

MURRAY SCHOLLS TOWN CENTER

# TURNKEY MEDICAL SPACE

Beautiful, 3,590 and 3,614 RSF  
second generation medical space  
at Murray Scholls Town Center!

OWNED BY

**GRAMOR**  
DEVELOPMENT

LEASING BY

**km** Kidder  
Mathews

MURRAYSCHOLLSMEDICAL.COM



MURRAY SCHOLLS TOWN CENTER

# TURNKEY MEDICAL SPACE



High quality and rare opportunity to lease large, turnkey medical space!

**ADDRESS** 11200 SW Murray Scholls Pl, Beaverton, OR

**AVAILABLE** 3,590 and 3,614 RSF

**RENTAL RATE** \$30.00 - \$35.00/SF + NNN

**PARKING** On-site with 5:1000 SF ratio

**YEAR BUILT** 2000

**READY TO GO** Valuable infrastructure, casework and efficient layout



# TURNKEY MEDICAL SPACE

# Property Features



## 2<sup>ND</sup> GENERATION SPACE

Yields significant cost savings and offers a turnkey opportunity for a fast growth practice



## EXCELLENT LOCATION

Walkable to many retail and services, nearby pond with pathways offer a tranquil setting



## HEALTHCARE SYNERGY

Other practices include Pediatric Associates, Orthopedic + Fracture Specialists, and several dental specialties



## ACCESS

Located on Murray/Scholls Blvd, which provides access to Hwy 217 and I-5



## PARKING

Abundant parking at 5:1000 SF ratio with easy access to and from the space



## SURROUNDING RETAIL

The center features nearly 200,000 SF of high-end retail and is a 10-minute drive to Washington Square Mall

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## Property Features

**DESIGNATED** private entry

**BUILD-OUT OFFERS** numerous exam rooms along window line

**PHARMACY AND LAB** existing build-out

**ADMINISTRATIVE** offices

**CONFERENCE** and training rooms

**PROMINENT** exterior signage opportunity



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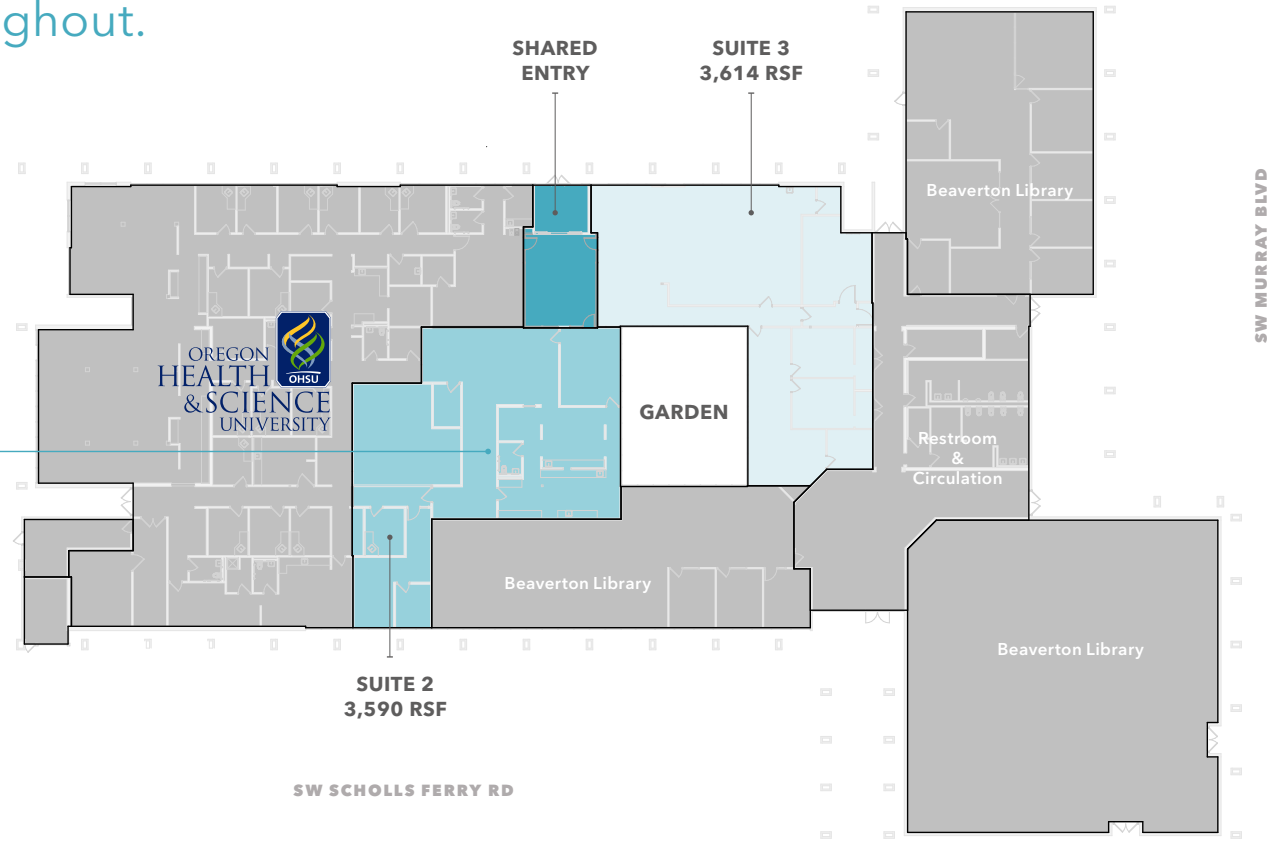
km Kidder Mathews

MURRAY SCHOLLS TOWN CENTER

# TURNKEY MEDICAL SPACE

Efficient configuration with  
extensive plumbing throughout.

**±3,590 &  
3,614 SF**  
MEDICAL SPACE AVAILABLE



MURRAY SCHOLLS TOWN CENTER

# TURNKEY MEDICAL SPACE

Murray Scholls Town Center is surrounded by an affluent neighborhood and strong demographics with a growing population that will prove to be beneficial.

**\$101K**

BEAVERTON AVE HH INCOME

**98,973**

BEAVERTON POPULATION

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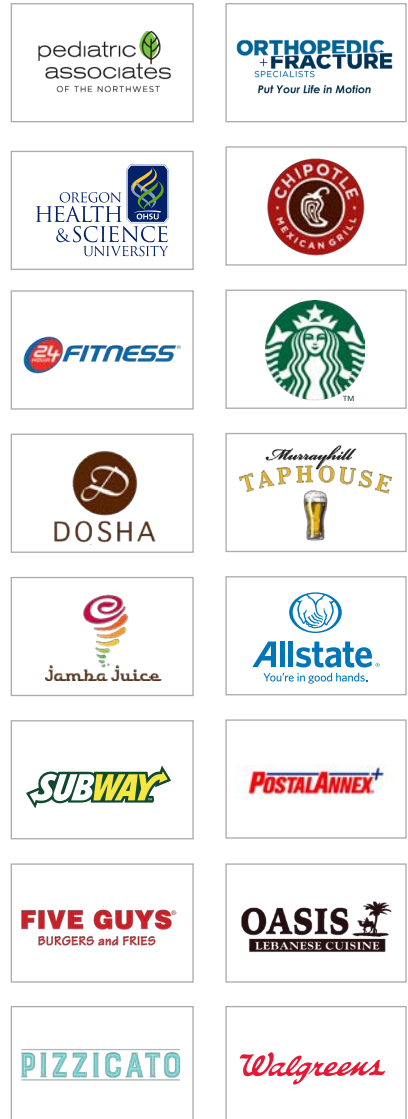


MURRAY SCHOLLS TOWN CENTER

# TURNKEY MEDICAL SPACE



## Local Tenants



MURRAY SCHOLLS TOWN CENTER

# TURNKEY MEDICAL SPACE

PORTLAND

 **PROVIDENCE**  
St. Vincent  
Medical Center

 **OHSU**  
Health

BEAVERTON

217

CASCADE PLAZA

WASHINGTON SQUARE MALL

 **ZOOM+care**

 **Providence**

5

99E

**SUBJECT PROPERTY**



PROGRESS RIDGE TOWNSQUARE

 **PROVIDENCE**  
Express Care  
at *Walgreens*

 **PROVIDENCE**  
Health Plans

LAKE  
OSWEGO

**6 MIN**

DRIVE TO PROVIDENCE IMMEDIATE CARE

**16 MIN**

DRIVE TO PROVIDENCE ST. VINCENT MEDICAL CENTER

**16 MIN**

DRIVE TO LEGACY MERIDIAN PARK MEDICAL CENTER

**24 MIN**

DRIVE TO OHSU

99W

TIGARD

5

 **LEGACY**  
HEALTH

99E

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 **Kidder  
Mathews**



# TURNKEY MEDICAL SPACE

# Beaverton Demographics

**98,973**  
POPULATION

**\$101K**  
AVG HH INCOME

**2.4**  
AVG HH SIZE

**36.2**  
MEDIAN AGE

 **HOME OWNERSHIP**




**20.5K**  
RENTERS

**20.1K**  
OWNERS

 **HEALTH INSURANCE**

**91.6%**  
COVERED

**55.3%**  
EMPLOYER COVERAGE

 **EDUCATION**

**16.6%**  
HS GRAD

**20%**  
SOME COLLEGE

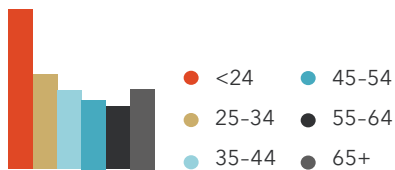
**8.5%**  
ASSOCIATES

**29.9%**  
BACHELORS

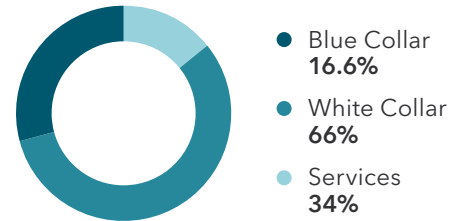
 **GENDER & AGE**

**49.1%**  
MEN

**50.9%**  
WOMEN



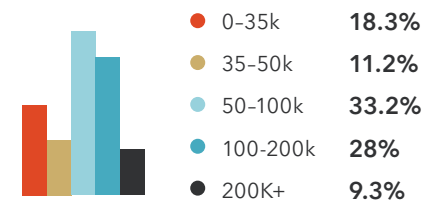
 **EMPLOYMENT**



**95.4%**  
EMPLOYED

**4.6%**  
UNEMPLOYED

 **INCOME BY HOUSEHOLD**



 **AVERAGE HOUSEHOLD SPENDING**

**\$5.9K**  
HOUSING

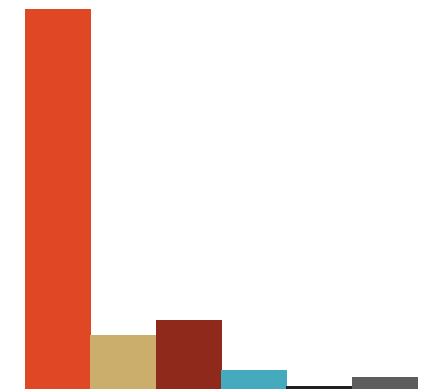
**\$870**  
FOOD

**\$1.1K**  
VEHICLE

**\$337**  
ENTERTAINMENT

**\$80**  
PERSONAL CARE

**\$221**  
APPAREL



DATA SOURCE: REGIS, DATA USA



# For additional leasing information, contact

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