

**For Lease  
OFFICE**

# THE ROUND at Beaverton Central

4145 SW Watson Avenue  
Beaverton, OR 97005

## NEW OWNERSHIP



## Available:

### 24-Hour Fitness Building

▪ Suite 110	1,012 RSF
▪ Suite 200	5,417 RSF
▪ Suite 460*	2,456 RSF
▪ Suite 470*	2,888 RSF
▪ Suite 500	11,268 RSF

### Building D

▪ Suite 100	14,500 RSF
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\*Suites 460 and 470 can be combined for a total of 5,344 RSF

## Lease Rate:

\$19.75-\$22.50 per SF\*, Full Service

\*Subject to Buildout

## Location:

Centrally located in the heart of Beaverton

## Amenities:

- Easy access to Highway 217, Highway 26, Canyon Road, and Cedar Hills Boulevard
- 24-Hour Fitness, Mingo, Typhoon! and Mio Sushi on site
- MAX line service to your front door
- On-site property management
- Class A office environment
- Suburban park-like setting
- Private balconies

For more information or to schedule a tour, please contact:

### DERON JONES

503.279.1704  
deron.jones@cushwake.com

### LEE MORRISON

503.279.1742  
lee.morrison@cushwake.com

On Site:



**MINGO**



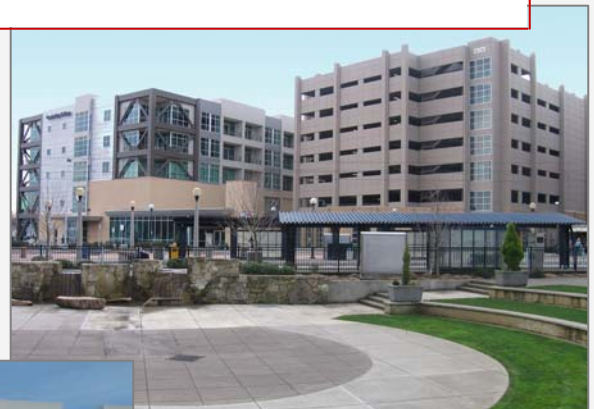
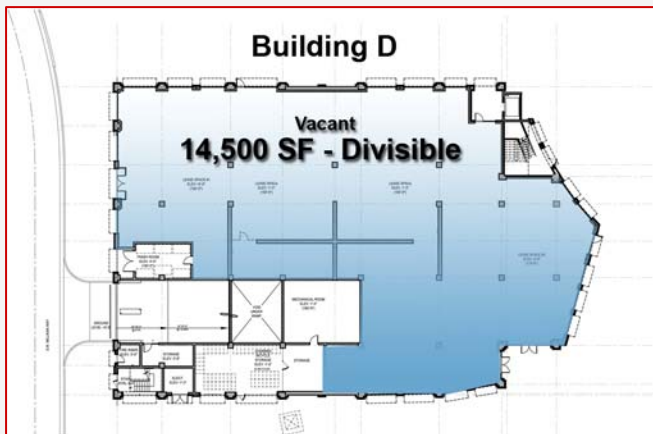
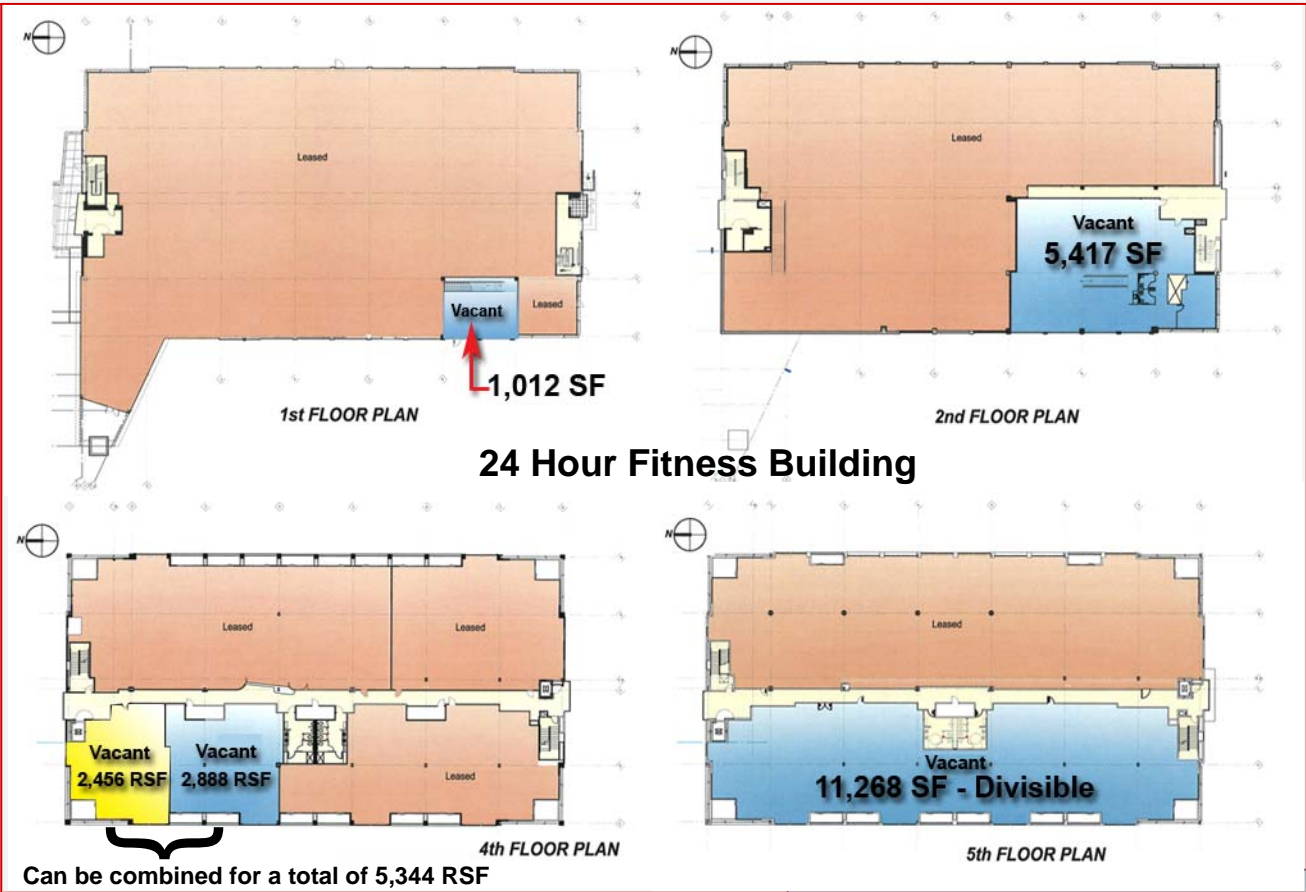
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200 SW Market, Suite 200, Portland, OR 97201  
503-279-1700

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