

## Crown Plaza Building

12230 SW Main Street  
Tigard, OR 97223

Great owner/user building

One-story flex building

24,733 SF

Approximately 42  
parking spaces

Newly redeveloped in 2005

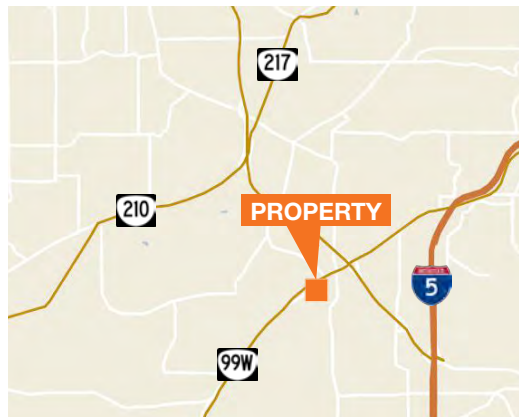
Temperature controlled facility

Flexible zoning: MU-CBD

Sale price: \$3,400,000



### Location



### Contact

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SITE IMPROVEMENTS	
<b>County:</b>	Washington
<b>Year Built:</b>	1968 / Newly redeveloped in 2005
<b>Building Area:</b>	22,337 SF ground floor + 2,436 SF mezzanine totals 24,773 SF
<b>Land Area:</b>	1.142 acres
<b>Zoning:</b>	MU-CBD
<b>Foundation:</b>	The foundation system consists of conventional shallow concrete spread footings beneath columns and continuous wall footings beneath load bearing walls.
<b>Framing/Structure:</b>	Steel with reinforced CMU block
<b>Ceiling Height:</b>	22' clear
<b>Dock &amp; Grade Loading:</b>	Two grade doors - 12' high
<b>Exterior Walls:</b>	The primary exterior wall assemblies consist of painted concrete tilt-wall panels and spandrels. The wall panels have smooth, raked and ribbed finishes.
<b>Roof Structure Cover:</b>	The building utilizes low-slope multi-ply bituminous built-up roofing system. The roofing membranes are finished with granulated cap sheets.
<b>Electrical:</b>	2000 amps, 120/208 volt, three phase, four wire
<b>Sprinklered:</b>	Yes
<b>Interior Walls:</b>	Painted sheet rock over steel framing
<b>Windows/Doors:</b>	Aluminum framed storefront systems with aluminum framed glass doors
<b>Utility Providers:</b>	Fibre - Verizon in the street Domestic Water – Tualatin Valley Water Gas Service – NW Natural Electric Service – Portland General Electric
<b>Parking:</b>	42 parking stalls
<b>Fire Protection:</b>	The building is full sprinklered
<b>HVAC:</b>	Roof mounted - 3 five ton units and one 7.5 ton unit
<b>Property Taxes (2011):</b>	\$21,907

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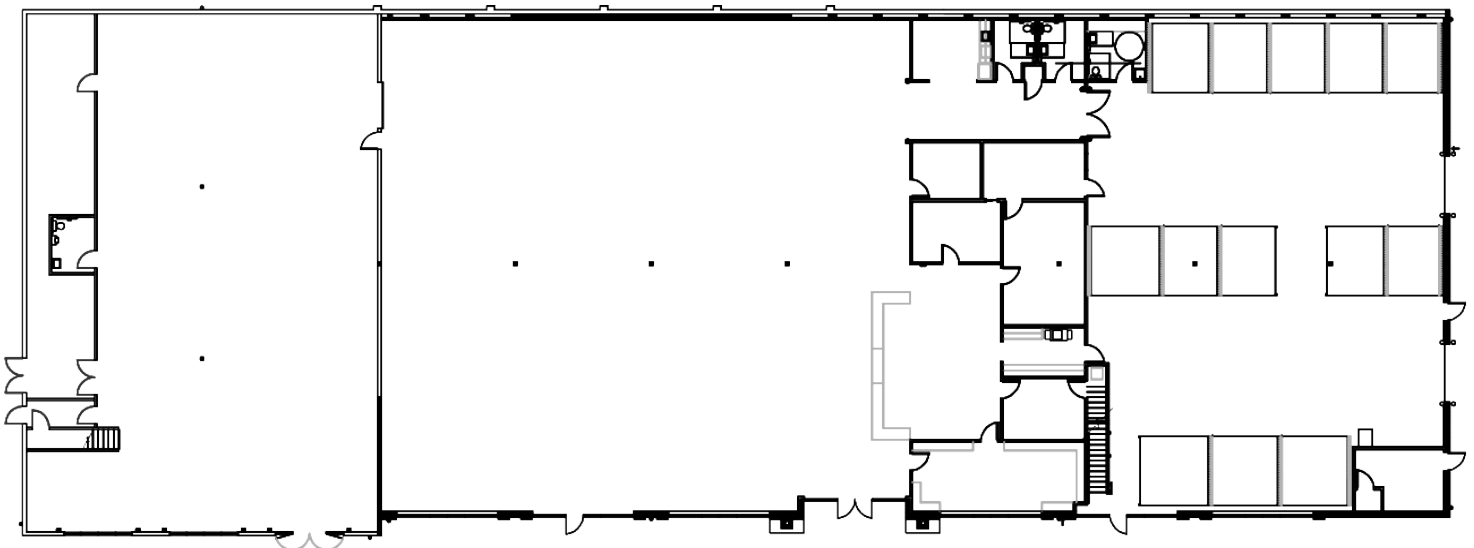
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### Floor Plan



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