

MURRAY SCHOLLS TOWN CENTER - SUITE 200

MEDICAL SPACE

Beautiful 29,000 SF space at
Murray Scholls Town Center!



KIDDER.COM

km Kidder
Mathews

MURRAY SCHOLLS TOWN CENTER - SUITE 200

MEDICAL SPACE



Special opportunity to join
other healthcare providers in a
contemporary setting!

ADDRESS	14795 SW Murray Scholls Dr Beaverton, OR 97007
AVAILABLE	±29,000 SF (divisible to 2,800 RSF)
RENTAL RATE	\$27.00 - 30.00/SF, NNN (Est. Opex.\$13/sf/yr)
PARKING	On-site with 4:1000 SF ratio
YEAR BUILT	2000
READY TO GO	Second generation office, ready to customize to suit your practice



MEDICAL SPACE

Property Features



2ND GENERATION SPACE

Yields significant cost savings



EXCELLENT LOCATION

Walkable to many retail and services, nearby pond with pathways offer a tranquil setting



HEALTHCARE SYNERGY

OHSU Pediatric Rehabilitation, Orthopedic & Fracture Clinic, Pediatric Associates of the NW, Beaverton Orthodontics & Behind the Smile



ACCESS

Located on Murray/Scholls Blvd, which provides access to Hwy 217 and I-5



PARKING

Abundant parking at 4:1000 SF ratio with easy access to and from the space



SURROUNDING RETAIL

The center features nearly 200,000 SF of high-end retail and is a 10-minute drive to Washington Square Mall

MURRAY SCHOLLS TOWN CENTER - SUITE 200

MEDICAL SPACE

Property Features

PROMINENT exterior signage opportunity

DESIGNATED private entry

BUILD-OUT OFFERS numerous offices along window line

ESTABLISHED healthcare providers

SIZE-RANGE that can accommodate growth

PRIVATE outdoor patio for patients/employees to enjoy



KIDDER.COM



km Kidder Mathews

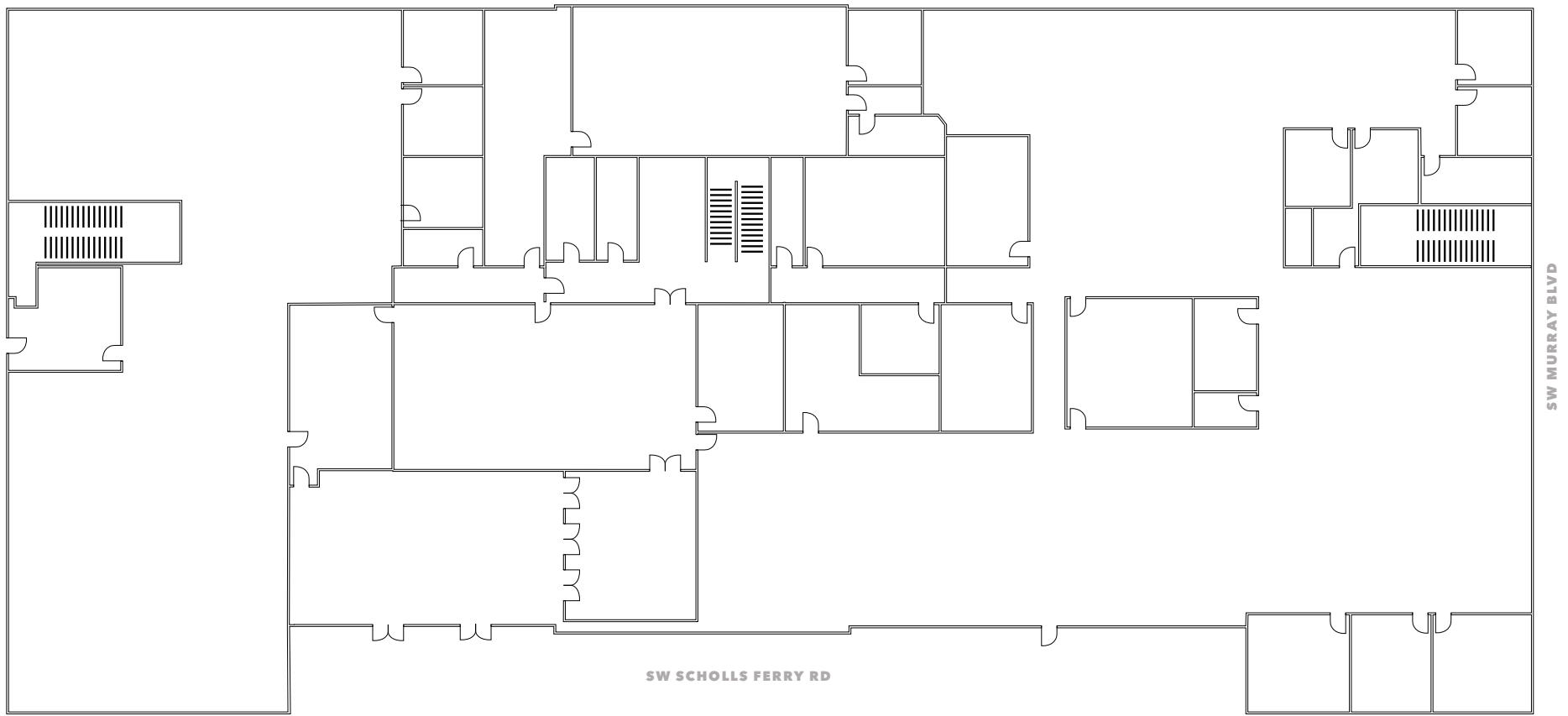
MURRAY SCHOLLS TOWN CENTER - SUITE 200

MEDICAL SPACE

Contemporary space with high end finishes, natural light and abundant amenities within the project

2,800 SF - 29,000 SF

MEDICAL SPACE AVAILABLE



MURRAY SCHOLLS TOWN CENTER - SUITE 200

MEDICAL SPACE

Murray Scholls Town Center is surrounded by an affluent neighborhood and strong demographics with a growing population that will prove to be beneficial.

\$101K

BEAVERTON AVE HH INCOME

98,973

BEAVERTON POPULATION

KIDDER.COM



km Kidder Mathews

MURRAY SCHOLLS TOWN CENTER - SUITE 200

MEDICAL SPACE



Local Tenants

pediatric
associates
OF THE NORTHWEST

ORTHOPEDIC
+ FRACTURE
SPECIALISTS
Put Your Life in Motion

OREGON
HEALTH
& SCIENCE
UNIVERSITY

BEHIND THE SMILE
DENTISTRY for Children

24 FITNESS



DOSHA

Murrayhill
TAPHOUSE

Jamha Juice

Allstate
You're in good hands.

SUBWAY

BEAVERTON ORTHODONTICS - PC

FIVE GUYS
BURGERS and FRIES

OASIS
LEBANESE CUISINE

PIZZICATO

Walgreens

MURRAY SCHOLLS TOWN CENTER - SUITE 200

MEDICAL SPACE

SUBJECT PROPERTY



PROGRESS RIDGE TOWNSQUARE



ZOOM+care

CASCADE PLAZA

WASHINGTON SQUARE MALL



6 MIN

DRIVE TO PROVIDENCE IMMEDIATE CARE

16 MIN

DRIVE TO PROVIDENCE ST. VINCENT MEDICAL CENTER

16 MIN

DRIVE TO LEGACY MERIDIAN PARK MEDICAL CENTER

24 MIN

DRIVE TO OHSU

MEDICAL SPACE

Beaverton Demographics

98,973
POPULATION

\$101K
AVG HH INCOME

2.4
AVG HH SIZE

36.2
MEDIAN AGE



20.5K
RENTERS

20.1K
OWNERS



91.6%
COVERED

55.3%
EMPLOYER COVERAGE



16.6%
HS GRAD

20%
SOME COLLEGE

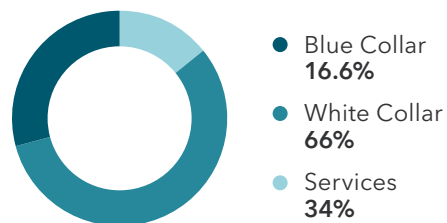
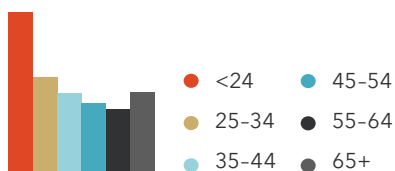
8.5%
ASSOCIATES

29.9%
BACHELORS



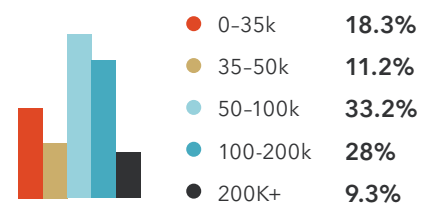
49.1%
MEN

50.9%
WOMEN



95.4%
EMPLOYED

4.6%
UNEMPLOYED



\$5.9K
HOUSING

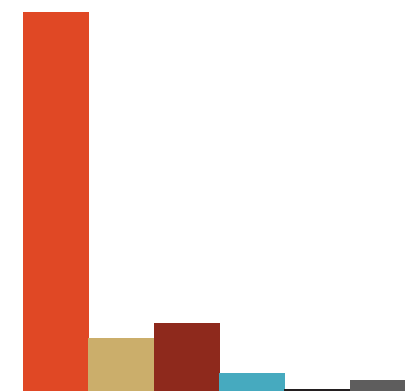
\$870
FOOD

\$1.1K
VEHICLE

\$337
ENTERTAINMENT

\$80
PERSONAL CARE

\$221
APPAREL



DATA SOURCE: REGIS, DATA USA



For additional leasing information, contact

ALEXANDRA HENDERSON

Kidder Mathews

Senior Vice President

503.721.2735

alexandra.henderson@kidder.com



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.