

FOR LEASE

# 7451 SW COHO CT



*Fully Updated Office Building  
Ready For Occupancy in Tualatin*

7451 SW COHO CT

## PROPERTY DETAILS

|                        |                                                                       |
|------------------------|-----------------------------------------------------------------------|
| ADDRESS                | 7451 SW Coho Ct, Tualatin, OR 97062                                   |
| AVAILABILITY           | 2nd Floor: 3,908 SF<br>1st Floor: 652 SF                              |
| PARKING                | 22 unreserved parking stalls;<br>(2.23/1,000 SF); free                |
| RESTROOMS              | Three (3) sets of restrooms per floor                                 |
| SIGNAGE<br>OPPORTUNITY | Facing both I-5 as well as the front of the<br>building is negotiable |
| LOCATION               | Conveniently located near the confluence<br>of I-5 and I-205          |
| IN CLOSE<br>PROXIMITY  | Meridian Park Hospital and<br>downtown Tualatin                       |
| LEASE RATE             | \$27.00/SF, Full Service                                              |

*3,908 SF*

AVAILABLE 2ND FLOOR

*652 SF*

AVAILABLE 1ST FLOOR

*\$27.00/SF*

FULL SERVICE

AVAILABLE FOR LEASE

KIDDER MATHEWS

7451 SW COHO CT

## FULLY RENOVATED BUILDING

All new lighting

All new doors

Fully recarpeted

New bathrooms

Beautifully finished lobbies

Two grand staircases

Newly surfaced parking lot

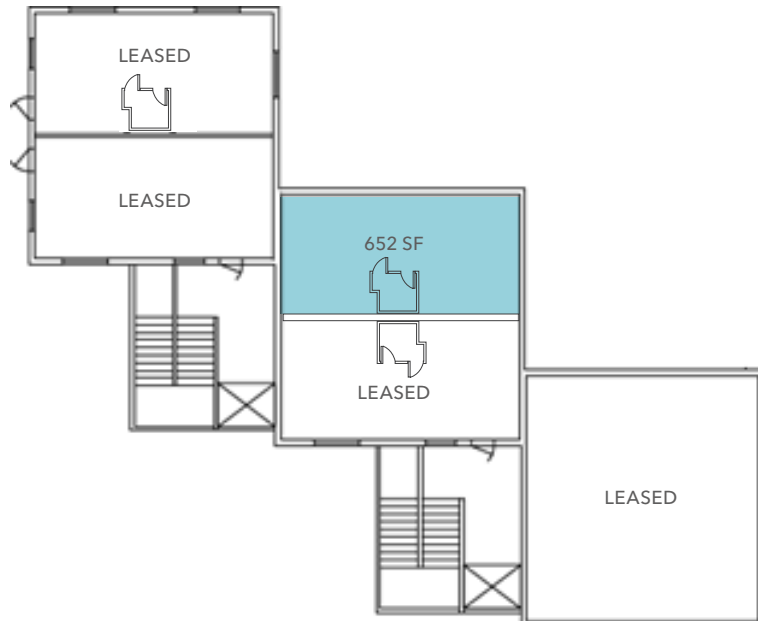
Updated landscaping

AVAILABLE FOR LEASE

KIDDER MATHEWS

# FLOOR PLANS

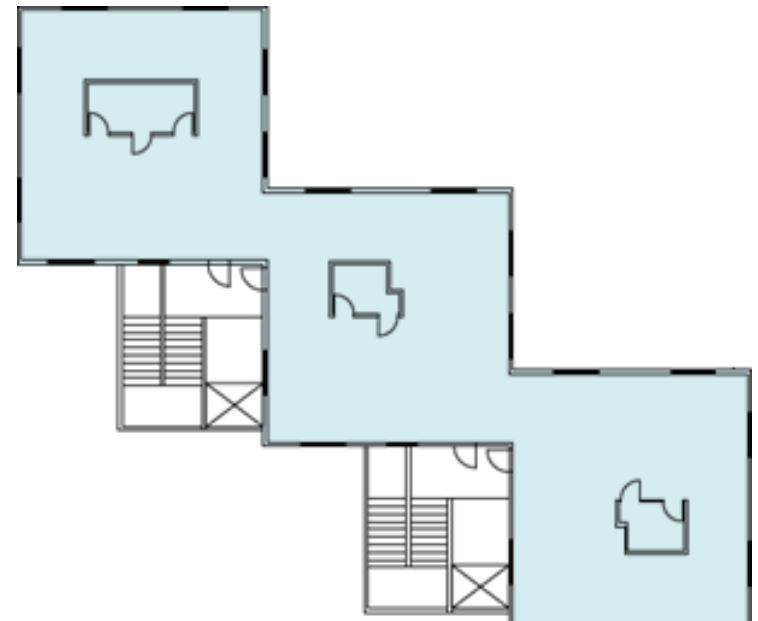
*1st Floor*



*652 SF*

AVAILABLE

*2nd Floor*



*3,908 SF*

AVAILABLE



7451 SW COHO CT

*For more information on  
this property, please contact*

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