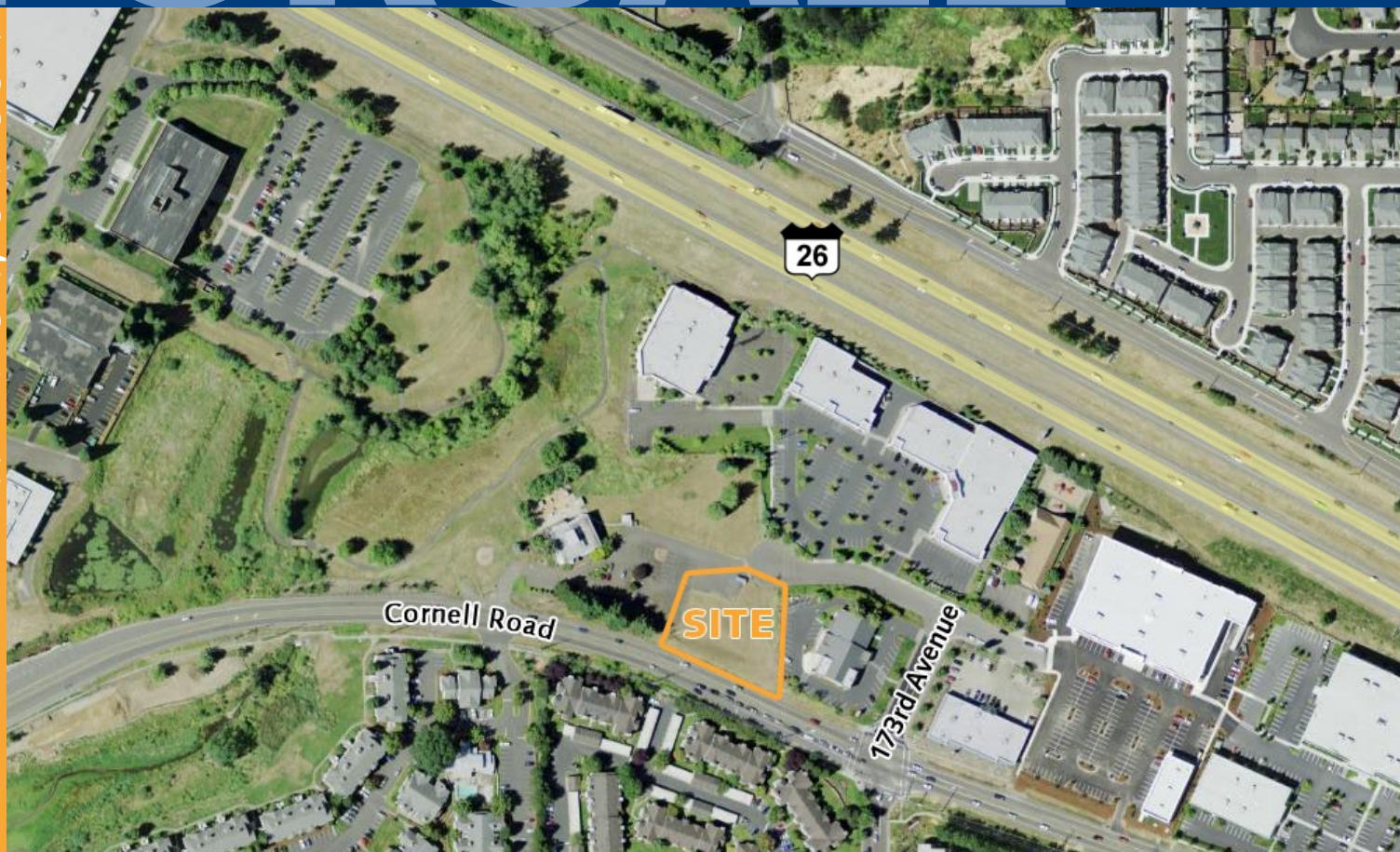


# Tanasbourne Medical/Office Land

# FOR SALE

\$1,995,000

BEAVERTON, OREGON



## Features

- Located at 17625 NW Cornell Road
- 1.42 Acres\*
- Community Service Zoning, City of Beaverton\*
- Desirable Tanasbourne location
- Excellent visibility from Sunset Highway and Cornell Road
- High traffic count - 25,459 ADT (5/06) on Cornell Road
- Signalized access via 173rd Avenue and Corridor Court
- Major expansion of Cornell Road to be completed Fall 2008
- Proposed shared parking with church will maximize density and reduce costs
- Preliminary plan suggest site will accommodate up to 40,000 SF office and 30,000 SF medical
- Sales price \$1,995,000

For additional information, contact:

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**GVA Kidder Mathews**  
Worldwide Real Estate Solutions

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## Proposed Site Plan



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