

3800 NW Aloclek PI - Westbrooke Corporate Park



Location: **Bldg D**
AKA 3935 NW Aloclek Dr
Westside Cluster
Sunset Corridor/Hillsboro Submarket
Washington County
Hillsboro, OR 97124

Building Type: **Class B Flex**
 Status: **Built Apr 1999**
 Tenancy: **Multiple Tenant**

Land Area: **14.29 AC**
 Stories: **1**
 RBA: **44,264 SF**

Management: **KG Investment Management, LLC**
 Recorded Owner: **Principal Global Investors, LLC**

Total Avail: **20,100 SF**
 % Leased: **100%**

Ceiling Height: **16'0"-18'0"**
 Column Spacing: **-**
 Drive Ins: **-**
 Loading Docks: **None**
 Power: **800a/277-480v 3p/4w**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **-**
 Utilities: **Gas - Natural, Sewer - City, Water - City**

For Sale: **Not For Sale**
 Expenses: **2008 Tax @ \$5.05/sf**
 Parcel Number: **R1341211**
 Parking: **Free Surface Spaces; Ratio of 3.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
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3800 NW Aloclek PI - Westbrooke Corporate Park(cont'd)

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	20,100	20,100	\$0.62/nnn	30 Days	Negotiable	Direct

\$0.35 Shell-\$0.62 Office surcharge/SF

Flexible and efficiently designed building can accommodate a variety of uses.

Perfect for R&D, engineering, light manufacturing and other support functions.

Signage available with Hwy 26 visibility.

Offering convenient access to restaurant and retail amenities.

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* Westbrooke Corporate Park is a master-planned park with flexible and efficient office/flex buildings designed for a variety of uses including office, R&D, engineering, light manufacturing, and compatible support functions. The park consists of 4 buildings totaling 170,323 SF situated on 14.29 acres of land. Each building has a 4-ply built-up roof, NW Natural gas service, and heavy power. Each building is protected with a fire alarm system which reports to central monitoring panels found in common electrical rooms. All central stations monitor flow and tamper switches as well as vault valves at the building fire sprinklering systems. The systems are monitored by Honeywell. The site is located adjacent to Highway 26 and east of Cornelius Pass Rd., at the hub of the high-tech industry in the Sunset Corridor. The park is situated within the Tanasbourne Commerce Center with mature landscaping and prestigious corporate neighbors. There are numerous retail amenities and housing within close proximity and Downtown Portland is approximately 20 minutes from the site.

Building Notes

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Location: **Bldg 20450**
Westside Cluster
Sunset Corridor/Hillsboro Submarket
Washington County
Beaverton, OR 97006

Building Type: **Class B Flex**
 Status: **Built 1997**
 Tenancy: **Multiple Tenant**

Land Area: **6.11 AC**
 Stories: **1**
 RBA: **63,708 SF**

Management: **KG Investment Management, LLC**
 Recorded Owner: **AmberGlen LLC**

Total Avail: **18,356 SF**
 % Leased: **100%**

Ceiling Height: **16'0"**
 Column Spacing: -
 Drive Ins: -
 Loading Docks: **2 ext**
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: **Masonry**
 Utilities: -

For Sale: **Not For Sale**

Expenses: **2009 Tax @ \$1.14/sf; 2009 Ops @ \$1.92/sf**

Parcel Number: **R2078805**

Parking: **155 free Surface Spaces are available; Ratio of 3.60/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 120	9,266	9,266	\$0.92/nnn	Negotiable	Negotiable	Direct
P 1st / Suite 130	9,090	9,090	\$0.92/nnn	Negotiable	Negotiable	Direct

The 20450 Building at AmberGlen is a 63,708 SF, uniquely designed single-story brick/concrete building located on 6.3 acres on Amberwood Drive adjacent to N.W. 206th Avenue. The building features 90 foot bay depths, extensive storefront glass, and recessed dock high and grade level loading. The 20450 Building is fully landscaped and provides a minimum of 3.6/1,000 parking for tenants and visitors, and is directly accessible via both Amberwood Drive and N.W. 206th

Building Notes

11/04: AmberGlen LLC purchased the AmberGlen Business Center from Amberjack Ltd. GVA Kidder Mathews represented both the buyer and seller. Please reference Comps # WAAC-67417-12-0420 for details.

The 20450 Building at AmberGlen is a uniquely designed single-story brick/concrete building conveniently located on 6.3 acres on Amberwood Drive

20450 NW Amberwood Dr - AmberGlen Business Center(cont'd)

adjacent to N.W. 206th Avenue. High technology, light manufacturing, assembly businesses, as well as companies looking for an ideal Sunset Corridor business location, will be attracted to the 20450 Building. The building features 90 foot bay depths, with 15 feet of clear height, extensive storefront glass, and recessed dock high and grade level loading. The 20450 Building is fully landscaped and provides a minimum of 3.6/1 parking for tenants and visitors, is directly accessible via both Amberwood Drive and N.W. 206th, and has easy 18-wheeler turnaround truck access in loading areas. 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.



Location: **Bldg H**
Westside Cluster
Sunset Corridor/Hillsboro Submarket
Washington County
Hillsboro, OR 97124

Building Type: **Class B Flex**
 Status: **Built 1996**
 Tenancy: **Multiple Tenant**

Land Area: **2.08 AC**
 Stories: **1**
 RBA: **28,750 SF**

Management: **Pacific Realty Associates, L.P.**
 Recorded Owner: **Pacific Realty Associates, L.P.**

Total Avail: **9,430 SF**
 % Leased: **67.2%**

Ceiling Height: **16'0"**
 Column Spacing: **25'w**
 Drive Ins: **1**
 Loading Docks: **1 ext**
 Power: **277a/480v 3p**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Reinforced Concrete**
 Utilities: **-**

For Sale: **Not For Sale**
 Expenses: **2008 Tax @ \$13.10/sf**
 Parcel Number: **R0677468**
 Parking: **Ratio of 4.00/1,000 SF**
 Amenities: **A/C**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100	9,430	9,430	\$0.85/nnn	Vacant	Negotiable	Direct

Large open area for office/assembly.

Building Notes

Located in the heart of the Silicon Forest, Evergreen Business Park is in Hillsboro, OR, immediately east of Intel's Ronler Acres manufacturing facility. Eight class A industrial/flex buildings totaling 317,510 square feet offer easy access to Hwy 26 and services. Single-family and apartment housing are in the vicinity and a variety of retail and restaurant options are nearby. Evergreen Business Park's attractive buildings and lush landscaping create a professional environment.



Location: **Bldg 27**
Southwest Cluster
217 Corridor/Beaverton Submarket
Washington County
Beaverton, OR 97008

Building Type: **Class B Flex**
 Status: **Built 1981**
 Tenancy: **Multiple Tenant**

Land Area: **11.54 AC**
 Stories: **1**
 RBA: **19,000 SF**

Management: **RREEF**
 Recorded Owner: **LA County Employees Retirement Association**

Total Avail: **3,720 SF**
 % Leased: **80.4%**

Ceiling Height: **12'0"**
 Column Spacing: **-**
 Drive Ins: **7 - 8'0"w x 11'0"h**
 Loading Docks: **None**
 Power: **-**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **Masonry**
 Utilities: **Sewer - City, Water - City**

For Sale: **Not For Sale**
 Expenses: **2008 Tax @ \$6.06/sf**
 Parcel Number: **R0202266**
 Parking: **32 free Surface Spaces are available**
 Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 7927 AC2	3,720/1,500 ofc	3,720	\$0.62/nnn	Vacant	Negotiable	Direct

Reception, 2 private offices, large open work area, warehouse w/2grade level doors, restroom.

Building Notes

Parkside Business Center offers over 1,200 warehouse, flex, and office spaces on a 52-acre campus. There is a conferencing facility, lush landscaping, and on-site management. The site is ideally located with convenient access to I-5.



Location: **Bldg B**
I-5 Corridor Cluster
Tigard Submarket
Washington County
Portland, OR 97224

Building Type: **Class B Flex**
 Status: **Built 1989**
 Tenancy: **Multiple Tenant**

Land Area: **2.03 AC**
 Stories: **2**
 RBA: **43,482 SF**

Management: **Pacific Realty Associates, L.P.**
 Recorded Owner: **Pacific Realty Associates, L.P.**

Total Avail: **9,245 SF**
 % Leased: **86.8%**

Ceiling Height: **16'0"-18'0"**
 Column Spacing: **-**
 Drive Ins: **5 - 8'0" w x 10'0" h**
 Loading Docks: **3 ext**
 Power: **-**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **Sewer - City, Water - City**

For Sale: **Not For Sale**
 Expenses: **2008 Tax @ \$1.21/sf**
 Parcel Number: **R0513233**
 Parking: **119 free Surface Spaces are available; Ratio of 2.74/1,000 SF**
 Amenities: **Partial Stories Exist, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 15883 Class A office space	3,523	3,523	\$0.77/nnn	30 Days	Negotiable	Direct
P 1st / Suite 15887 Class A office space	5,722	5,722	\$0.77/nnn	Vacant	Negotiable	Direct

Building Notes

Oregon Business Park III is located in Portland, OR. The nine-building complex offers a mix of industrial, office and retail space that totals 501,029 square feet. Oregon Business Park III has excellent access and exposure to I-5.



Location: **Bldg 1**
AKA 12232 SW Pacific Hwy
I-5 Corridor Cluster
Tigard Submarket
Washington County
Tigard, OR 97223

Building Type: **Class C Flex**
 Status: **Built 1981**
 Tenancy: **Multiple Tenant**
 Land Area: **2.42 AC**
 Stories: **1**
 RBA: **44,962 SF**
 Total Avail: **6,800 SF**
 % Leased: **100%**

Management: **RREEF**
 Recorded Owner: **Walton CWOR Swan Industrial 11 LLC**

Ceiling Height: **14'0"**
 Column Spacing: -
 Drive Ins: -
 Loading Docks: **None**
 Power: -

Crane: **None**
 Rail Line: -
 Cross Docks: -
 Const Mat: **Reinforced Concrete**
 Utilities: -

For Sale: **Not For Sale**
 Expenses: **2008 Tax @ \$0.95/sf**
 Parcel Number: **R1276354**
 Parking: **139 free Surface Spaces are available; Ratio of 3.10/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st	6,800	6,800	\$0.85/nnn	03/2011	3-5 yrs	Direct
Office/Flex space available Located directly off Highway 217 with great freeway visibility 3/1,000 parking Building signage opportunities & electronic business park billboard sign Fantastic proximity to shops, retail & amenities Grade level loading Well manicured park setting						

Building Notes

Park 217 has eight buildings, totalling 256,367 SF. It offers excellent visibility in addition to great signage opportunities on Hwy. 217. The property provides accessibility to I-5 and Hwy. 26 as well as being just 15 minutes from downtown Portland. Convenient proximity to many services, including: restaurants, retail and business services, mass transit system, and the regional Washington Square Mall. General commercial zoning allows for a variety of uses (office, retail, flex)





Location: **Bldg 2**
I-5 Corridor Cluster
Tigard Submarket
Washington County
Durham, OR 97224

Building Type: **Class B Flex**
 Status: **Built 1989**
 Tenancy: **Multiple Tenant**

Land Area: **1.67 AC**
 Stories: **1**
 RBA: **22,158 SF**

Management: **Kiersey & McMillan, Inc.**
 Recorded Owner: **Bridgeport Woods Business Park, LLC**

Total Avail: **8,430 SF**
 % Leased: **62.0%**

Ceiling Height: **14'0"**
 Column Spacing: -
 Drive Ins: **4**
 Loading Docks: **2 ext**
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: -
 Utilities: -

For Sale: **Not For Sale**
 Expenses: **2009 Tax @ \$3.94/sf**
 Parcel Number: **R0516418**
 Parking: **65 free Surface Spaces are available; Ratio of 3.50/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 7504	8,430/7,630 ofc	8,430	\$0.40/hnn/1.08 ofc (Whse)	Vacant	3-5 yrs	Direct

•33,400 square feet available in two buildings •Building 2 of the Park is divisible with an approximate total of 22,158 SF •Building 3 is approximately 11,282 SF • Grade and Dock level loading available • Parking: 3.5/1000 SF • Wet Sprinkler System • Zoning: Office Park District with Business Park overlay • 14' clear height • Available February 1, 2009 • Lease Rate: Industrial- .40 Office-\$1.08

Building Notes

The property is located at the intersection of Upper Boones Ferry Road and Bridgeport Road just 1/2 mile west of I-5/Lake Oswego Interchange. The building offers a premier location with abundant parking.



Location: **Bldg 30**
I-5 Corridor Cluster
Wilsonville Submarket
Clackamas County
Wilsonville, OR 97070

Building Type: **Class B Flex**
 Status: **Built 2000**
 Tenancy: **Multiple Tenant**

Land Area: **3.45 AC**
 Stories: **1**
 RBA: **50,120 SF**

Management: **RREEF**
 Recorded Owner: **RREEF**

Total Avail: **9,424 SF**
 % Leased: **81.2%**

Ceiling Height: **15'0"**
 Column Spacing: **-**
 Drive Ins: **3**
 Loading Docks: **1 ext**
 Power: **277-480v 3p**

Crane: **-**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **-**
 Utilities: **-**

For Sale: **Not For Sale**
 Expenses: **2009 Tax @ \$3.16/sf**
 Parcel Number: **01455393**
 Parking: **171 free Surface Spaces are available**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
P 1st / Suite 3010	4,884/3,184 ofc	4,884	\$0.85/nnn	Vacant	Negotiable	Direct

There are 5 common docks

Building Notes

Superior freeway access, excellent exposure and 2 miles South of the I - 5 / 205 interchange. 45 minutes to Portland International Airport, 30 minutes to downtown Portland & the Sunset Corridor. Close proximity to retail and housing amenities. Attractive landscaping, professional image and abundant parking.