

# R&C Professional Plaza

4055 SOUTHWEST 185TH AVENUE, BEAVERTON, OR 97007



FOR SALE &  
LEASE

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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### PROPERTY DESCRIPTION

The R&C Professional Plaza presents a great chance for an owner-user or investor seeking a modern building with low upkeep and potential for increased rental income, thanks to its impressive curb appeal. Positioned close to the bustling junction of SW 185th and Tualatin Valley Highway, the property offers convenient access to a variety of retail and dining amenities.

### PROPERTY HIGHLIGHTS

- Professional interior finishes
- Elevator Served
- Three Medical Tenants
- Each Suite has own restroom and is individually metered for electric and gas
- Ample off-street parking

### PROPERTY SUMMARY

Building Size:	5,760 SF
Land Size:	38,332 SF
Year Built:	2011
Zoning:	OC - Washington County
2023 Taxes:	\$15,165.10



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SPACES	SPACE SIZE	LEASE RATE
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Suite 120	513 SF	\$855 per month (Gross)
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- Office configuration is open bull pen with one private office and one restroom
- Suite is separately metered for electricity and gas
- Landlord responsible for taxes, insurance, and common area



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SALE OFFERING

Asking Price: \$1,600,000

TENANT	SUITE	SIZE (SF)	EXPIRATION
NW Foot Clinic:	100	2,077	March 31, 2025 Tenant has option to renew
VACANT:	120	513	N/A
Peak Health Chiropractic:	200	1,938	March 31, 2025 Tenant has option to renew
Lee Denture Clinic:	220	622	Tenant is month-to-month No options to renew

NOTE

- Contact broker for income and expense information



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