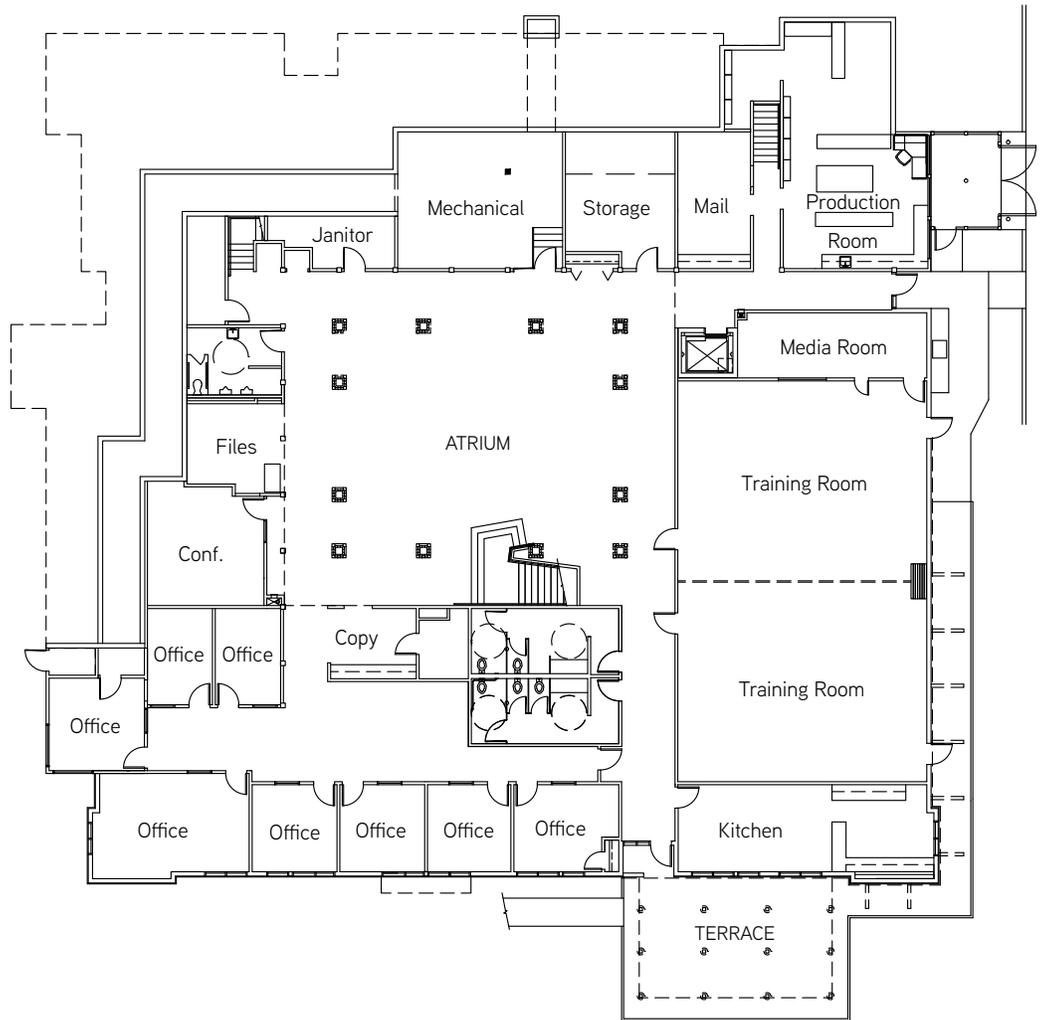
Training area with room divider

Kitchen

Outdoor terrace

Work room

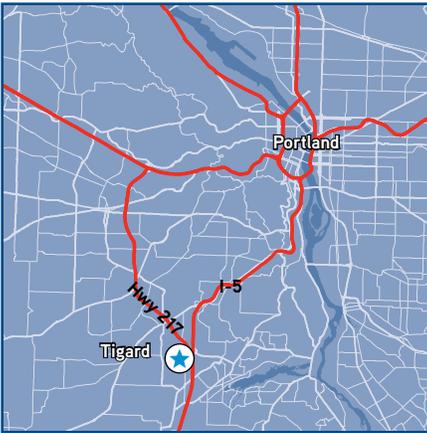
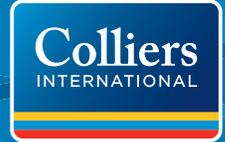
Private offices



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- Convenient employee commute
- Washington County address (tax savings)
- Tigard Enterprise Zone (possible tax exemptions)

