



FOR SALE

# LILE BUILDING

8060 SW PFAFFLE STREET, TIGARD, OR 97223

**BRETT BAYNE**

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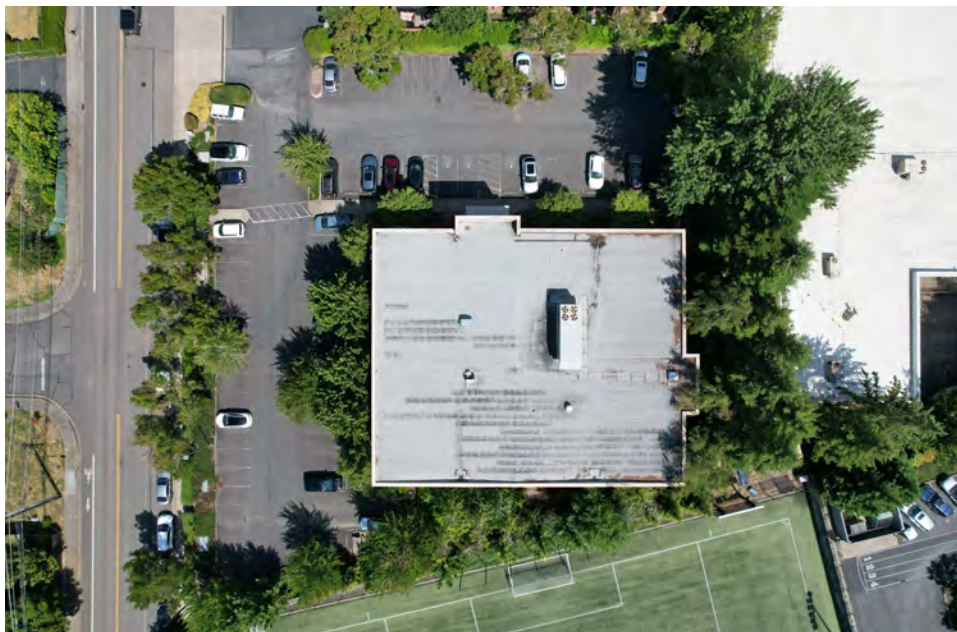
**JOE KAPPLER**

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## PROPERTY DESCRIPTION

This well-maintained 21,470 SF, two-story office building is ideally located in Tigard, Oregon (Washington County), with convenient access to I-5, Highway 99, and Highway 217. Built in 2002, the property features abundant natural light through expansive glass lines, concrete floors, ample on-site parking, and an elevator serving the second floor.

The first floor is occupied by five separate tenants on short-term leases, providing near-term income, while the second floor will be delivered vacant, making it ideal for an owner-user. The upper level offers a functional mix of open workspace, perimeter private offices, one conference room, a large training room, and two break rooms.

The property is currently divided into two condominium plats, which can be dissolved if desired.

## PROPERTY HIGHLIGHTS

- Total Lot Size: 1.01 AC
- Total building size: 21,470 SF
- Second floor space: 9,900 SF (90'x110') available for owner occupant.
- Current gross income: \$159,636
- Elevator served.
- 77 parking stalls plus off-street parking.
- Excellent location and access. City of Tigard - Washington County.

## OFFERING SUMMARY

|                        |                                  |
|------------------------|----------------------------------|
| <b>Sale Price:</b>     | \$4,100,000                      |
| <b>Building Size:</b>  | 21,470 SF                        |
| <b>Lot Size:</b>       | 1.01 Acres                       |
| <b>Built in:</b>       | 2002                             |
| <b>Zoning:</b>         | COM (Commercial), City of Tigard |
| <b>Property Taxes:</b> | \$54,059.59                      |

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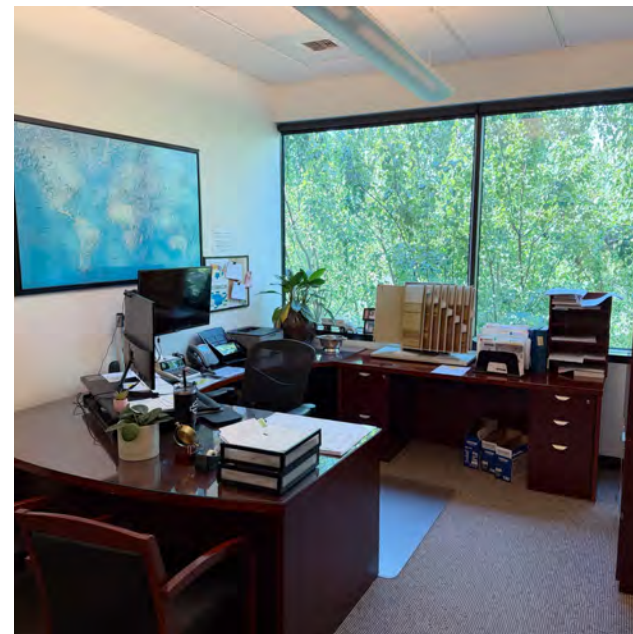
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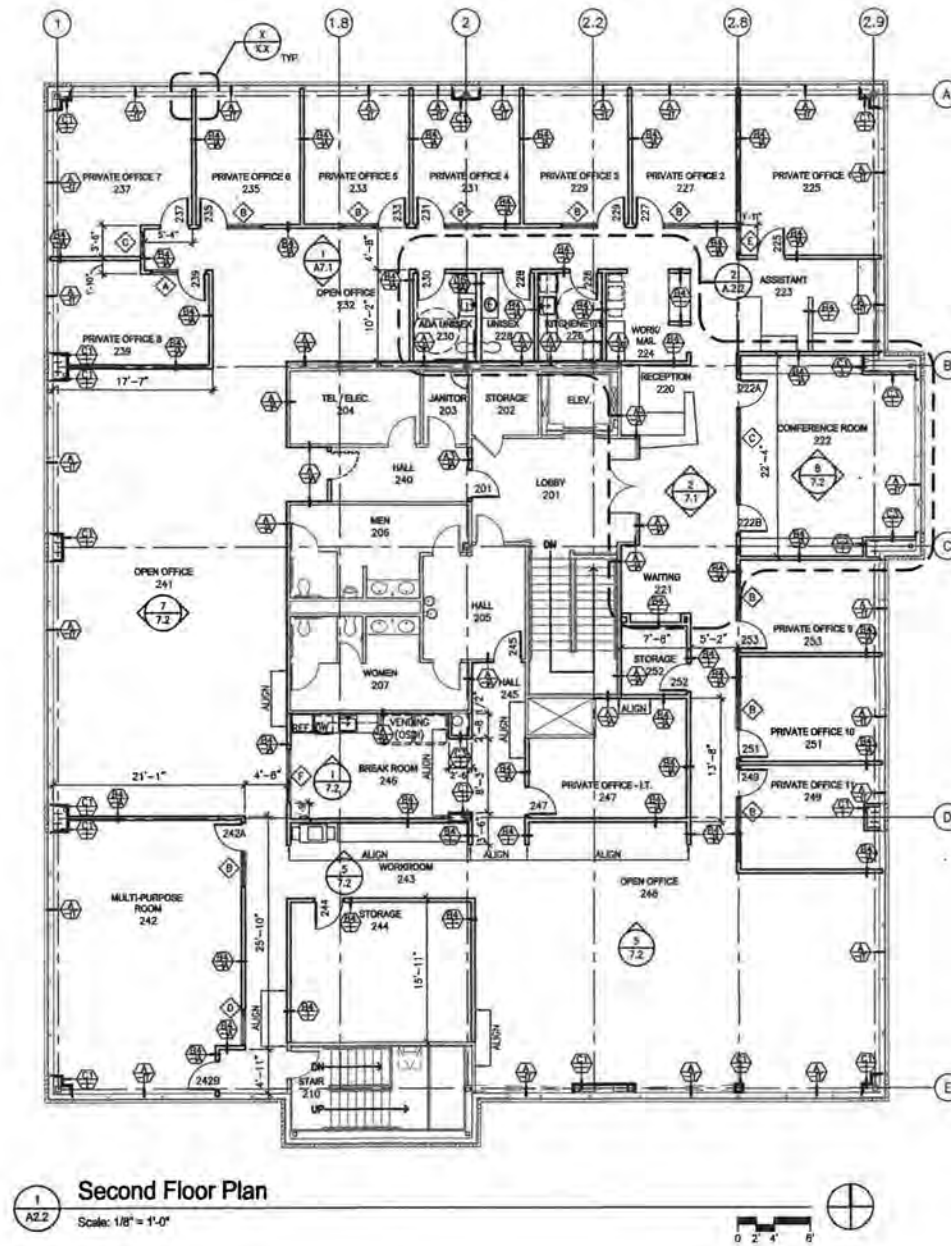


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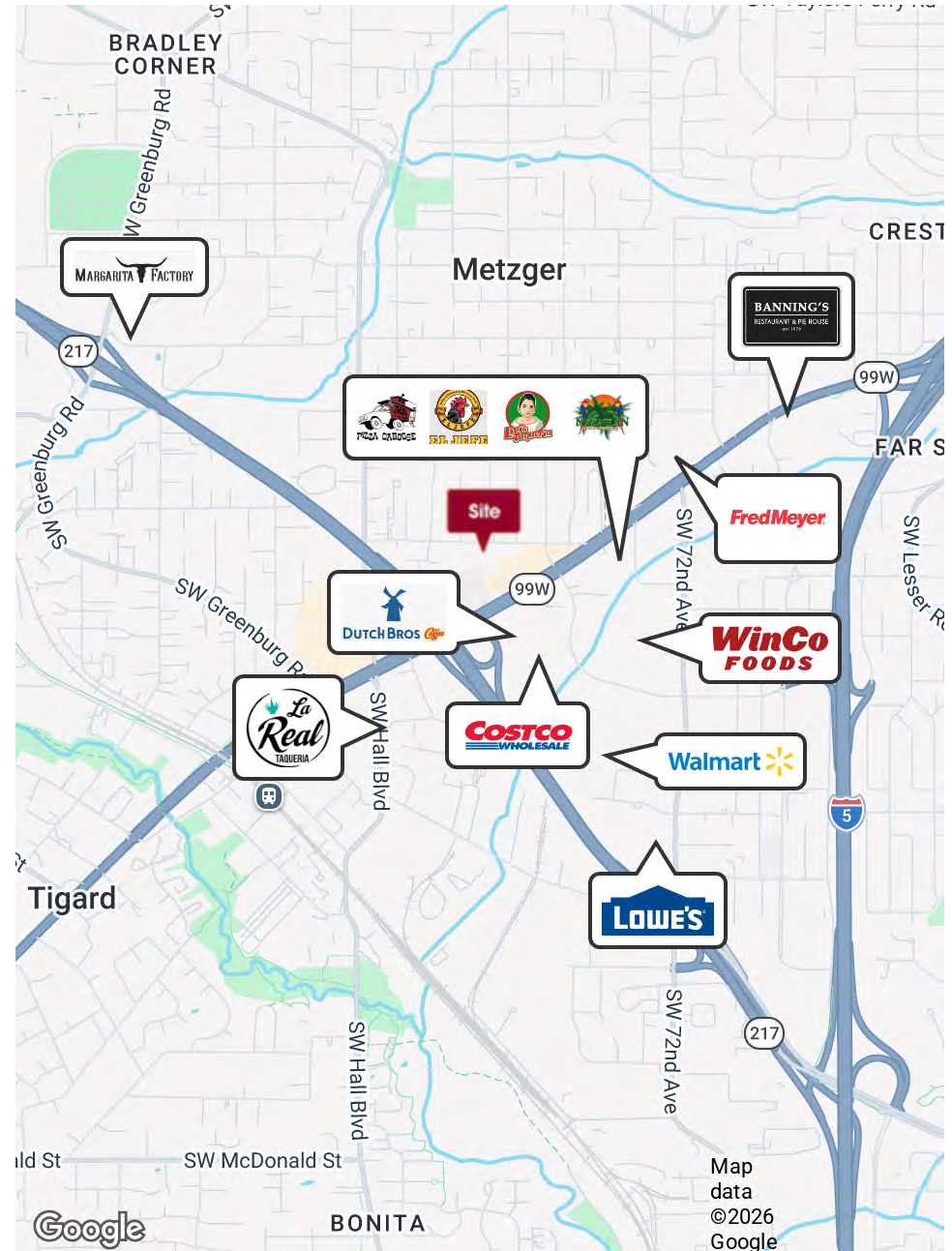




## LOCATION OVERVIEW

Located directly off Hwy 99 with immediate access to Hwy 217.

| POPULATION                  | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-----------------------------|------------|-----------|-----------|
| <b>Total Population</b>     | 666        | 2,719     | 10,518    |
| <b>Average Age</b>          | 37.7       | 40.3      | 40.6      |
| <b>Average Age (Male)</b>   | 31.8       | 38.9      | 39.2      |
| <b>Average Age (Female)</b> | 39.8       | 39.6      | 40.6      |
| HOUSEHOLDS & INCOME         | 0.25 MILES | 0.5 MILES | 1 MILE    |
| <b>Total Households</b>     | 364        | 1,348     | 4,887     |
| <b># of Persons per HH</b>  | 1.8        | 2.0       | 2.2       |
| <b>Average HH Income</b>    | \$79,023   | \$87,325  | \$96,366  |
| <b>Average House Value</b>  | \$521,888  | \$522,770 | \$537,285 |



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