FOR LEASE

Murray Scholls Town Center
14845 SW MURRAY SCHOLLS DRIVE, BEAVERTON, OR

Beautifully landscaped, impeccably maintained lifestyle center with a first-class tenant mix.

Additional co-tenants: ±Starbucks, Pizzicato, Beaverton Library, Café Murrayhill, Five Guys, Chipotle, Wells Fargo

Ample parking
3,480 SF retail space
5,955 SF restaurant building

All retail vacancies offer visibility from Scholls Ferry Rd

Call for additional details

CORINE NUSSMEIER
503.721.2724
corine.nussmeier@kidder.com

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Kidder Mathews
KIDDER.COM
FOR LEASE

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Anchored by 24 Hour Fitness, Walgreens, and Kaiser Permanente.

TRAFFIC COUNTS

<table>
<thead>
<tr>
<th>Traffic Count</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW Murray Boulevard</td>
<td>28,887 N/S combined ADT</td>
</tr>
<tr>
<td>SW Scholls Ferry Road</td>
<td>30,386 E/W combined ADT</td>
</tr>
</tbody>
</table>

15-MINUTE DRIVE TIME DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>378,379</td>
</tr>
<tr>
<td>No. of households</td>
<td>151,287</td>
</tr>
<tr>
<td>Owner occupied housing units</td>
<td>71,373</td>
</tr>
<tr>
<td>Average household income</td>
<td>$111,459</td>
</tr>
<tr>
<td>Households over $75k income</td>
<td>59,010</td>
</tr>
<tr>
<td>College-educated residents</td>
<td>46%</td>
</tr>
</tbody>
</table>

FIRST CLASS
Beautifully appointed center

EXPOSURE
Over 54,000 VPD

RESTAURANTS
Unparalleled dining destination

RETAIL HUB
Located in the heart of Murrayhill

PARKING
Ample and accessible parking
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Murray Scholls Town Center
14845 SW MURRAY SCHOLLS DRIVE, BEAVERTON, OR

3,480 SF
VACANCY 3-106

5,955 SF
VACANCY RESTAURANT BUILDING 14550 SW MURRAY SCHOLLS DR
FOR LEASE

Murray Scholls Town Center
14845 SW MURRAY SCHOLLS DRIVE, BEAVERTON, OR

Building Vacancies

BUILDING 4

BUILDING 3

AVAILABLE
3,480 SF
SUITE 3-106

TENANTS

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This diverse center is in proximity to affluent communities Bull Mountain and Murrayhill, and is easily accessed from westside transit and arterials.

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