

FOR LEASE



TUALATIN CORPORATE CENTER - BUILDING B

9494 SW TUALATIN-SHERWOOD ROAD
TUALATIN, OREGON

- APPROXIMATELY 17,750 SF SHELL
- APPROXIMATELY 1,208 SF OFFICE
- FOUR (4) DOCK-HIGH DOORS, TWO (2) GRADE
- 20' CEILING CLEARANCE HEIGHT
- FIRE SPRINKLERED
- 208/480 VOLT, 3-PHASE POWER
- **LEASE RATES:**
 - \$0.40 / SF SHELL**
 - \$0.75 / SF OFFICE SURCHARGE**
 - \$0.164 / SF NNN**

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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