

ALLEN BLVD BUILDING

11150 SW ALLEN BLVD
BEAVERTON, OR



4,600 SF OFFICE

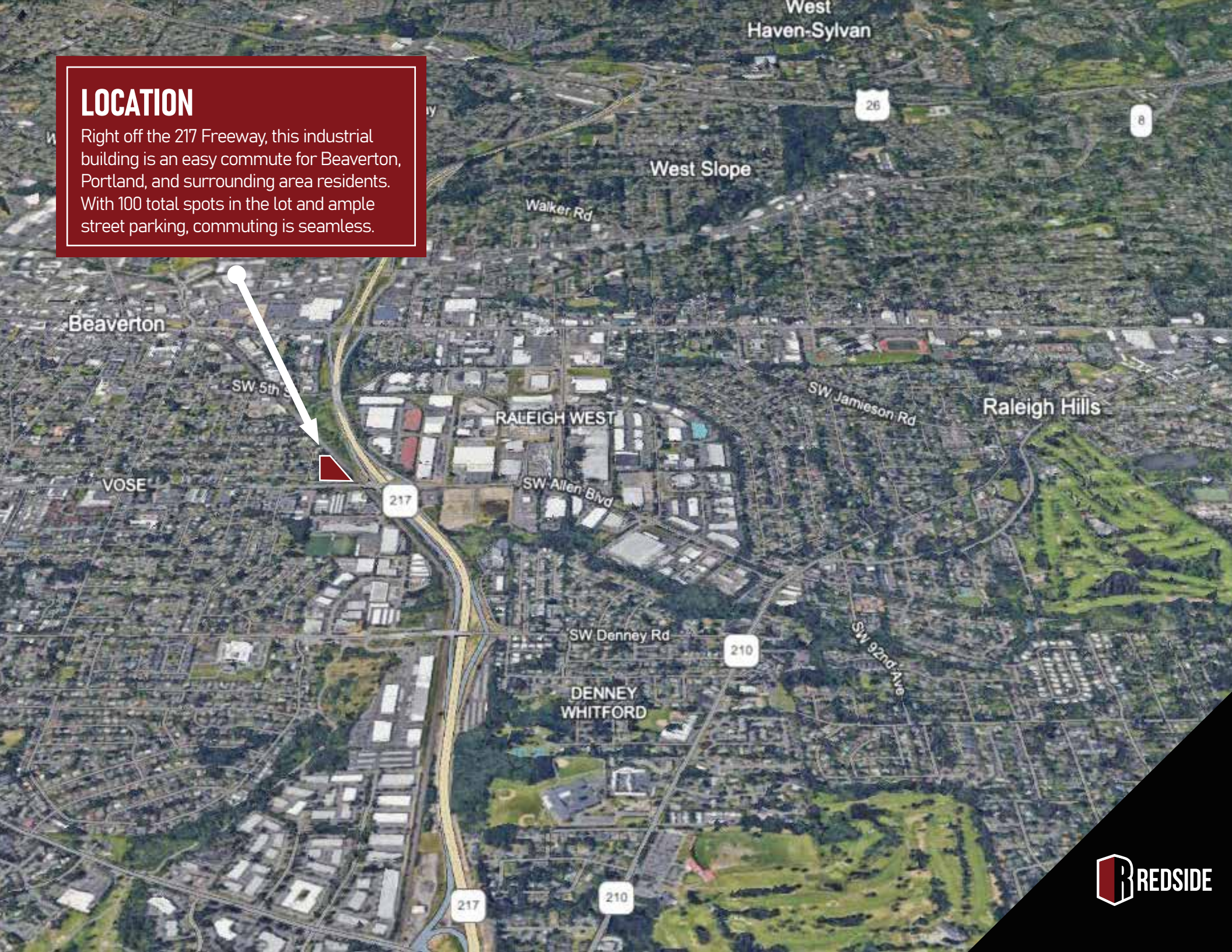
Danny McGinley
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LOCATION

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



Ceiling heights 14' - 18'



Large open spaces

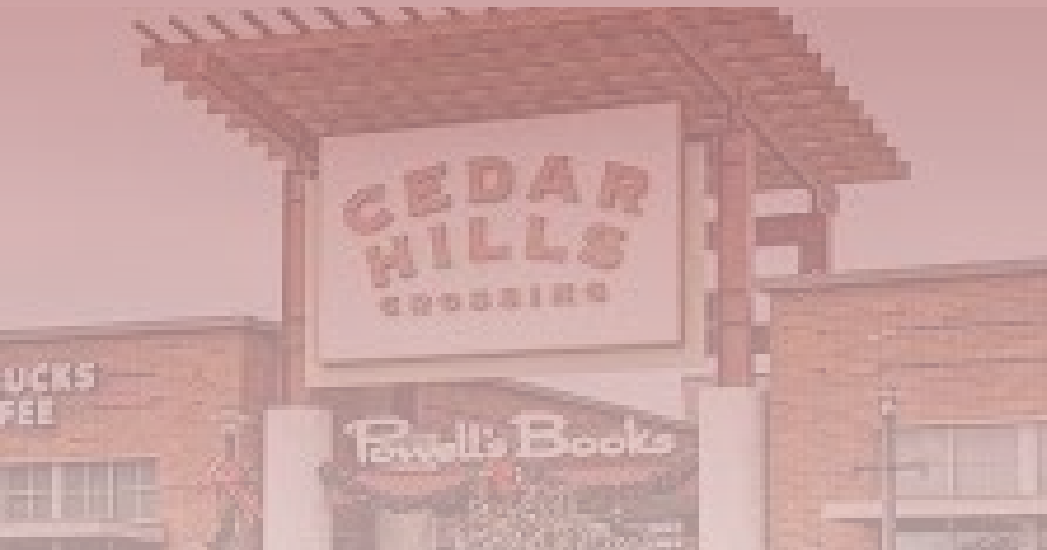
CLOSE TO FOOD

- 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

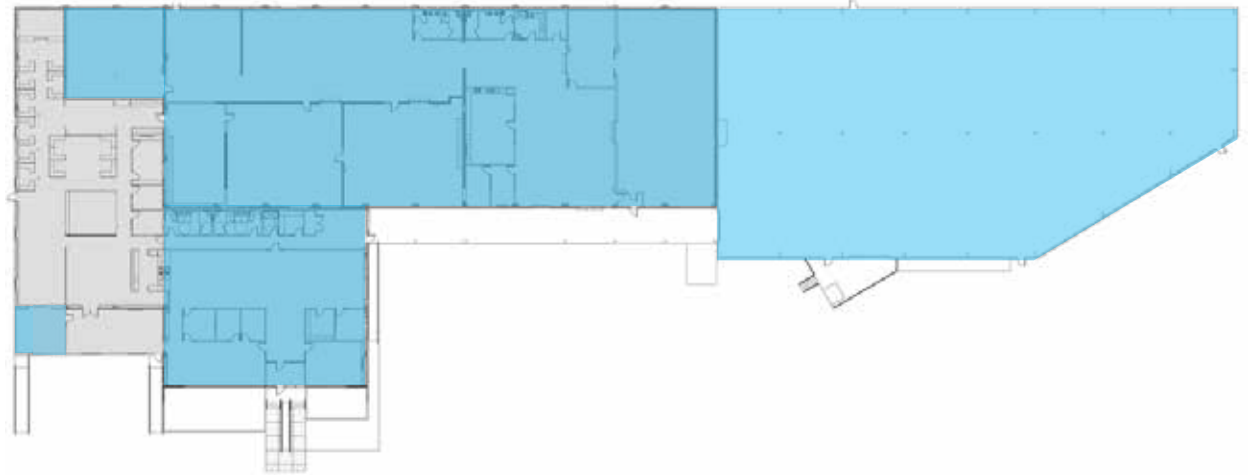


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BUILDING HIGHLIGHTS

Building features 4,600 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. 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



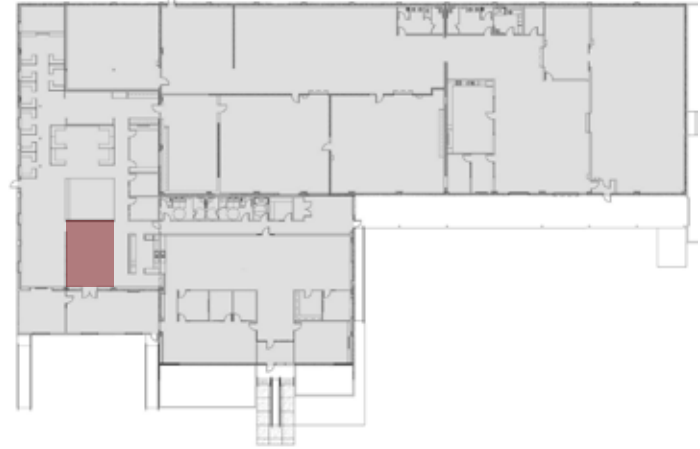
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LOUNGE



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CREATIVE OFFICE



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CONFERENCE ROOMS



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The information contained herein has been obtained from sources deemed to be reliable. We do not guarantee its accuracy. All information should be verified prior to lease or purchase.

View the Real Estate Agency Pamphlet by visiting our website, www.redsidepdx.com/availability.html.