

Harmer Building

Beaverton, OR

FOR LEASE

11755 SW 3RD STREET
BEAVERTON, OREGON 97005



Unique Freestanding Office Building Opportunity

AVAILABILITY:

16,000 SF Gross
5,200 SF (Office/Showroom)
5,400 SF (2nd floor office)
5,400 SF (Connected Warehouse)

UNBEATABLE RATE:

\$12.00/SF (NNN)

TAXES:

04-05 - \$16,441

FEATURES:

- Concrete Tilt with Aggregate Exterior
- Seismic Reinforcements
- 8' full windows on office floors
- 8 private offices, 5 restrooms
- Large open areas (no columns)
- Kitchen/Breakroom
- 22' clear height insulated warehouse
- 2 loading docks (1 includes drive-in ramp)
- 3 fully paved parking lots (1 fenced)

ZONING:

RC - OT

AMENITIES:

- Easy access to Hwy 217
- Proximity to: The Round, Beaverton Town Square, Fred Meyer Center, Griffith Park & City Hall, and all downtown retail/ services
- Updated landscaping
- Responsive local Management

For more information, contact

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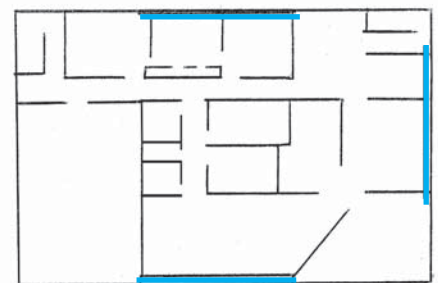
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AERIAL MAP:

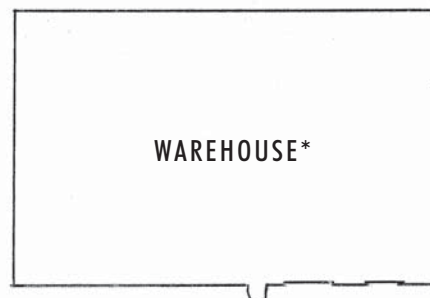


FLOOR PLANS
(Not to scale)

SECOND FLOOR



GROUND FLOOR



* Mezzanine not drawn

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