

ATRIUM WEST

An aerial photograph of a large, modern office building with a flat white roof and multiple stories of windows. The building is surrounded by trees and a parking lot. In the background, there is a road with cars and more trees. The entire image is framed by an orange border.

9600 Southwest Oak Street, Tigard, OR

Marcus & Millichap

OFFERING MEMORANDUM

PROPERTY SUMMARY

PRICE
\$9,000,000

SIZE
67,389 SF

PRICE/SF
\$133.55

Year Built/Rennovated	1983/2017
Building Class	A
Parking	158 Spaces
Number of Stories	5



INVESTMENT OVERVIEW

Situated in the heart of Tigard's thriving business corridor, this recently renovated, five-story Class A office building offers a prestigious environment designed to meet the demands of today's leading enterprises. From its striking glass-walled atrium to its sleek, upgraded common areas, every detail has been curated to project an image of excellence and innovation.

The building is defined by expansive, wall-to-wall window lines that flood the interior with natural light and provide breathtaking views of the Pacific Northwest landscape. Atrium West offers highly adaptable floor plans, providing customizable suites that ensure a tailored fit for any business model. Tenants enjoy a suite of premium amenities, including a free, professionally equipped conference room, prominent building signage for maximum brand exposure, and secure covered parking spanning the entire first floor.

Beyond the office, the property features a beautifully landscaped site with a private walking trail and a scenic pond, offering a tranquil retreat for midday breaks. The location is unmatched for convenience; positioned directly along Highway 217, the building provides a seamless commute to downtown Portland and the Nike World Headquarters. Furthermore, being adjacent to Washington Square Mall places world-class dining and retail just steps away. For businesses seeking a professional home that combines a peaceful, natural setting with the dynamic energy of a major metropolitan hub, Atrium West represents the pinnacle of Tigard office real estate.





Update Management is a full-service AMC providing solutions to manage & grow nonprofit associations.

The UMI team is made up of experienced professionals who work in partnership with you to ensure your association goals are exceeded and members see the full value of their membership investment.

Our team includes experts in management, finance, communications, marketing, event coordination, and administration. We will handle the day-to-day tasks for your association, so your Board can focus on critical initiatives that support the growth of your vision.

Established in 1983, Update Management offers experience that includes a variety of industries, organization sizes, demographics, and geographic scope.

Our goal is to exceed your objectives by providing services in an efficient way that fits your budget.



Cascade Management, Inc. and its principals began providing property and asset management services in 1974. We continue to manage the majority of properties from our original portfolio, which has grown substantially over time. Through our growth, the commitment to our properties, owners and employees remains fundamental to our values.

We also provide the caring attention and flexibility needed for all projects, large or small. Cascade Management is fortunate in being able to hire capable resident managers who truly care about their properties. The number of years our resident managers have been employed with us is well above the industry average. We strongly feel that the success of our site staff is crucial to the long term success of every property. Cascade Management has enhanced our Human Resources Department and our Property Management Department to meet this challenge.



LifeStance Health (Nasdaq: LFST) is a leading provider of outpatient mental healthcare in the United States, dedicated to improving access to trusted, affordable, and personalized treatment. Founded in 2017 and headquartered in Scottsdale, Arizona, the company operates a hybrid care model that combines in-person visits at over 550 centers with robust telehealth services across 33 states.

The company employs a multidisciplinary team of approximately 8,000 licensed clinicians—including psychiatrists, psychologists, and therapists—who provide comprehensive services for children, adolescents, and adults. Their clinical offerings span talk therapy, medication management, and specialized treatments such as TMS and esketamine therapy. LifeStance distinguishes itself by its scale and its focus on being “in-network,” partnering with most major insurance providers to reduce financial barriers for patients.



Radiant Senior Living, headquartered in Portland, Oregon, is a family-owned organization dedicated to providing high-quality care and housing for seniors. Founded by James and Jodi Guffee, who bring over 40 years of family experience to the industry, the company operates a diverse portfolio of communities across Oregon, Washington, Idaho, Montana, Nevada, and Colorado.

Their mission is to create and sustain comfortable, caring environments that foster maximum independence for residents. Radiant Senior Living offers a full continuum of care, including independent living, assisted living, memory care, respite stays, and hospice services. The company is built on core values of honesty, integrity, reliability, excellence, respect, and compassion.

Recognized as a “Great Place to Work,” Radiant Senior Living emphasizes a “Culture of Caring” that extends to both residents and staff.



CosMed Aesthetics, based in Tigard, Oregon, is a premier medical spa dedicated to the philosophy that “the creation of beauty is art.” Serving the greater Portland area, the clinic specializes in advanced, non-surgical aesthetic treatments designed to enhance natural beauty through a blend of innovative technology and medical expertise.

At the core of CosMed Aesthetics is a highly trained team of specialists who undergo rigorous, continuous education to master the latest techniques. By combining a luxurious, spa-like environment with rigorous clinical standards, the company ensures a safe and effective experience. Their mission remains focused on delivering life-improving results through science-backed methods, helping clients achieve a refreshed and confident appearance without the need for invasive surgery.



Ikigai Wellness, located in Tigard, Oregon, is an integrative healing center dedicated to providing holistic relief for individuals suffering from chronic pain. Inspired by the Japanese concept of “Ikigai”—finding purpose and joy in life—the clinic focuses on restoring vitality and balance through gentle, natural medicine solutions.

Specializing in pain management, Ikigai Wellness offers a diverse range of therapeutic services, including Japanese-style acupuncture, Chinese herbal medicine, and fire cupping. Notably, it houses the only certified Hyperbaric Oxygen Therapy (HBOT) center on the west side of Portland. Additional offerings include infrared sauna therapy, massage, and vibroacoustic therapy, all designed to support recovery from injury, illness, or stress.

The clinic prioritizes accessibility and compassionate care, accepting various insurance plans to help clients reclaim their lives.

ROSS DRESS FOR LESS®
NORDSTROM
Burlington
BENIHANA

WASHINGTON SQUARE MALL
The Cheesecake Factory
DICK'S SPORTING GOODS
JCPenney ★ macy's
THE NORTH FACE
SEPHORA

TESLA
BMW

Mor
furniture for less

iFLY
INDOOR SKYDIVING

Thirsty Lion
SCRATCH KITCHEN | CRAFT COCKTAILS & BEER

Red Lobster

SUBJECT PROPERTY


SW GREENBURG ROAD

HWY 217

DRIVE TIMES

Portland 20 minutes

Vancouver 35 minutes

Salem 45 minutes

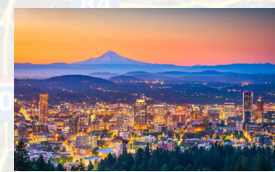
Mount Hood 90 minutes



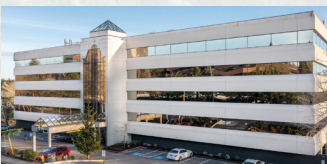
VANCOUVER



PORTLAND

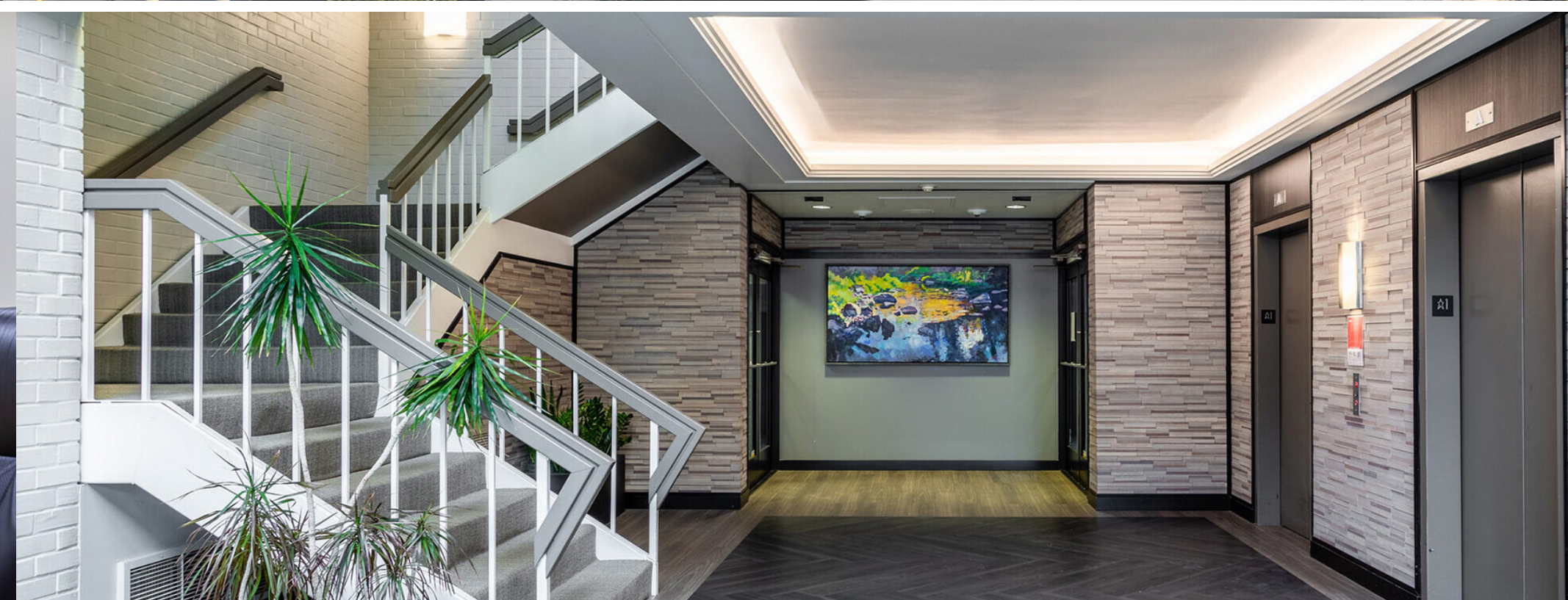


SUBJECT PROPERTY



MOUNT HOOD





TIGARD

OREGON

Tigard continues to stand out as one of the Portland metropolitan area's most resilient and desirable suburban hubs. As of late 2025, the market has transitioned into a balanced environment, offering a refreshing blend of stability for sellers and increased leverage for buyers. With a median home price hovering around \$620,000, Tigard remains an accessible and high-value alternative to neighboring Portland.

Inventory levels have seen a healthy year-over-year increase, providing buyers with more options and room for negotiation. While homes are spending an average of 60 to 80 days on the market, well-priced properties in sought-after neighborhoods like Bull Mountain and Riverpark continue to attract steady interest.

Beyond the numbers, Tigard's appeal is rooted in its "urban-suburban" lifestyle—featuring over 550 acres of parks, a revitalized downtown, and top-tier schools. For those seeking long-term growth in a community that prioritizes green spaces and economic vitality, Tigard remains a premier Pacific Northwest destination.