

# GARLAND GRIFFITHS PROFESSIONAL BUILDING

FLEXIBLE OPTIONS

# FOR LEASE OR SALE



## 254 N. FIRST AVENUE, HILLSBORO, OR

Professional office building located in the heart of downtown Hillsboro. Individual office suites, partial or full building opportunities.

- Approximately 7,607 SF with an additional 422 SF of storage area
- Office contains a mix of spacious private offices, conference rooms, library with fireplace and training room
- Event meeting space
- Abundant glass lines for natural light
- Just 3 blocks from Max and TriMet Bus Mall
- On-site parking for 17 cars
- 120' of Frontage on First Avenue
- Traffic Count: 11,401 cars per day
- Adjacent to Washington County Courthouse and near the new Civic Center and Washington County administrative offices
- Month to Month office space available – rates vary by size of office
- Zoned: SCC-CBD
- Owner willing to carry contract for qualified buyer



## SALE PRICE

**\$1,395,000**

## LEASE RATE

**\$14/SF NNN**



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1675 SW MARLOW AVE., STE 304, PORTLAND, OR 97225

**TO LEARN MORE OR SCHEDULE A TOUR CONTACT:**

CINDY BROWN, SIOR MANAGING PRINCIPAL BROKER

[503] 452 4000 | [WWW.COMMERCIALQUESTNW.COM](http://WWW.COMMERCIALQUESTNW.COM)

Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.

# GARLAND GRIFFITHS PROFESSIONAL BUILDING -

254 N FIRST AVENUE, HILLSBORO, OR

## FIRST FLOOR

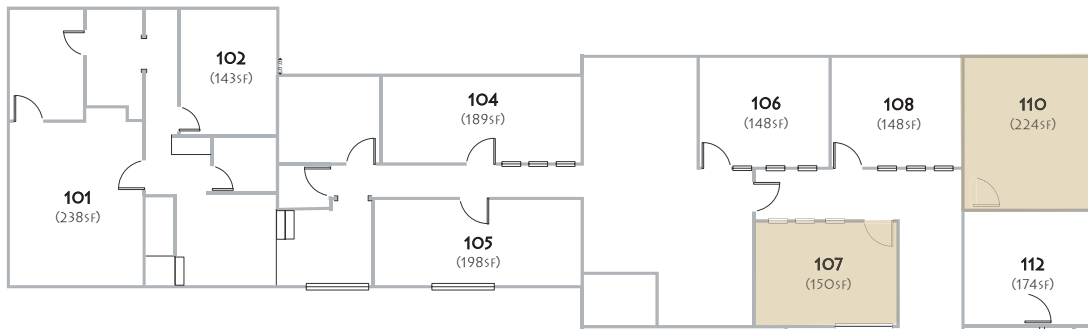
Room	SF	Rent (Monthly)	Lease (6 Month)
101	238	\$850	\$825
102	143	\$550	\$525
104	189	\$650	\$625
105	198	\$750	\$725
106	148	\$550	\$525
107	150	\$550	\$525
108	148	\$525	\$500

Room	SF	Rent (Monthly)	Lease (6 Month)
109	203	\$750	\$725
110	224	\$760	\$735
111	115	\$550	\$525
112	174	\$740	\$715
115	318	\$1,060	\$1,035
116	350	-	-

## SECOND FLOOR

Room	SF	Rent (Monthly)	Lease (6 Month)
201	140	\$475	\$450
202	140	\$475	\$450
203	203	\$750	\$725
204	350	-	-
205	115	\$425	\$375
207	115	\$425	\$375
209	203	\$725	\$700

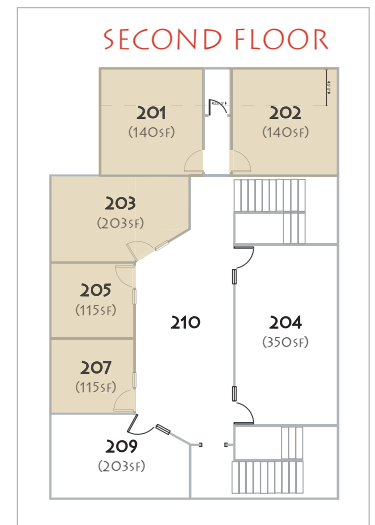
## FIRST FLOOR



## AERIAL VIEW



## SECOND FLOOR



Occupied Units



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