



FOR LEASE

One Warm Springs

8050 SW WARM SPRINGS ROAD, TUALATIN, OR



Medical and Dental Office Space Available For Lease

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**Kidder
Mathews**

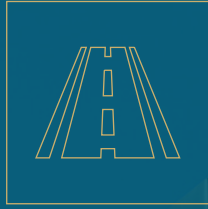
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BUILDING FEATURES & AMENITIES



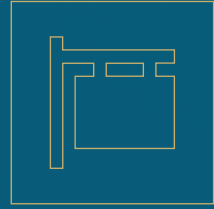
BUILDING SF
25,497 SF



TWO MINUTES TO
I-5 AND I-205



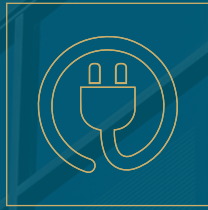
PARKING RATIO
4.2/1,000



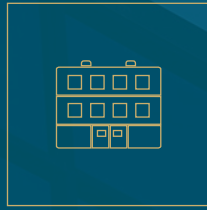
SIGNAGE
OPPORTUNITIES



SHOWER &
LOCKER FACILITIES



HEAVY POWER &
TELCO CAPABILITY



SECOND GENERATION
SPACE

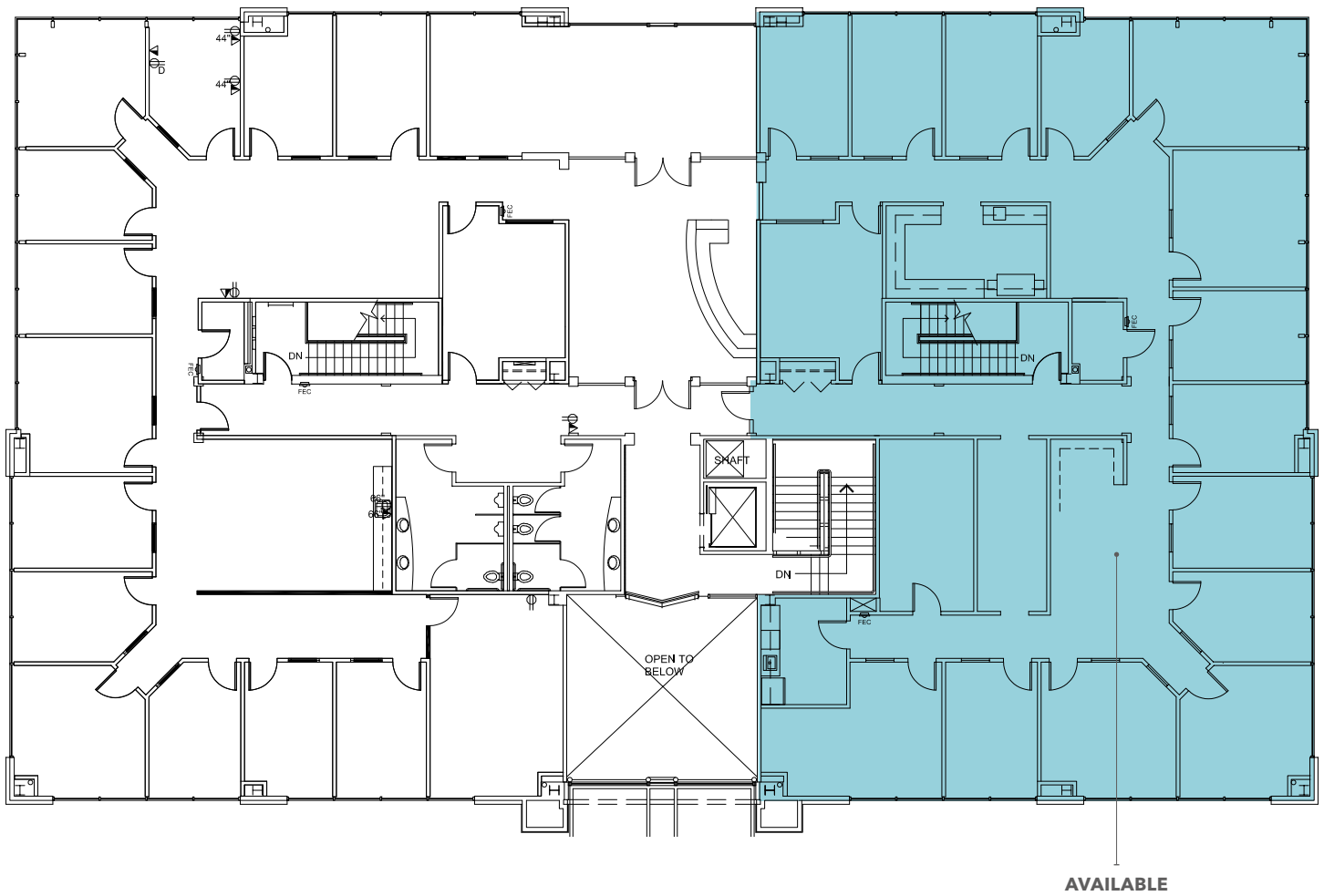


WALKING DISTANCE TO
LIVELY RESTAURANT &
SHOPPING SCENE



AVAILABLE SPACES

2nd Floor - Suite 200



5,286 RSF

\$36.00/SF/YR, modified gross (net of janitorial)

Available 4/1/2021

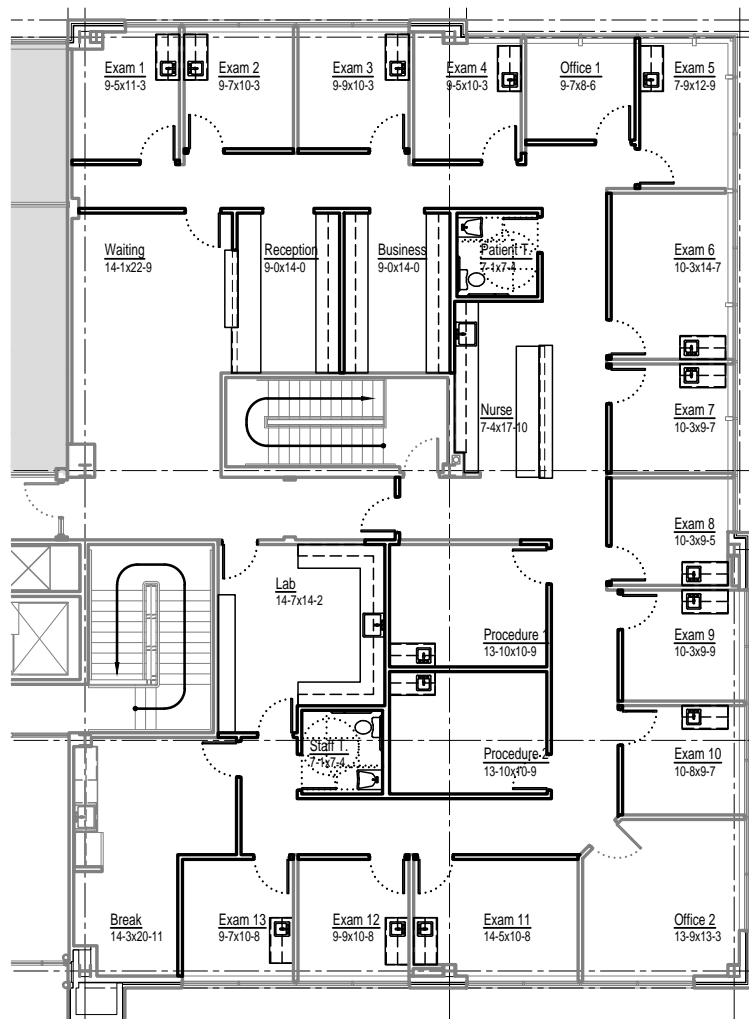
Excellent window line

Second generation space (i.e. Class A commercial office build-out)

Generous tenant improvement allowance for long-term medical user

AVAILABLE SPACES

Suite 200 - Speculative Medical Office Space Plan



SPECULATIVE SPACE PLAN BUILD OUT HIGHLIGHTS

13 Exam Rooms w/Sinks

2 Offices

2 Procedure Rooms

Lab

2 Restrooms

Nurse Station

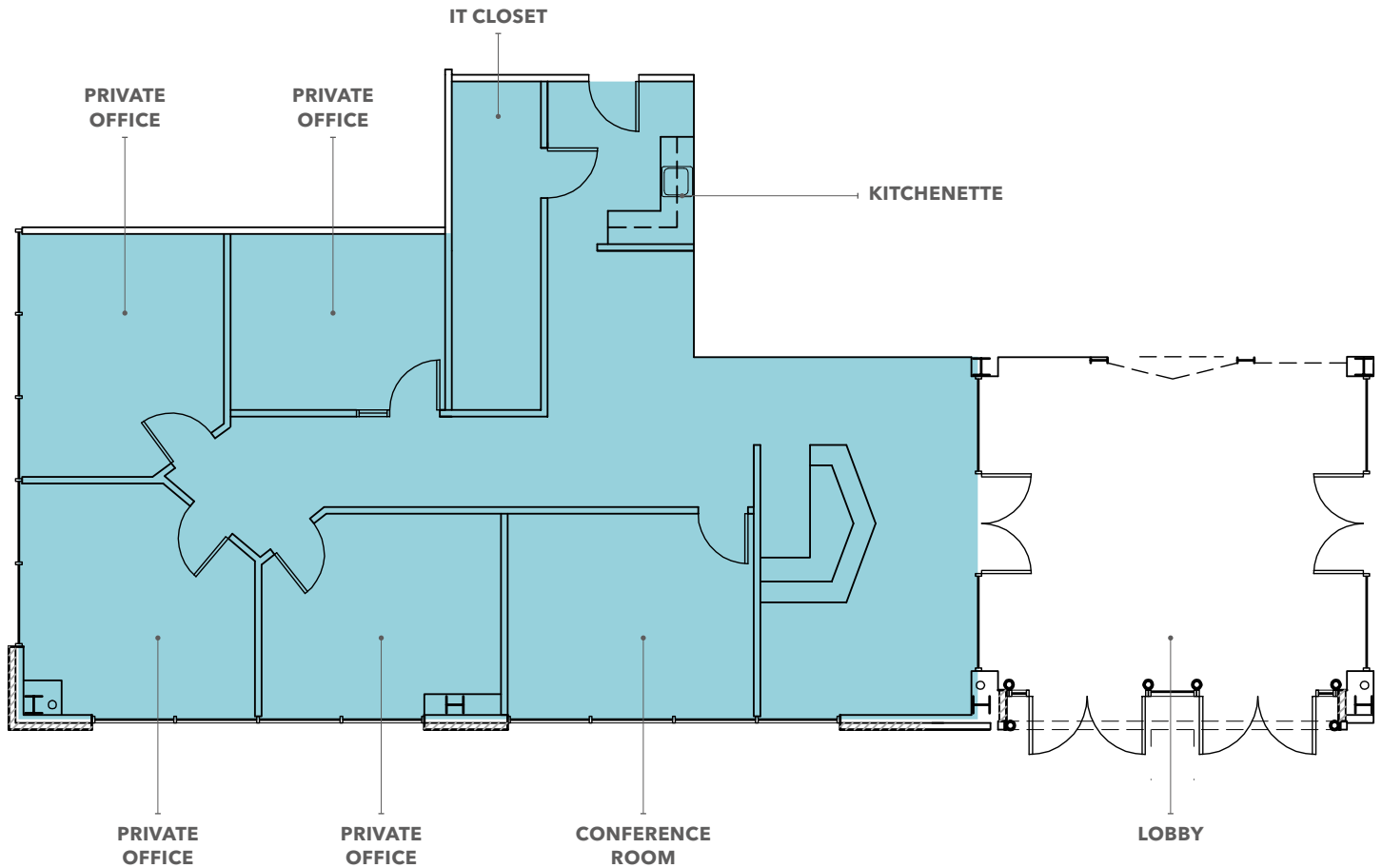
Break room

Reception Area

Storage

AVAILABLE SPACES

1st Floor - Suite 100



2,007 RSF

\$36.00/SF/YR, modified gross (net of janitorial)

Available 2/1/2021

Second generation space (i.e. Class A commercial office build-out)

Generous tenant improvement allowance for long-term medical user

Waiting room

1 small conference room

4 private offices

IT closet

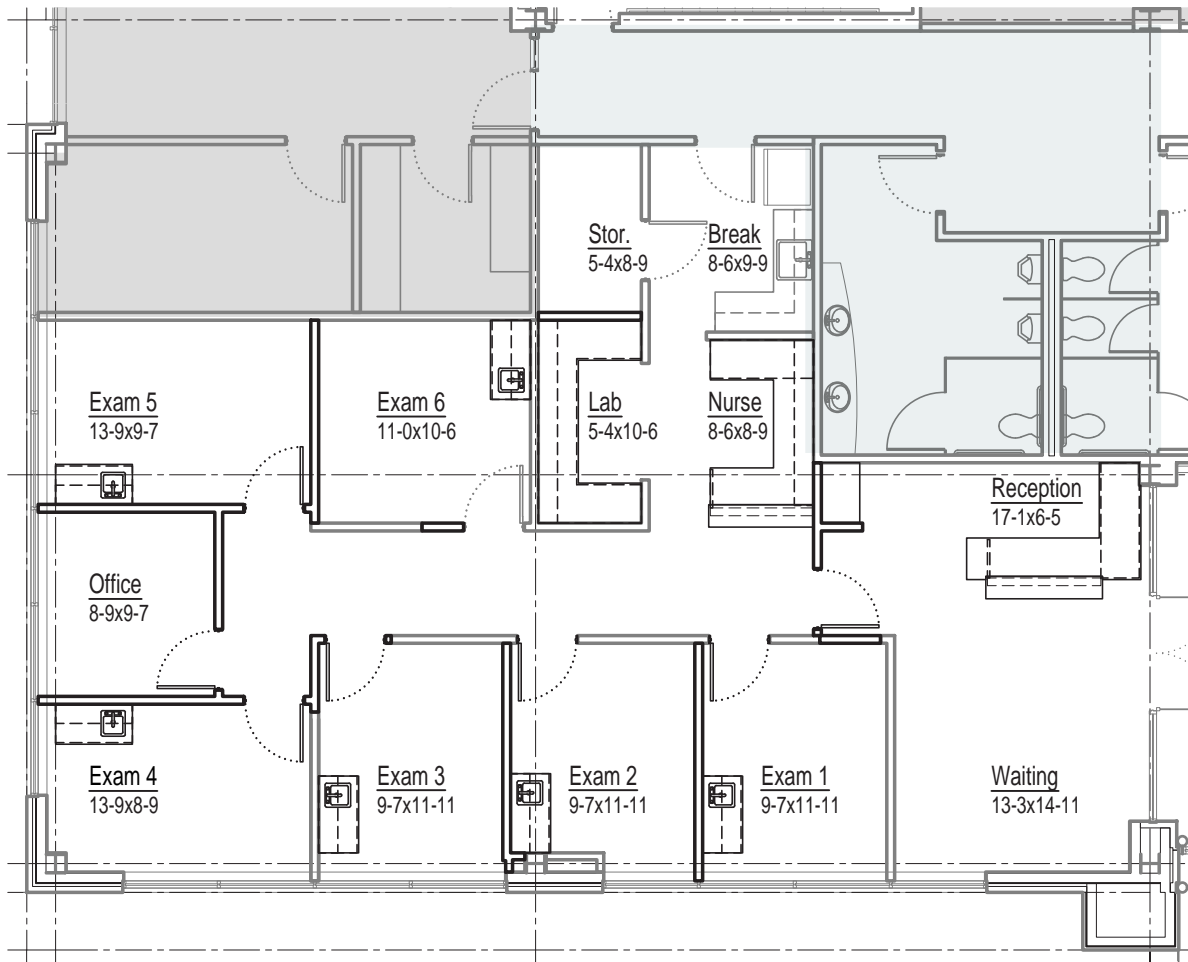
Kitchenette

Lobby exposure

Excellent window line

AVAILABLE SPACES

Suite 100 - Speculative Medical Office Space Plan



SPECULATIVE SPACE PLAN BUILD OUT HIGHLIGHTS

6 Exam Rooms

Lab

Nurse Station

Office

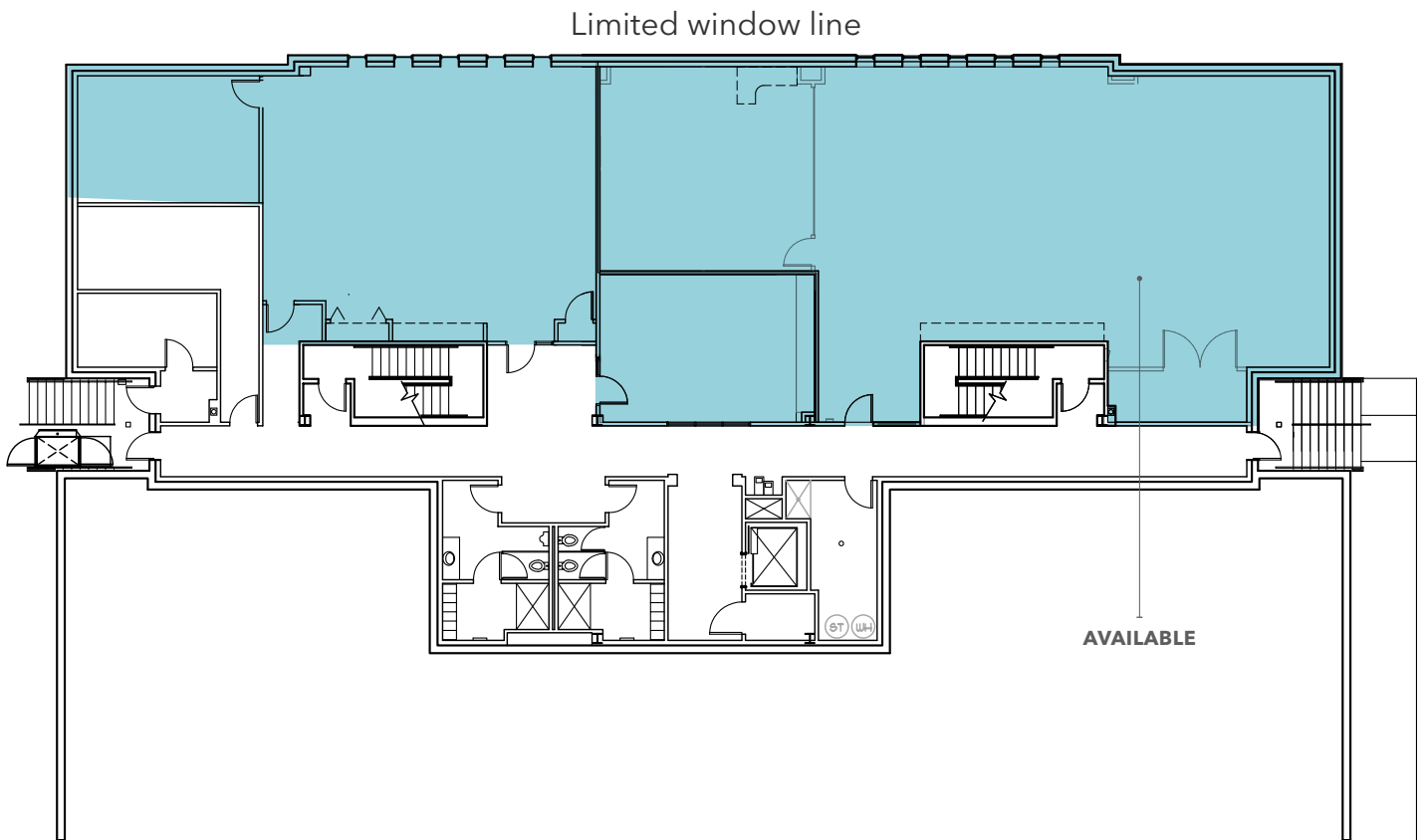
Break room

Waiting room

Reception & Waiting Area

AVAILABLE SPACES

Daylight Basement - Suites 50 & 60



1,251 - 4,521 RSF

\$18.00/SF/YR, modified gross

Second generation space

Large conference room

Cabinetry with built-in sink

Limited window line



72,081

POPULATION
(3 MILES)

\$101,969

AVERAGE HH INCOME
(3 MILES)

84

WALK
SCORE

1

MINUTE TO
DOWNTOWN TUALATIN

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