

254 N. FIRST AVENUE HILLSBORO, OR

PROFESSIONAL OFFICE BUILDING LOCATED IN THE
HEART OF DOWNTOWN HILLSBORO

FOR SALE OR LEASE



OPEN FLEXIBLE LAYOUT PERFECT FOR PROFESSIONAL OFFICE USERS

- 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.
- 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:
\$1,550,000 (\$204/SF)

LEASE RATE:
\$17.00/Full Service



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TO LEARN MORE OR SCHEDULE A TOUR CONTACT:
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However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.