

# Arctic Drive Building

5750 SW Arctic Drive, BEAVERTON OR

**Single-Tenant Two-Story Building For Sale / Lease in Beaverton • 27,900 SF**

**Offices + Flex Space + Warehouse Space • Dock-High Door • Heavy Power • <1 Mile to Highway 217**

**WASHINGTON COUNTY**



**Office & Flex Opportunity  
in Beaverton, OR**

**Entire Freestanding Single-Tenant Building for Sale / Lease**  
MIX OF FLEX SPACE AND PRIVATE OFFICE SPACES • CONVENIENT ACCESS TO HIGHWAY 217  
WASHINGTON COUNTY • CLOSE TO PORTLAND • COMMERCIAL-FOCUSED SUBAREA



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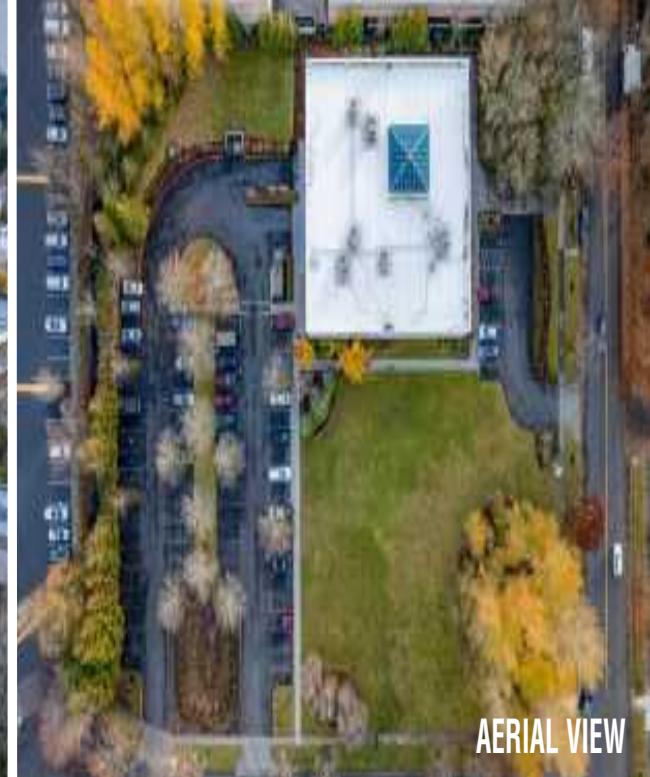
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# Arctic Drive Building

5750 SW Arctic Drive, BEAVERTON OR



AERIAL VIEW

**CLICK HERE**   
FOR LOCATION MAP

MAIN EXTERIOR



MAIN ENTRANCE

**FOR SALE  
OR LEASE**

OFFICE / FLEX SPACE

**27,900 SF Available**

**\$7,000,000.00**

**\$18 psf + NNN**

  
**capacity**  
POWER OF PLACE

## Property Features

- Single-Tenant Building for Sale/Lease in Beaverton, OR
- Entire Building (27,900 SF) - Two Levels with Central Atrium / Lobby
- Flex / Production Area on Ground Floor with Multiple Private Office Configurations on Second Floor
- 2.5 : 1000 Parking Ratio (70 Surface Spaces)
- Heavy Power, Dock-High Loading Door in Rear Plus Small Warehouse / Storage Component
- Tenant Signage Available

## Location Features

- Beaverton, OR in the Highway 217 Submarket
- Less than 1 Mile to Highway 217 On / Off Ramps via SW Allen Blvd
- Commercial-Focused Subarea off SW Arctic Drive Adjacent to *Arctic Drive Business Park I & II*
- Highlights within 1/2 Mile Include Contract Furnishings Mart, International Paper, Plaid Pantry Corporate, Graphic Products, Arctic Spas, A-Max Security, FloForm Countertops, Imagine Home Staging, Artek Inc

**LEASE HIGHLIGHTS PAGE 2**

Office / Flex for Sale or Lease in Beaverton

# Arctic Drive Building

**27,900 SF  
FOR SALE OR  
LEASE**

## Two-Story Building

Mix of Open / Private Offices - Heavy Power - Dock  
High Door - Warehouse Space - Generous Parking

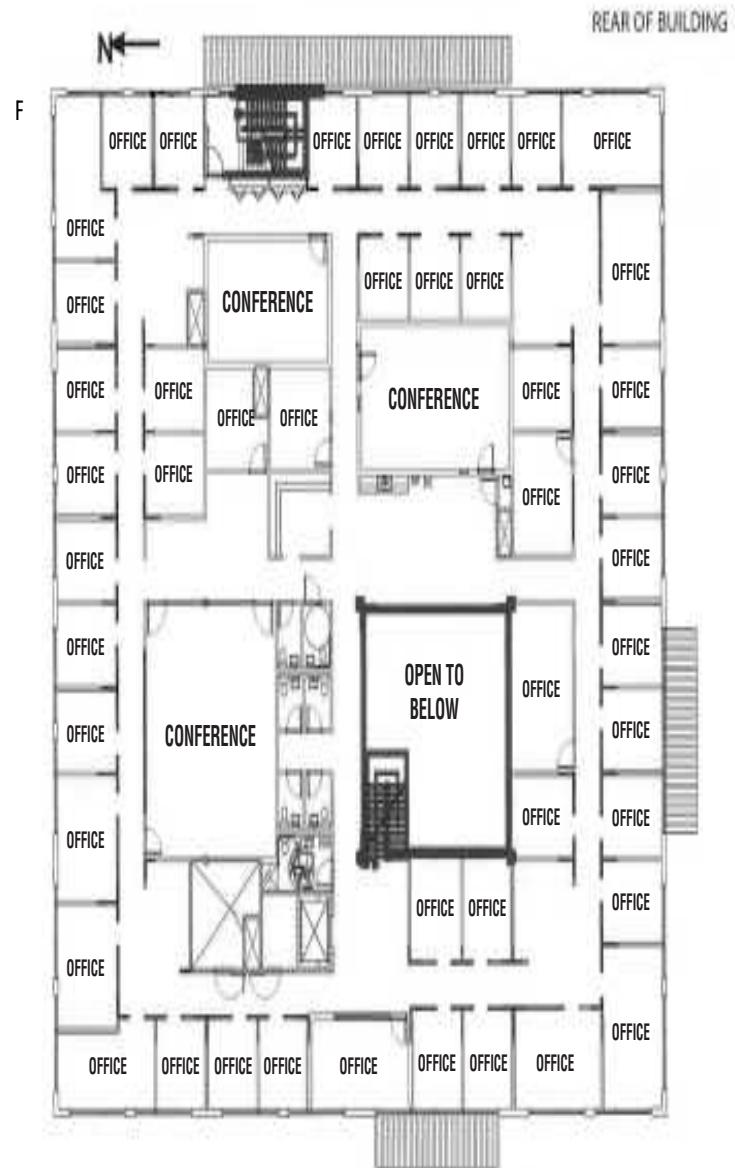
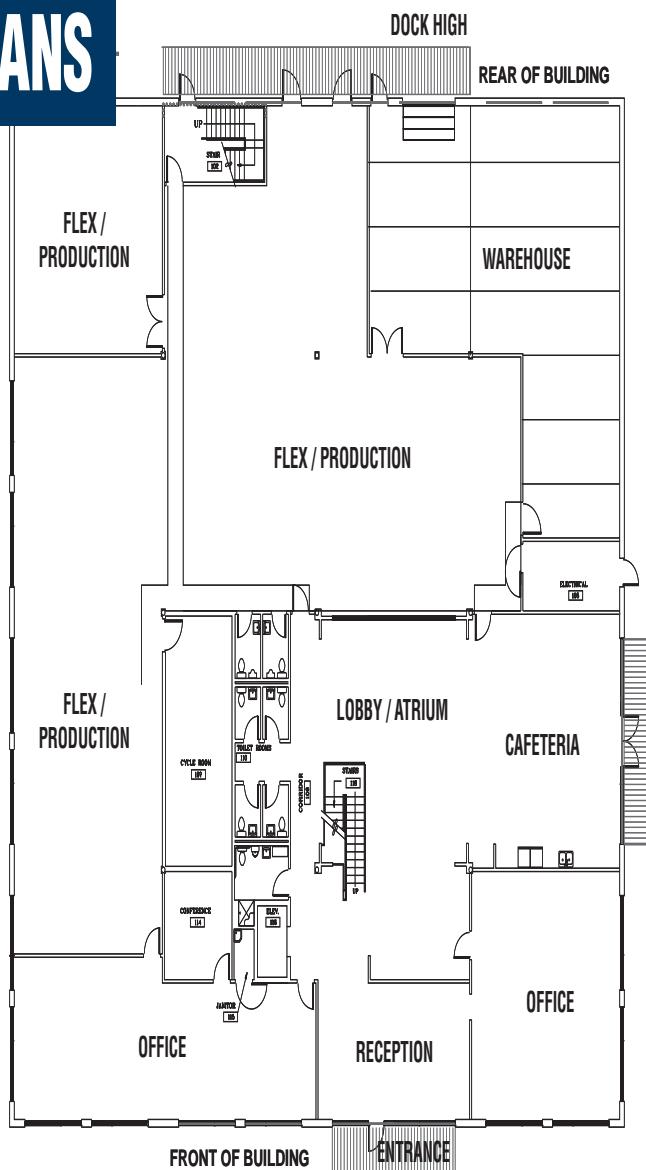


## Office / Flex for Sale or Lease in Beaverton

# Arctic Drive Building

# BUILDING PLANS

## *Floor Plans are Approximate Representations*



# GROUND

## SECOND

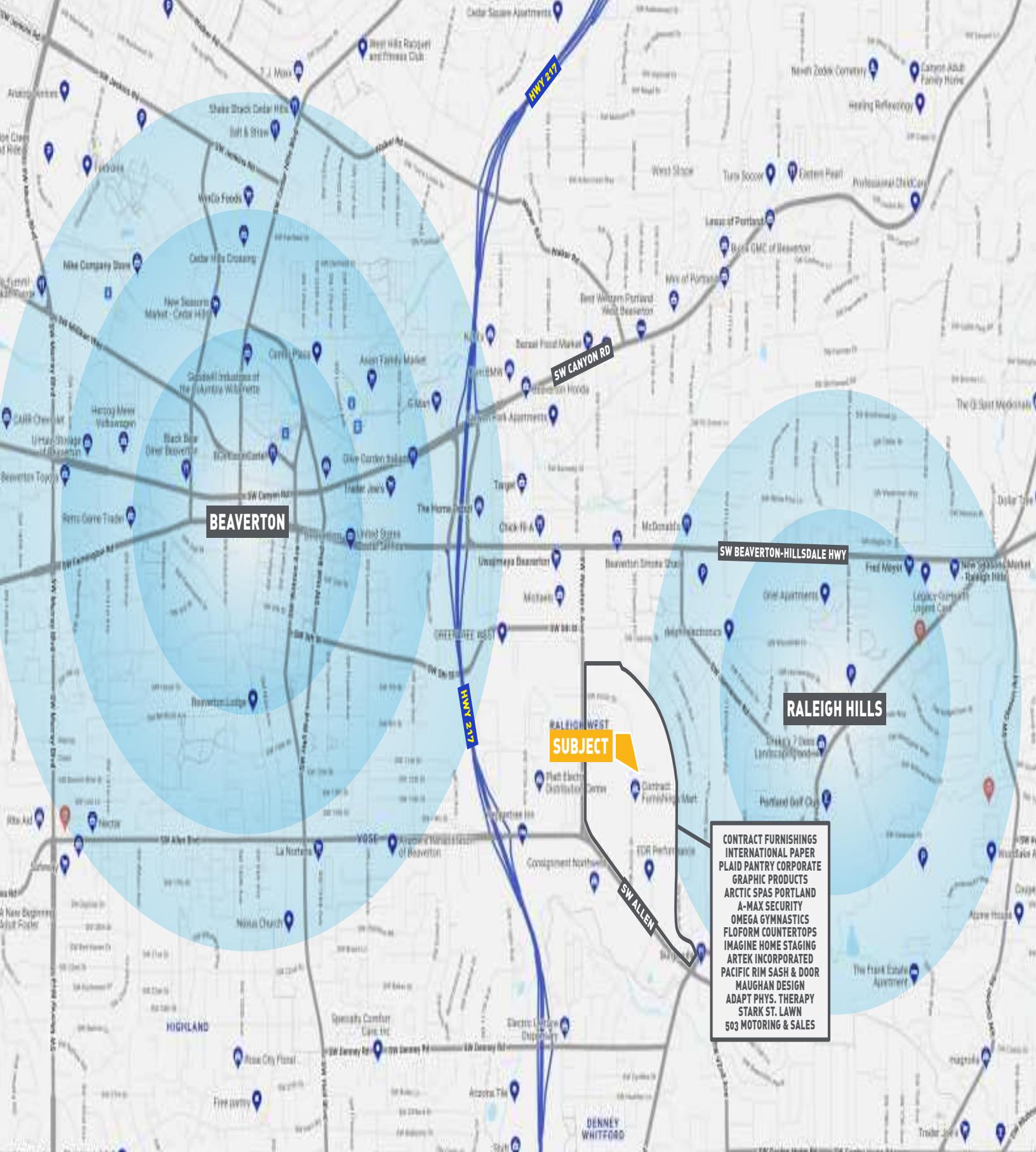


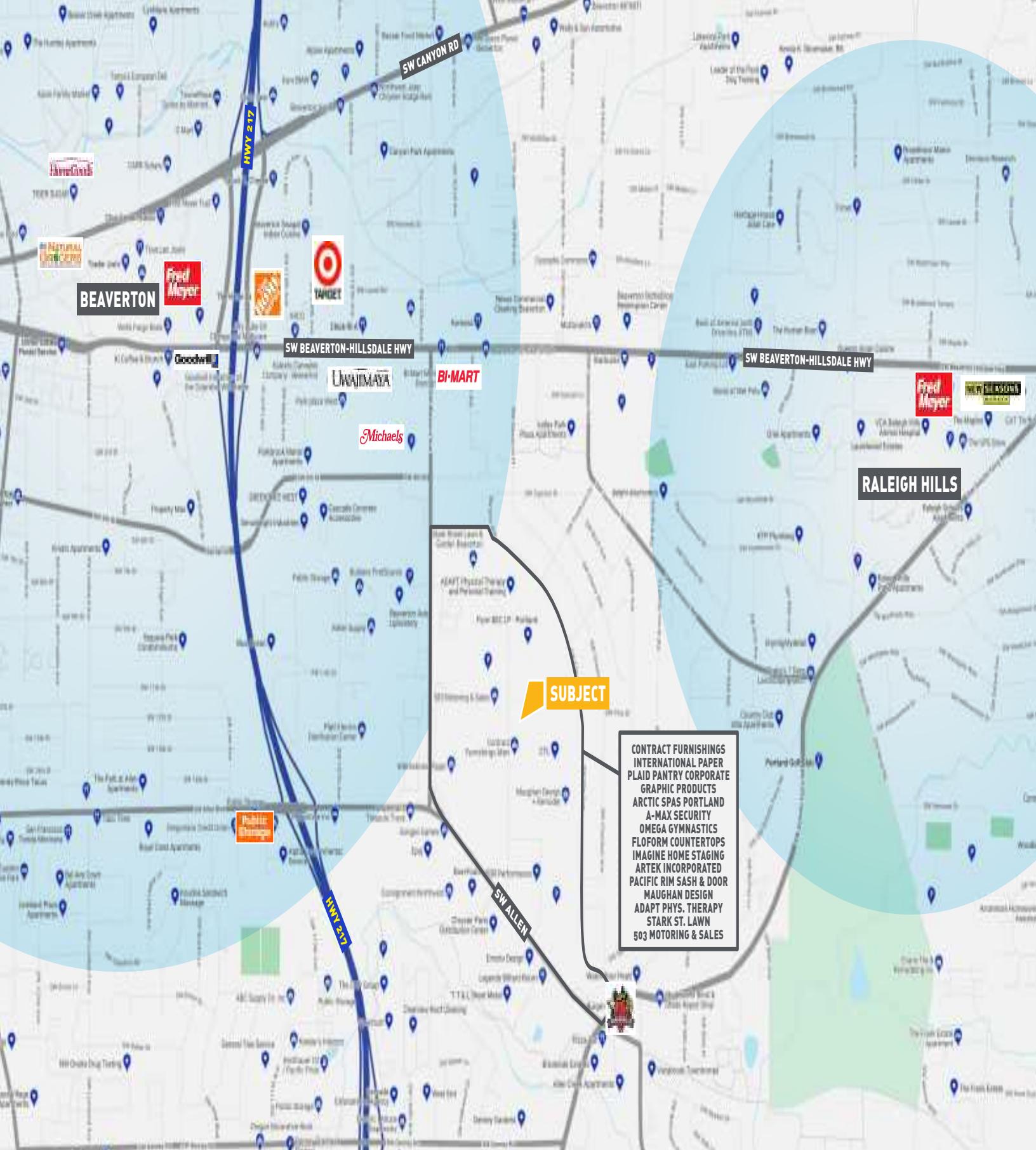
# capacity

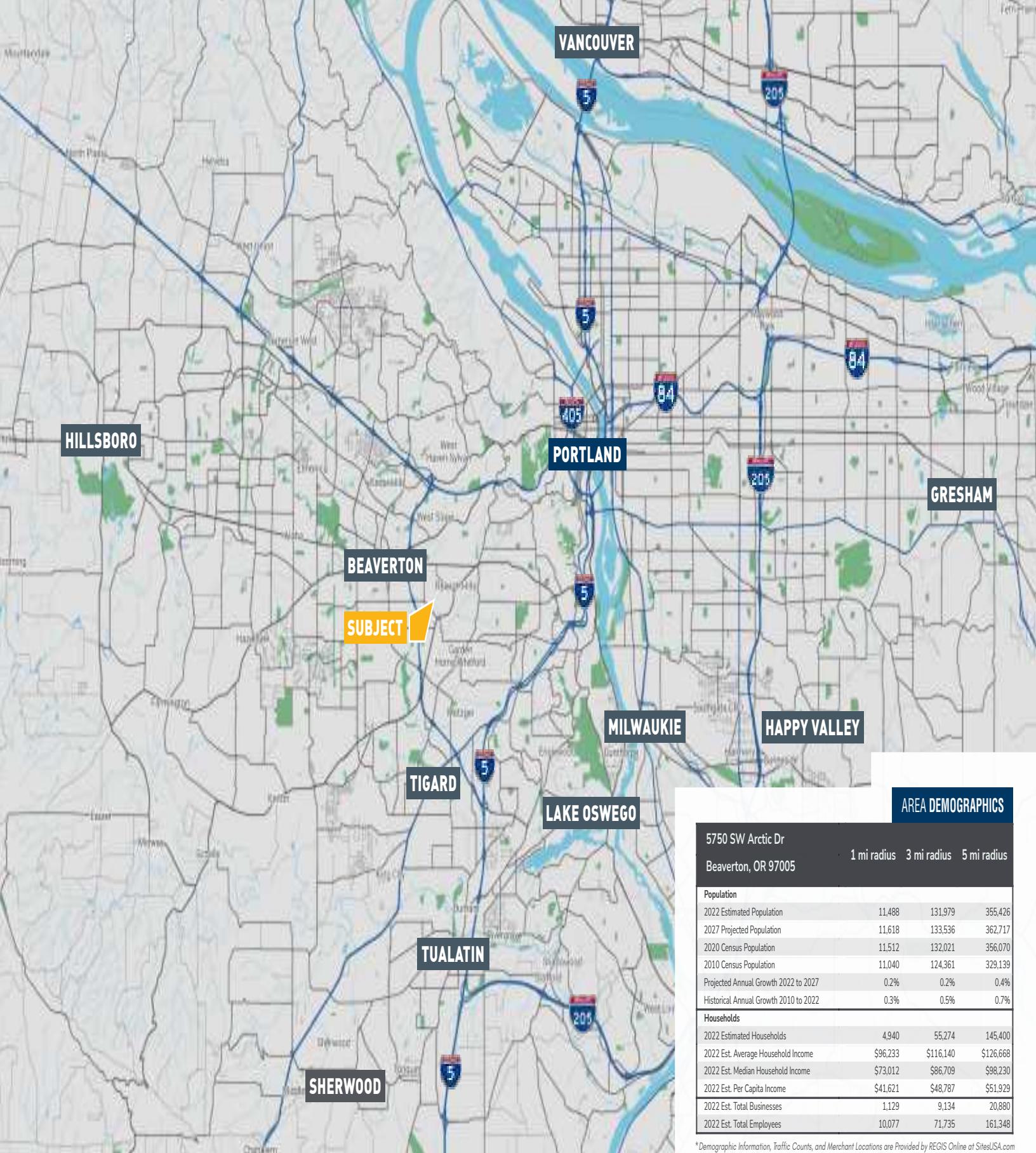
POWER OF PLACE

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BUILDING PLANS PAGE 4







#### AREA DEMOGRAPHICS

	1 mi radius	3 mi radius	5 mi radius
Beaverton, OR 97005			
Population			
2022 Estimated Population	11,488	131,979	355,426
2027 Projected Population	11,618	133,536	362,717
2020 Census Population	11,512	132,021	356,070
2010 Census Population	11,040	124,361	329,139
Projected Annual Growth 2022 to 2027	0.2%	0.2%	0.4%
Historical Annual Growth 2010 to 2022	0.3%	0.5%	0.7%
Households			
2022 Estimated Households	4,940	55,274	145,400
2022 Est. Average Household Income	\$96,233	\$116,140	\$126,668
2022 Est. Median Household Income	\$73,012	\$86,709	\$98,230
2022 Est. Per Capita Income	\$41,621	\$48,787	\$51,929
2022 Est. Total Businesses	1,129	9,134	20,880
2022 Est. Total Employees	10,077	71,735	161,348

\*Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com