

CUSTOM OFFICE & RETAIL IN TUALATIN

Diamond Peak Plaza 8101 SW Nyberg Street, Tualatin Oregon 97062

FOR LEASE



Our Diamond Peak Plaza is located in downtown Tualatin, near Tualatin Lake at the Commons. This two-level retail and office building will feature a new ADA elevator and secure entry access system with storefront doors. Interior upgrades will include Green Certified products and modern finishes to enhance the building's overall aesthetic. Access to the property is simple, as it sits just ½ mile from I-5 and there is large parking lot with three separate entrances. There is access to Tualatin Park & Ride and Tualatin Station nearby and the location is highly walkable and bikeable.

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Walk Score



86

"Very Walkable"

Transit Score



38

"Some Transit"

Bike Score



80

"Very Bikeable"

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Property Details

- Ground-floor retail spaces
- Upper-level custom offices
- Approximately 17,000 sq. ft. building with spaces ranging from 300 to 2,700 sq. ft.
- ADA Accessible with elevator service
- High efficiency heating and cooling
- Green Certified finishes
- Secure access system
- Private parking lot

Location Details

- In the heart of downtown Tualatin near Tualatin Lake at the Commons
- Across from Nyberg Rivers shopping center with New Seasons and Cabela's
- Just ½ mile from I-5
- Near Tualatin Station and Tualatin Park & Ride

Demographics (within 1 mile)

- Population (2023): 14,533
- Average Household Income (2023): \$92,724
- Median Resident Age (2023): 36

Daily Traffic Count (within 1 mile)

TOTAL: 44,000

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REPRESENTATIVE PHOTOGRAPHS

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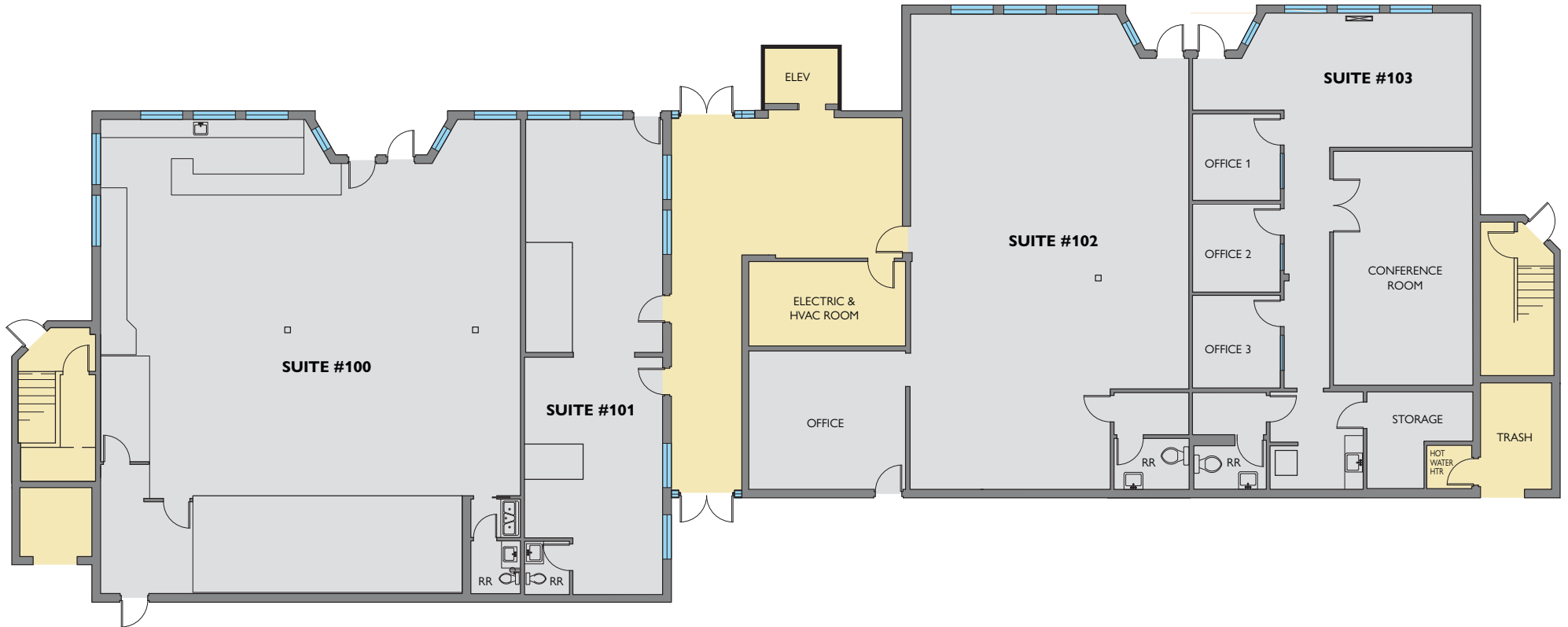
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FLOOR PLAN

1st Floor



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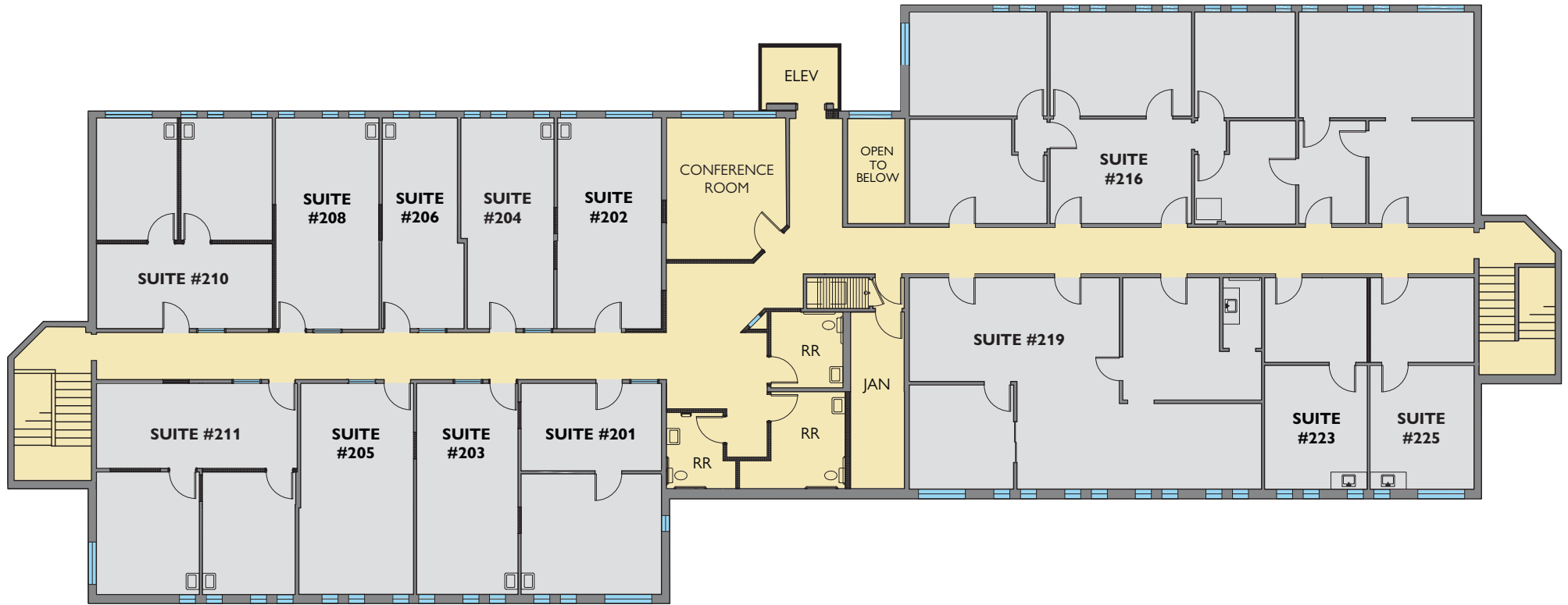
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FLOOR PLAN

2nd Floor



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