

INDUSTRIAL/WAREHOUSE WITH
NEW IMPROVEMENTS FOR LEASE

Tualatin Business Center I

18277 SW Boones Ferry Road, Tualatin, OR 97224
Building A



Key Features



14,152 sq. ft. shell
Build-to-suit office



3 dock doors
1 grade door

Full space renovation expected
for completion November 2025

20' clear height

Multiple suite entries

Great visibility from SW Boones
Ferry Road

Excellent access to I-5
interchange and **less than a**
mile from a variety of amenities
including Bridgeport Village

Lease Rate (NNN):

\$0.90/sq. ft. shell

\$1.30/sq. ft. office

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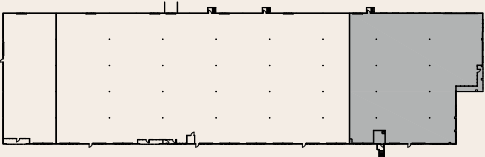
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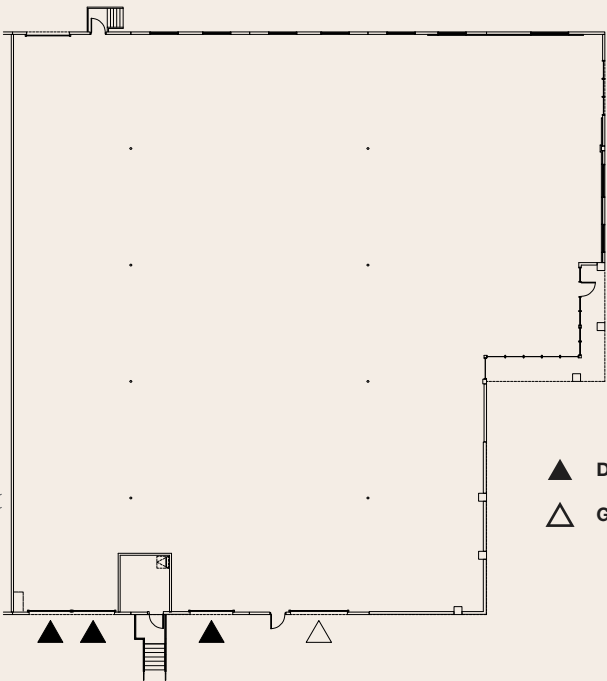
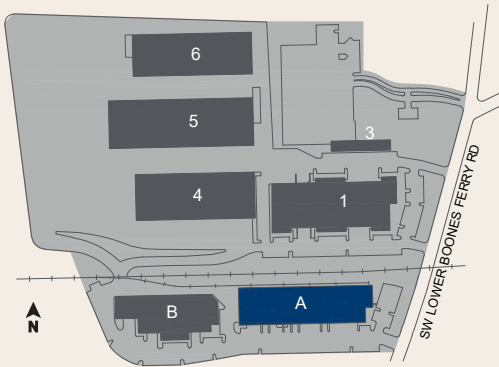
Space Plan

18277 SW Boones Ferry Road, Tualatin, OR 97224

14,152 Sq. Ft.



BUILDING PLAN



PROPOSED PLAN

- ▲ Dock access
- △ Grade access



Potential office improvements

**Conceptual purposes only*

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