3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
6700 SW 105th Ave Denney Square Beaverton, OR 97008	**17,601 SF** **Not For Sale**	**$1.25/fs** **3**	**44,627 SF** **2.34 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.57/sf**
Parking: **111 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **American Property Management / Commercial Leasing Department (503) 281-7779 -- 3,601 SF (3,601 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	110	Office/Direct	American Property Management	3,601 N	3,601	$1.25/fs	Vacant	2-5 yrs	-	-

Building Notes

Building next to Hwy 217, excellent visibility, park-like setting.
Denney Square is a three-story office building just off Highway 217. The building features abundant parking, a common conference room, elevator served, has easy access to the highway, and is a 10-minute walk away from Camille Park.

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Pam Neal, Prosper Portland
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1/16/2018

3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
1915 NW AmberGlen Pky AmberGlen Business Center 1915 AmberGlen Office Beaverton, OR 97006	**17,912 SF** **Not For Sale**	**$2.00/fs** **4**	**96,674 SF** **5.90 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $2.33/sf**
Parking: **376 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Colliers International / Jennifer Medak (503) 223-3123 / Mike Thomas (503) 499-0059 / John Medak (503) 542-5898 -- 5,195 SF (2,555-2,640 SF)**

Sublet Contact: **Regus / Eric Fletcher (877) 734-8795 -- 5,000 SF (100-5,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	120	Office/Direct	Colliers International	2,640 N	2,640	$2.00/fs	Vacant	5-10 yrs	-	-
P 4th	400	Office/Sublet	Regus	100-5,000	5,000	Withheld	30 Days	Negotiable	-	-
P 4th	460	Office/Direct	Colliers International	2,555 N	2,555	$2.00/fs	Vacant	5-10 yrs	-	-

Building Notes

1915 AmberGlen Parkway continues the new standard for Class-A office space established by Amberglen in the Sunset Corridor. The four-story L-shaped building combines classic and contemporary elements to create a business environment in which tenants enjoy solid quality and technical innovation. The 95,445 square foot building can accommodate large or small tenants through rectangularly shaped relatively column-free space. You'll be surrounded by acres of award-winning landscaping and convenient parking at an ample 4/1000 ratio for tenants and visitors. 1915 AmberGlen is located at the corner of Walker Road and AmberGlen Parkway, offering high visibility from Cornell Road and ease of access from Highway 26. AmberGlen Business Center is a 217-acre master-planned business community located just 20 minutes from downtown Portland in the heart of the Sunset Corridor. High quality improvements and convenient access to services make the 1915 AmberGlen Building your new address for success.

This building was awarded an Energy Star label in 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016 and 2017 for its operating efficiency.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
1049 SW Baseline Colonial Plaza Hillsboro, OR 97123	**7,100 SF** **Not For Sale**	**$1.25/nnn** **2**	**30,000 SF** **0.31 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $0.60/sf, 2010 Est Tax @ $0.57/sf; 2010 Est Ops @ $0.37/sf**
Parking: **140 free Surface Spaces are available; Ratio of 3.30/1,000 SF**
Utilities: **-**
Power: **-**
Rail Line: **-**

Landlord Rep: **Barrington Management LLC / A.David A. Emami (503) 557-3350 / Diana Emami (503) 209-1592 -- 6,000 SF (200-6,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Barrington Management LLC	200-6,000	6,000	$1.25/nnn	Vacant	Negotiable	-	-

Building Notes

Colonial Plaza is a professional building with ideal spaces for office, medical, dental, and social services use. Multiple configurations are available. Property is conveniently located near the city of Hillsboro and Washington county offices. A bus line is also nearby.

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
9725 SW Beaverton Hillsdale Hwy Boardwalk Plaza Beaverton, OR 97005	**8,387 SF** **Not For Sale**	**$1.29/fs** **3**	**38,777 SF** **1.71 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $0.58/sf**
Parking: **116 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**
Power: **-**
Rail Line: **-**

Landlord Rep: **Macadam Forbes Inc. / John Van Zonneveld (503) 972-7290 / Seth Platsman (503) 227-2500 -- 6,789 SF (2,895-3,894 SF)**

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Office/Direct	Macadam Forbes Inc.	2,895 N	2,895	$1.29/fs	Vacant	3-5 yrs	-	-
P 3rd	360	Office/Direct	Macadam Forbes Inc.	3,894 N	3,894	$1.29/fs	Vacant	3-5 yrs	-	-

Building Notes

Building is well located in a quiet, wooded setting. Building newly remodeled. Great Beaverton business location.
Close to amenities, Hwy 217 and 26
Only 10 minutes to Downtown

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
10700 SW Beaverton Hillsdale Hwy Park Plaza West Executive Bldg I East Beaverton, OR 97005	**20,822 SF** **Not For Sale**	**$1.29/fs** **2**	**51,924 SF** **1.08 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2014 Tax @ $0.81/sf**
Parking: **405 free Surface Spaces are available; Ratio of 7.79/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Norris & Stevens, Inc. / Duane Link (503) 225-8465 / Doug Carter (503) 223-3171 -- 5,735 SF (2,768-2,967 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	675	Office/Direct	Norris & Stevens, Inc.	2,768 N	2,768	Withheld	Vacant	Negotiable	-	-
P 2nd	212	Office/Direct	Norris & Stevens, Inc.	2,967 N	2,967	$1.29/fs	Vacant	Negotiable	-	-

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Building Notes

The property offers close proximity to hotels, restaurants and medical facilities, easy access to Hwy 217 & Hwy 26 and is only 10 minutes to Downtown Portland. There is ample on-site parking and an on site health facility.

• Free Parking
• Health Center on Site with Showers
• Large Shared Conference Room
• Kitchen / Break Area
• Adjacent to Uwajimaya Store

Located 10 minutes from Downtown Portland with excellent access to HWY 217 & HWY 26.
OFFICE SUITES AVAILABLE FOR LEASE

Lease Rates: $15.50 psf Full Service
Rentable Area: ± 510 - 2,967 SF

FEATURES
- Conference Rooms
- Kitchen / Break Areas
- On-Site Health Center with Showers
- Ample On-Site Parking

- Along Hwy 10 with Easy Access to Hwys 217 and 10
- Close to TriMet MAX and Bus Lines
- Neighboring Retailers include Target, Home Depot, and Beaverton Town Center with Fred Meyer

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
10700 SW Beaverton Hillsdale Hwy Park Plaza West Executive Bldg III Beaverton, OR 97005	**12,964 SF** **Not For Sale**	**$1.29/fs** **2**	**33,590 SF** **2.92 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.40/sf**
Parking: **75 free Surface Spaces are available; Ratio of 2.23/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Norris & Stevens, Inc. / Duane Link (503) 225-8465 / Doug Carter (503) 223-3171 -- 9,336 SF (1,014-2,768 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	626	Office/Direct	Norris & Stevens, Inc.	1,375 N	9,336	$1.29/fs	Vacant	Negotiable	-	-

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	620	Office/Direct	Norris & Stevens, Inc.	2,112 N	9,336	$1.29/fs	Vacant	Negotiable	-	-
P 2nd	618	Office/Direct	Norris & Stevens, Inc.	1,014 N	9,336	$1.29/fs	Vacant	Negotiable	-	-
P 2nd	675	Office/Direct	Norris & Stevens, Inc.	2,768 N	9,336	$1.29/fs	Vacant	Negotiable	-	-
P 2nd	660	Office/Direct	Norris & Stevens, Inc.	2,067 N	9,336	$1.29/fs	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
1500 NW Bethany Blvd Cornell West Beaverton, OR 97006	**13,691 SF** **Not For Sale**	**$2.13/fs** **3**	**115,668 SF** **6.29 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $2.12/sf; 2010 Ops @ $5.32/sf**
Parking: **480 free Surface Spaces are available; Ratio of 3.60/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **JLL / Jake Lancaster (503) 972-8612 / Jessica Ruth (503) 972-8604 -- 5,737 SF (2,604-3,133 SF)**

Sublet Contact: **Regus / Eric Fletcher (877) 734-8795 -- 5,000 SF (100-5,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	200	Office/Sublet	Regus	100-5,000	5,000	Withheld	30 Days	Negotiable	-	-
P 2nd	260	Office/Direct	JLL	3,133 N	3,133	$2.13/fs	Vacant	1-5 yrs	-	-
P 3rd	301	Office/Direct	JLL	2,604 N	2,604	$2.13/fs	Vacant	Negotiable	-	-

Building Notes

The Cornell West business center occupies a class-A three-story office building in landscaped grounds in Beaverton OR. The white and grey external aspect projects a professional look and feel, which extends inside to the wood accented lobby. Beaverton in Oregon is home to many leading technology corporations in microcomputer components, circuit manufacturing and software, earning it the nickname The Silicon Forest but there's much more to the area than hi-tech. The local economy is strengthened by sectors including the export of wood products and sports and other apparel. A robust infrastructure and skilled workforce make international trade, particularly exporting to Asia, a valuable part of the economy. Oregon also ranks fourth in the US for wine production. The city is keen on promoting entrepreneurial business opportunities and offers various development and business accelerator programs, as well as training and other business assistance.

Three story Class-A office building. Excellent freeway access. Near shopping, restaurants, banks and hotels. Prominent visibility to Hwy 26. Access via Cornell Road from Hwy 26. On-site showers/locker rooms.

This building was awarded an Energy Star label in 2009, 2010 and 2017 for its operating efficiency.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
8625 SW Cascade Ave Cascade Plaza Cascade Square Beaverton, OR 97008	**32,043 SF** **Not For Sale**	**$1.25-$1.75/fs** **6**	**93,410 SF** **2.53 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $0.31/sf; 2010 Ops @ $1.28/sf, 2009 Est Ops @ $1.28/sf**

Power: **-**

Parking: **98 free Surface Spaces are available; 250 Covered Spaces are available; Ratio of 3.74/1,000 SF**

Rail Line: **-**

Utilities: **-**

Landlord Rep: **Cushman & Wakefield of Oregon, Inc. / Alexandra Henderson (503) 279-1740 / Thomas J. Usher (503) 279-1777 -- 6,672 SF (2,951-3,721 SF)**

Sublet Contact: **Newmark Knight Frank / McCoy Doerrie (503) 972-5503 -- 2,865 SF (2,865 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	270	Office/Sublet	Newmark Knight Frank	2,865 N	2,865	$1.67/fs	Vacant	Thru Nov 2019	-	-
P 4th	450	Office/Direct	Cushman & Wakefield of Oregon, Inc.	2,951 N	2,951	$1.75/fs	30 Days	Negotiable	-	-
P 6th	604	Office/Direct	Cushman & Wakefield of Oregon, Inc.	3,721 N	3,721	$1.75/fs	30 Days	Negotiable	-	-

Building Notes

Located across Highway 217 from the Washington Square Mall, building features includes an adjacent three-level, 313-slip parking structure. There's 480 ft of frontage on SW Cascade.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
12655 SW Center St Cascade Plaza West Beaverton, OR 97005	**15,188 SF** **Not For Sale**	**$1.25-$1.38/fs** **6**	**75,315 SF** **2.47 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.76/sf**
Parking: **165 free Surface Spaces are available; 26 Covered Spaces are available; Ratio of 2.80/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **American Property Management / Commercial Leasing Department (503) 281-7779**

Leasing Company: **SkyPoint Properties LLC / Whitney Berrier (971) 245-2305 -- 2,750 SF (2,750 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 4th	470	Office/Direct	SkyPoint Properties LLC	2,750 N	2,750	$1.25/fs	Vacant	Negotiable	-	-

Building Notes

Cascade Plaza is a five-story office building within walking distance of Cedar Hills Crossing Mall, Beaverton Transit Center, and the Beaverton Round. The building features elevator served, common conference room, and over 10' ceilings on the first floor.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
1600 NW Compton Dr AmberGlen Corporate Center Beaverton, OR 97006	**26,850 SF** **Not For Sale**	**$1.79-$1.96/fs** **3**	**76,754 SF** **5.18 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.23/sf**
Parking: **298 Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Newmark Knight Frank / David Squire, SIOR (503) 972-5505 / Josh Williams (503) 972-5504 / Stanford Scriven (503) 972-5533 -- 2,938 SF (2,938 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	106	Office/Direct	Newmark Knight Frank	2,938 N	23,801	$1.79/fs	Vacant	Negotiable	-	-

Building Notes

Tenant incentive for credit tenants 10,000 SF and above. Sign a 5-year lease or longer and get 12 months of FREE RENT and $1 per SF moving allowance. Valid until Labor Day 2008.

This building is ideally situated on N.W. Compton Drive in the business center, is surrounded by an award-winning landscaped environment, and is easily accessible for employees and visitors. The building offers flexible floor plans, high quality tenant improvements and visible signage. AmberGlen offers a full spectrum of business facilities from corporate offices to research and development or light manufacturing, each of which has flexible floor plan option, quality tenant improvements, and incomparable surroundings. Amenities include Annie's Deli, Birtcher Property Services, Integra Telecom, Bally's Total Fitness, OGI School of Science and Engineering at OHSU, Tri Met, Tutor Time Day Care and Western Bank.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
5880 NE Cornell Rd Hillsboro, OR 97124	**3,253 SF** **Not For Sale**	**$1.63/nnn** **1**	**12,000 SF** **0.96 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2011 Tax @ $1.49/sf**
Parking: **48 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **NAI Elliott / Matt Sichel (503) 224-6791 X7206 / Joseph C. Sandahl (503) 972-7192 / Riley Henderson (503) 972-7191 -- 3,253 SF (3,253 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	B	Off/Med/Direct	NAI Elliott	3,253 N	3,253	$1.63/nnn	Vacant	Negotiable	-	-

Building Notes

12,000-Square foot Medical/Office Building located prominently on Cornell Road by Intel's Hawthorn Farms. Easy walking distance to Tri-Met Westside Light Rail and "Park and Ride". Nearby amenities include: Orenco Station neighborhood and Hawthorn Farms Athletic Club.

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
16100 NW Cornell Rd One Willow Creek Beaverton, OR 97006	**8,243 SF** **Not For Sale**	**$2.00/fs** **2**	**36,000 SF** **2.43 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $2.35/sf; 2007 Ops @ $6.53/sf**
Parking: **162 Surface Spaces are available; Ratio of 4.20/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Kidder Mathews / Keith Young (503) 221-2275 -- 8,243 SF (2,559-2,866 SF)**

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	140	Office/Direct	Kidder Mathews	2,559 N	2,559	$2.00/fs	Vacant	Negotiable	-	-
P 1st	110	Office/Direct	Kidder Mathews	2,866 N	2,866	$2.00/fs	Vacant	Negotiable	-	-
P 2nd	200	Office/Direct	Kidder Mathews	2,818 N	2,818	$2.00/fs	Vacant	Negotiable	-	-

Building Notes

Excellent access to SW suburbs and downtown Portland. Available immediately. Flexible terms.

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
5193 NE Elam Young Pky	**3,494 SF**	**$1.71/fs**	**20,208 SF**	**-**	**-**	**-**
Hawthorn Farms Business Center	**Not For Sale**	**1**	**3.71 AC**	**-**	**-**	**-**
Bldg I						
Hillsboro, OR 97124						

Expenses: **2011 Tax @ $1.64/sf**
Parking: **40 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Colliers International / Mike Thomas (503) 499-0059 -- 3,494 SF (3,494 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Colliers International	3,494 N	3,494	$1.71/fs	Vacant	Negotiable	-	-

Building Notes

These attractive business properties are located just off Cornell Road on Elam Young Parkway. The property is surrounded by the Sunset Corridor's largest and best employers and is near numerous amenities including Orenco Station. The business park zoning allows a wide range of commercial, light industrial and office uses. Both a Light Rail stop and the newest City of Hillsboro Park are located just two blocks away.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
17933 NW Evergreen Pky Tanasbourne Commons Beaverton, OR 97006	**12,727 SF** **Not For Sale**	**-/mg** **3**	**60,115 SF** **8.40 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.65/sf**
Parking: **228 free Surface Spaces are available; Ratio of 3.80/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Kidder Mathews / Josh Schweitz (503) 221-2297 / Travis Parrott (503) 721-2735 -- 7,070 SF (3,474-3,596 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 3rd	300	Office/Direct	Kidder Mathews	3,596 N	9,253	Withheld	Vacant	Negotiable	-	-
P 3rd	350	Office/Direct	Kidder Mathews	3,474 N	3,474	Withheld	Vacant	Negotiable	-	-

Building Notes

Features

Class A office building in Tanasbourne with great potential for medical or dental use
New lobby, common areas and landscaping
Large building conference room
On-site fitenss room with lockers and showers
24-Hour security and access through card reader security system
Plug and play space available
Visible from Highway 26
Adjacent to the Streets of Tanasbourne retail area

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
15220 NW Greenbrier Pky Cornell Oaks Corp Center The Atrium Beaverton, OR 97006	**45,870 SF** **Not For Sale**	**$1.58-$1.96/fs** **3**	**169,319 SF** **10.31 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.95/sf**
Parking: **300 free Surface Spaces are available; Ratio of 4.70/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Newmark Knight Frank / David Squire, SIOR (503) 972-5505 / Josh Williams (503) 972-5504 -- 3,304 SF (3,304 SF)**

Sublet Contact: **CBRE / Scott Weigel (503) 221-4818 -- 3,091 SF (3,091 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	275	Office/Sublet	CBRE	3,091 N	3,091	$1.58/fs	30 Days	Thru Jun 2019	-	-
P 2nd	255	Office/Direct	Newmark Knight Frank	3,304 N	3,304	$1.96/fs	Vacant	Negotiable	-	-

Building Notes

The Atrium is a 169,319 square foot Class A office building at Cornell Oaks Corporate Center. The Atrium features a wide range of space on three floors, updated common areas, an outdoor picnic area, two water features, and other amenities.

Cornell Oaks Corporate Center is 15 minutes west of downtown Portland at the gateway to the Sunset Corridor's business and high technology markets, close to hotels, banks, shopping, restaurants and other services.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
4800 SW Griffith Dr Commercial Plaza Bldg Beaverton, OR 97005	**5,957 SF** **Not For Sale**	**$1.50/fs** **3**	**30,417 SF** **1.65 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.97/sf**
Parking: **125 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Norris & Stevens, Inc. / Doug Carter (503) 223-3171 / Duane Link (503) 225-8465 -- 2,604 SF (2,604 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	250	Office/Direct	Norris & Stevens, Inc.	2,604 N	2,604	$1.50/fs	Vacant	Negotiable	-	-

Building Notes

Campus-like setting with high visibility and signage. Located close to Beaverton City Hall and within walking distance to several restaurants. Easy access to and from Hwy 217. New HVAC and landscaping.

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
4875 SW Griffith Dr Beaverton, OR 97005	**3,989 SF** **Not For Sale**	**$1.65/fs** **3**	**13,500 SF** **0.71 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.83/sf**
Parking: **54 free Surface Spaces are available; Ratio of 3.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Macadam Forbes Inc. / John Van Zonneveld (503) 972-7290 / Seth Platsman (503) 227-2500 -- 3,989 SF (3,989 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Office/Direct	Macadam Forbes Inc.	3,989 N	3,989	$1.65/fs	02/2018	3-5 yrs	-	-

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
8196 SW Hall Blvd Washington Centre Beaverton, OR 97008	**20,288 SF** **Not For Sale**	**$1.33-$1.42/fs** **3**	**41,241 SF** **2.26 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $1.23/sf**
Parking: **135 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Commercial Northwest / Matt Lyman (503) 507-4880 -- 6,450 SF (3,225 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	230	Office/Direct	Commercial Northwest	3,225 N	3,225	$1.33/fs	Vacant	Negotiable	-	-
P 2nd	230	Office/Direct	Commercial Northwest	3,225 N	3,225	$1.33/fs	Vacant	Negotiable	-	-

Building Notes

Interior and exterior improvements to common areas underway. Easy access to Highway 217. Backs to Fanno Creek with direct access to trails. Area amenities include Washington Square and several restaurants.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
400 E Main St East Main Plaza Hillsboro, OR 97123	**5,497 SF** **Not For Sale**	**$1.58/mg** **2**	**25,429 SF** **1.08 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $0.75/sf; 2011 Ops @ $5.37/sf**
Parking: **85 free Surface Spaces are available; Ratio of 3.20/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Macadam Forbes Inc. / Joe Kappler (503) 972-7294 / Megan McElmurry (503) 227-2500 -- 3,075 SF (3,075 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	180	Office/Direct	Macadam Forbes Inc.	3,075 N	3,075	$1.58/mg	Vacant	3-5 yrs	-	-

Building Notes

09/04: 400 East Main, LLC purchased the building from Bruce D and Charlette Fiske and Barry and Donna Hoaglin. C & R Real Estate Services Co. represented both the buyer and the seller. Please reference Comps #WAC-47529-10-0420 for more information.

Central Business District, Hillsboro, one block from MAX Station. Excellent on-site parking. Located only a few blocks from County Courthouse, Tualatin Hospital. Other tenants include; Dentist, Orthodontist, Public Defender, Health South, Marine Recruiting Center, Maxcillofacial Surgeon. Elevator served, Class-A. Ownership on-site. Extensive plumbing in approximately 1,500 SF of space.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
8705 SW Nimbus Ave Creekside Corporate Park Bldg 5 Beaverton, OR 97008	**8,977 SF** **Not For Sale**	**$2.17/fs** **3**	**45,840 SF** **2.56 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $2.23/sf**
Parking: **183 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **JLL / Jessica Ruth (503) 972-8604 / Deron Jones (503) 937-2113 / Buzz A. Ellis (503) 972-8091 -- 6,896 SF (1,130-3,565 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 2nd	220	Office/Direct	JLL	2,201 N	3,331	$2.17/fs	Vacant	Negotiable	-	-
P 2nd	200	Office/Direct	JLL	1,130 N	3,331	$2.17/fs	Vacant	Negotiable	-	-
P 3rd	300	Office/Direct	JLL	3,565 N	3,565	$2.17/fs	Vacant	Negotiable	-	-

Building Notes

Creekside Corporate Park, an award-winning project, offers 524,131 square feet of distinctive, Class A office and flex space. The master-planned campus of one to four story buildings winds around a protected 12-acre urban wildlife habitat. FEATURES: Ample parking Excellent freeway access Credit union with 24 hour ATM on site Nearby Bally's health club Nearby service retail including Starbucks and Happy Panda Tennis and volleyball courts Jogging trail connections to nearby Greenway Park Award winning landscaping Spectacular setting around protected wildlife habitat Minutes from downtown Portland via I-5 or Highway 26 Close-in westside location across from Washington Square

The Creekside Corporate Park is conveniently located between Portland and Hillsboro. Access to freeways is only 3 minutes away. Washington Square is one of Oregon's largest malls and is located 5 minutes from the park.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
9700-9746 SW Nimbus Ave Nimbus Corporate Center Building 15 Beaverton, OR 97008	**7,008 SF** **Not For Sale**	**$1.33/nnn** **1**	**44,074 SF** **2.87 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2011 Tax @ $5.40/sf**
Parking: **65 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: **-**

Power: **-**
Rail Line: **-**

Landlord Rep: **Colliers International / Jennifer Medak (503) 223-3123 / John Medak (503) 542-5898 -- 2,895 SF (2,895 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 1st	9740	Office/Direct	Colliers International	2,895 N	2,895	$1.33/nnn	Vacant	Negotiable	-	-

Building Notes

Nimbus Corporate Center is a 17-building, 690,000-SF business community providing an ideal location for any type of profession or firm size. It is centrally located in one of Portland's leading suburban office communities. The center offers attractive on-site amenities including a conference facility with large training room for up to 50 people, board room and adjoining kitchen, and a privately-owned health club. The site offers extensive mature landscaping throughout, enhancing the park's suburban atmosphere. There are restaurants, business services, Fed Ex drop box, and other retail amenities, including Washington Square regional mall, within minutes of the location. Nimbus Corporate Center is conveniently located west of Highway 217, between SW Nimbus Dr. and SW Gemini Ave. It is minutes from Downtown Portland, Beaverton, Lake Oswego, and Hillsboro.

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3,500 SF, Parking for 50, Hillsboro/Beaverton

Address Building/Park Name	SF Avail For Sale ($/SF)	Rent/SF/mo Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
4145 SW Watson Ave The Round at Beaverton Plaza at the Round Beaverton, OR 97005	**10,286 SF** **Not For Sale**	**$2.08/fs** **5**	**121,409 SF** **1.04 AC**	**-** **-**	**-** **-**	**-** **-**

Expenses: **2016 Tax @ $2.11/sf; 2016 Ops @ $9.41/sf**
Parking: **200 free Surface Spaces are available; Ratio of 2.80/1,000 SF**
Utilities: **Sewer - City**

Power: **-**
Rail Line: **-**

Landlord Rep: **Kidder Mathews / Josh Schweitz (503) 221-2297**

Sublet Contact: **Regus / Eric Fletcher (877) 734-8795 -- 5,000 SF (100-5,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/mo	Occupancy	Term	Docks	Drive-Ins
P 3rd	350	Office/Sublet	Regus	100-5,000	5,000	Withheld	30 Days	Negotiable	-	-

Building Notes

Property is located on a light rail.

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