

AVAILABLE
FOR LEASE

CORNELL CENTER

GREAT RETAIL SPACE

16155 NW CORNELL ROAD :: BEAVERTON, OREGON 97006

LOCATION:

Conveniently located
off Highway 26 and
NW Cornell Road

FEATURES:



It just tastes better.



SPACE AVAILABLE:

Suite 250: 1,000 SF

Suite 400: 1,050 SF

RATE:

\$22.50/SF NNN

ADDITIONAL RENT:

Approximately \$6.50/SF

PARKING RATIO:

5/1,000

TRAFFIC COUNT:

Cornell Rd at Bethany: 23,506 CPD

Bethany Rd at Laidlaw: 10,268 CPD

BUILDING/AREA AMENITIES

- Excellent access & visibility to Highway 26
- Large daytime population
- Long-time existing retail tenants

DEMOGRAPHICS (2012 Est.):

Population

1 Mile

15,821

3 Miles

132,942

5 Miles

265,996

Average Household Income

\$78,967

\$78,799

\$79,051

Daytime Population

8,033

49,316

96,638

FOR MORE
INFORMATION
PLEASE
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CBRE

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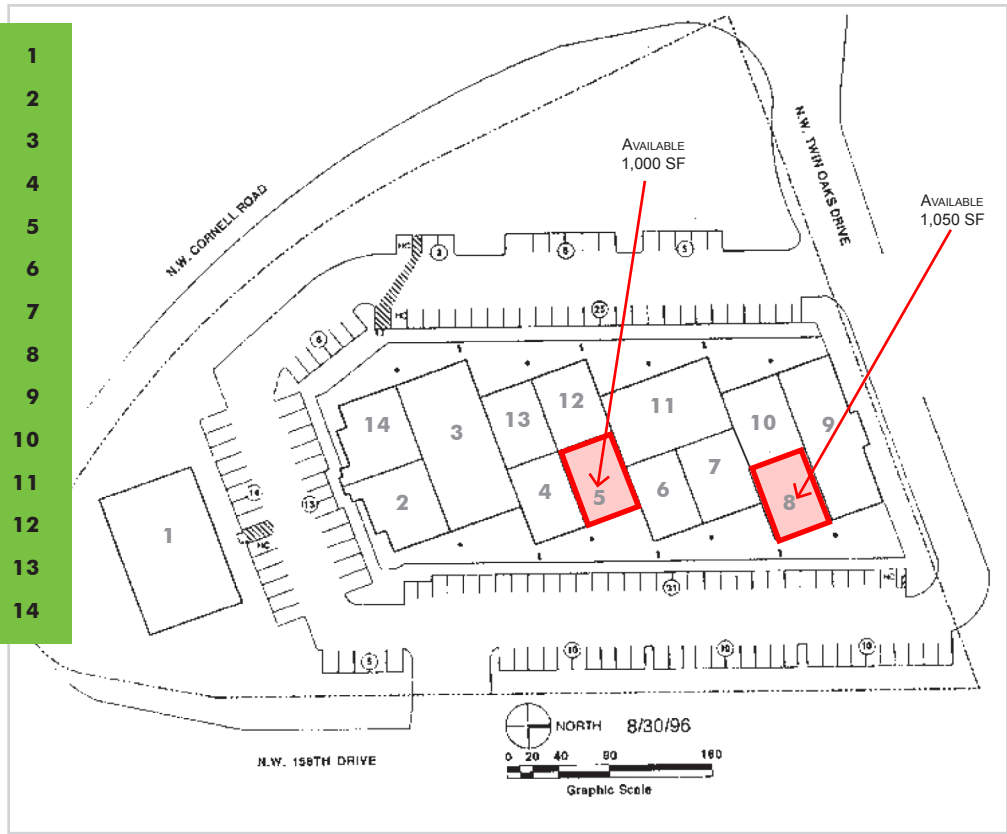
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- BURGER KING** 1
- FUJI'S** 2
- ANIMAL HOSPITAL** 3
- PRIDE CLEANERS** 4
- VACANT - 1,000 SF** 5
- GISI MARKETING GROUP** 6
- DOMINO'S** 7
- VACANT - 1,050 SF** 8
- GENTLE DENTAL** 9
- FRESH THYME SOUP CO.** 10
- ADECCO** 11
- MOSAIC SALON** 12
- MADEMOISELLE NAILS** 13
- C2 EDUCATION** 14



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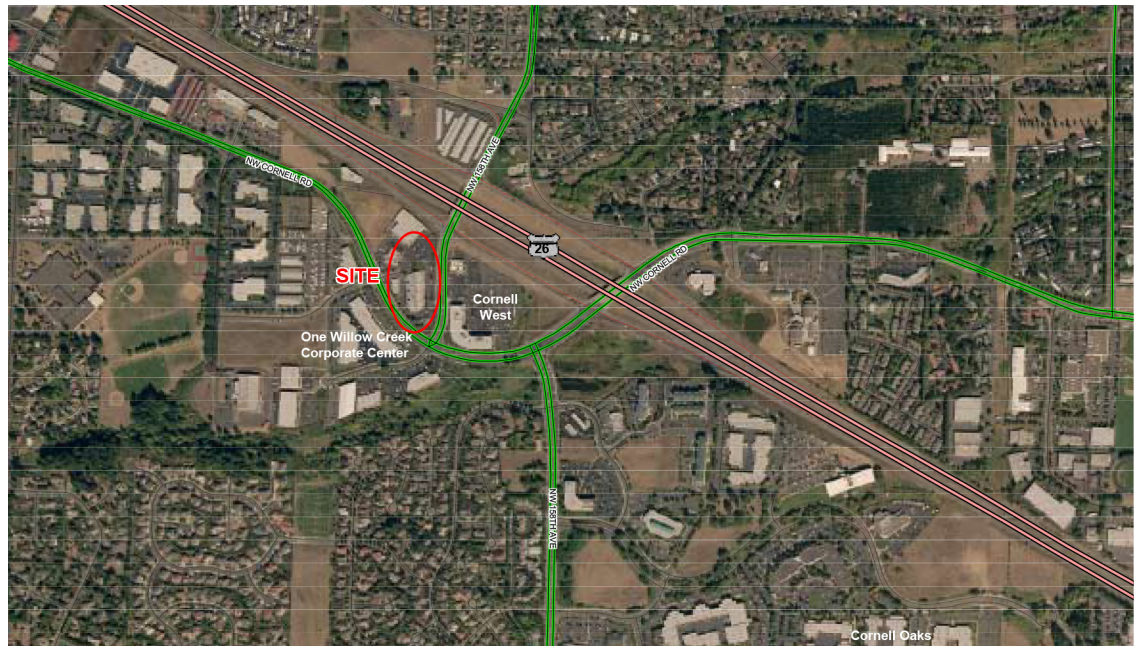
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