

# ALLEN BLVD BUILDING

11150 SW ALLEN BLVD  
BEAVERTON, OR



**50,000 SF OFFICE  
& WAREHOUSE**

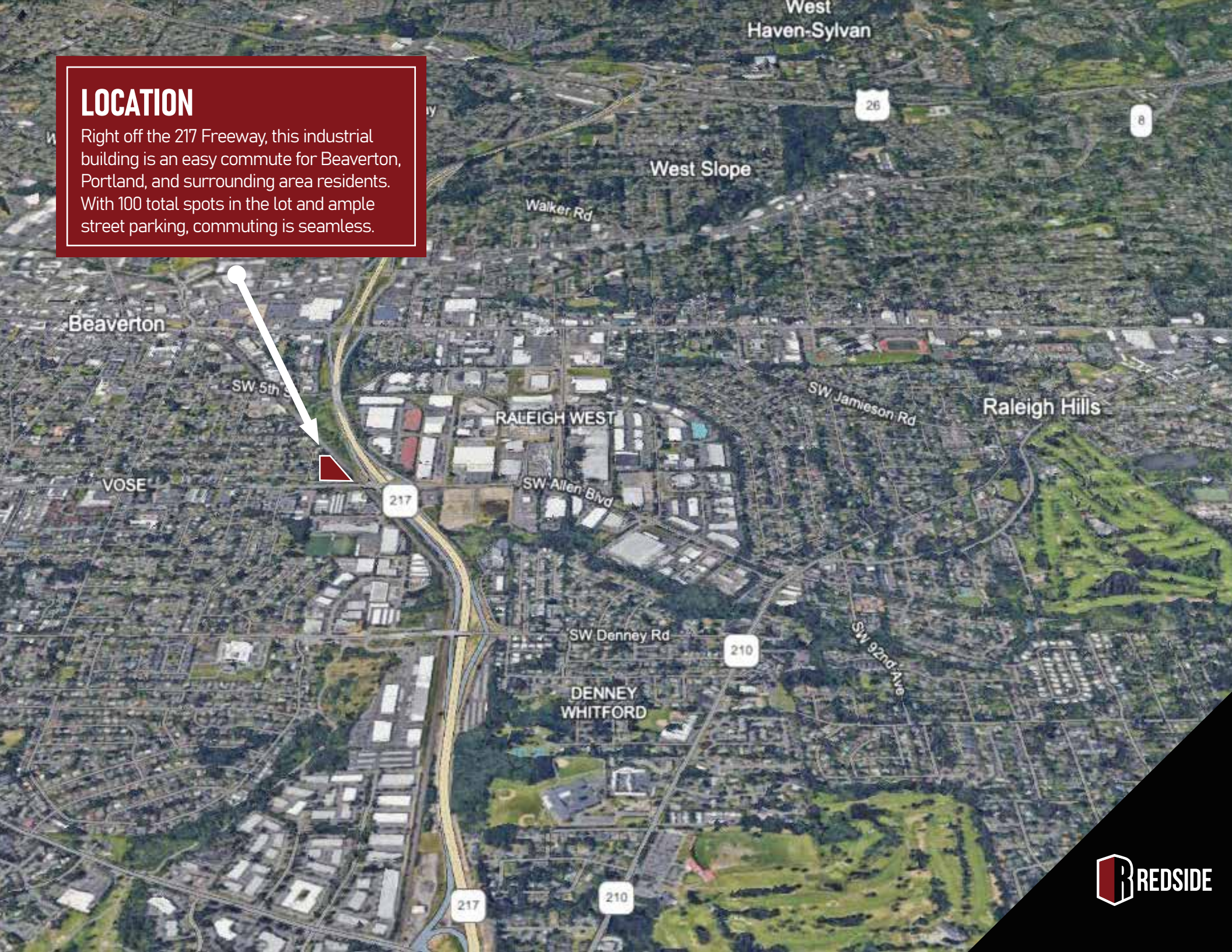
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## LOCATION

Right off the 217 Freeway, this industrial building is an easy commute for Beaverton, Portland, and surrounding area residents. With 100 total spots in the lot and ample street parking, commuting is seamless.



# SITE HIGHLIGHTS

-  Major renovation and extensive upgrades completed in 2018 including new roof and HVAC
-  Excellent visibility from HWY 217
-  Quick freeway access
-  Ample Parking
-  Flexible zoning allows for a wide range of uses
-  Fully conditioned space throughout
-  Fully built out production space including wood shop and paint booth
-  Ceiling heights 14' - 18'
-  Large open spaces
-  Dock and grade level loading

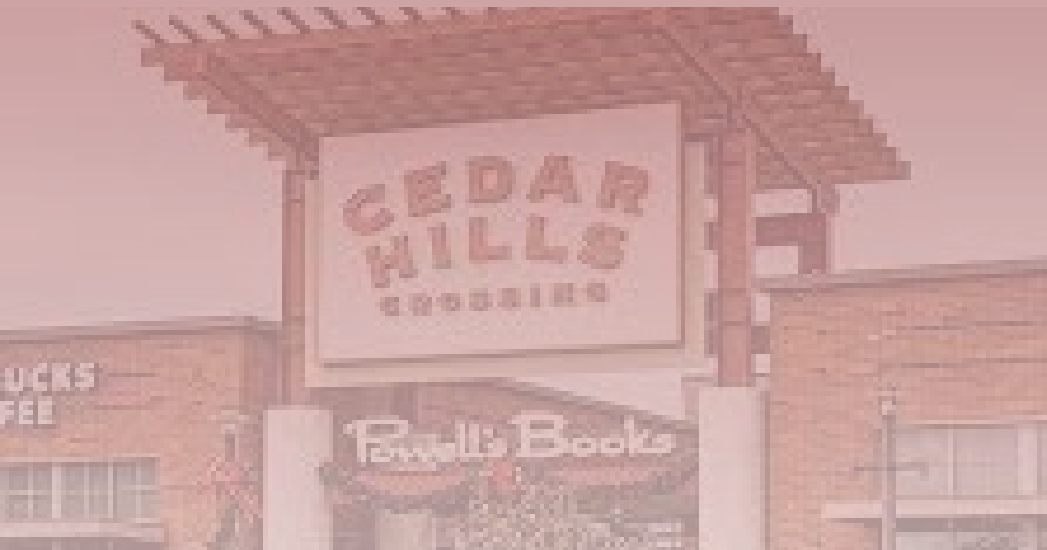
## CLOSE TO FOOD

- 1.7 miles from Beaverton's largest food cart pod.
- 1.4 Miles from Loyal Legion, Afuri, Sizzle Pie, Top Burmese, The Whole Bowl, Big's Chicken
- 1.6 Miles from Breakside Brewery's food cart pod



## CLOSE TO RETAIL

- 1.2 Miles from Beaverton Town Square
- 2 Miles from Cedar Hills crossing
- 2.8 Miles from Washington Square Mall
- 5.1 Miles from Progress Ridge Town Square



## CLOSE TO BUSINESS

- 4 miles from Nike World Headquarters
- Multiple Intel campuses within 15 miles
- 3.4 miles from Apple

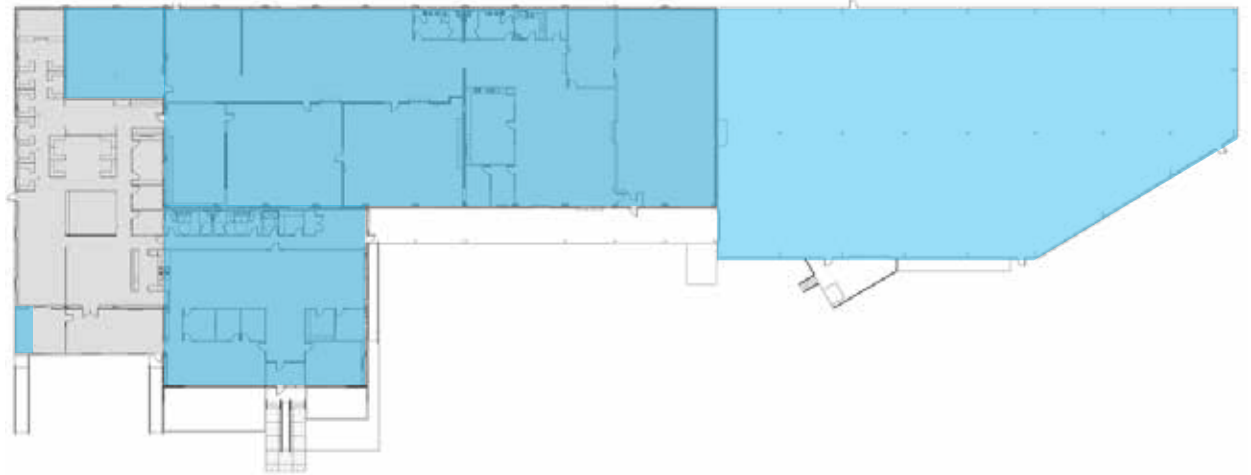


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## BUILDING HIGHLIGHTS

Building features 8,000 SF of Creative, Class A Office Space designed by Gallagher Designs. Gallagher Designs is a full-service experiential marketing agency offering design, build, and production. Building also offers 14,000SF of a fully equipped production space including wood shop and paint booth. The ample, well designed common area is a building amenity.



**AVAILABLE AREAS IN GREY**  
**LEASED AREAS IN BLUE**

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# LOBBY



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# KITCHEN / BAR



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# LOUNGE



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# CREATIVE OFFICE



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# CONFERENCE ROOMS



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# PRODUCTION SHOP AND DOCK



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View the Real Estate Agency Pamphlet by visiting our website, [www.redsidepdx.com/availability.html](http://www.redsidepdx.com/availability.html).