

CLASS A OFFICE BUILDING

TRIANGLE CORPORATE PARK II

13190 SW 68TH PARKWAY | PORTLAND, OR 97223

Joe Kappler

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

Seth Platsman

503.416.0091

seth@macadamforbes.com

Licensed in OR

1800 SW First Avenue, Suite 650 | Portland, OR 97201

WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

13190 SW 68th Parkway, Portland, OR 97223



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr
Available SF:	4,084 SF
Suite:	110
Building SF:	approx. 39,390 SF
Lease Type:	NNN
Estimated NNNs:	\$8.50/SF/yr
Parking:	5/1000

PROPERTY OVERVIEW

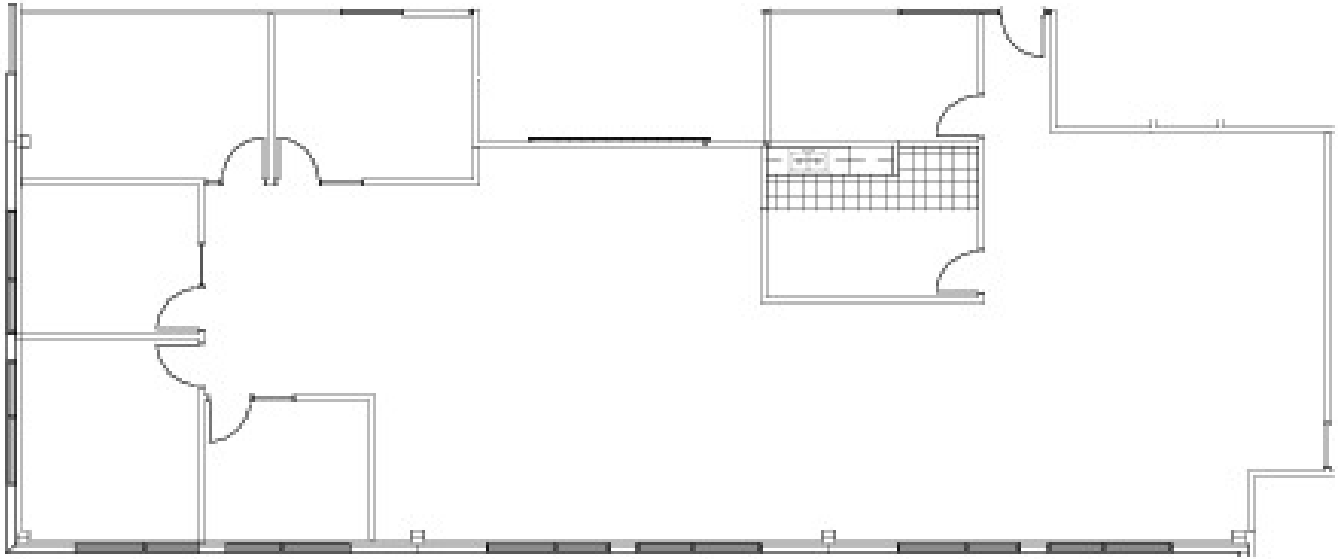
Triangle Corporate Park II is a Class A office project comprising of approximately 39,390 square feet with a generous parking ratio of 5 per 1,000 RSF. Beautiful ground floor Class A office space with excellent window line. The space features 4 large private offices, a kitchenette, and ample open space. This professional office building is located in the Tigard Triangle and offers a wide range of office configurations, high quality finishes, superior I-5 frontage and signage and other great features, such as showers and an outdoor picnic area. Centrally located in the heart of the I-5 Corridor, restaurants, banks, shopping, hotels and other services are just minutes away.

Proudly Owned and Managed By



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR



SUITE 110

Beautiful ground floor Class A office space with excellent window line. The space features 4 large private offices, a kitchenette, and ample open space.



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR

FOR LEASE

13190 SW 68th Parkway, Portland, OR 97223



WASHINGTON COUNTY TAX SAVINGS

approximate tax savings compared to tax costs within Multnomah County:



Businesses producing \$1M Pre-tax Income

save \$40,000/year



Businesses producing \$5M Pre-tax Income

save \$121,500/year

SAVE MONEY WITH FREE PARKING

approximate savings compared to parking costs within Downtown Portland:



save \$250/month per vehicle



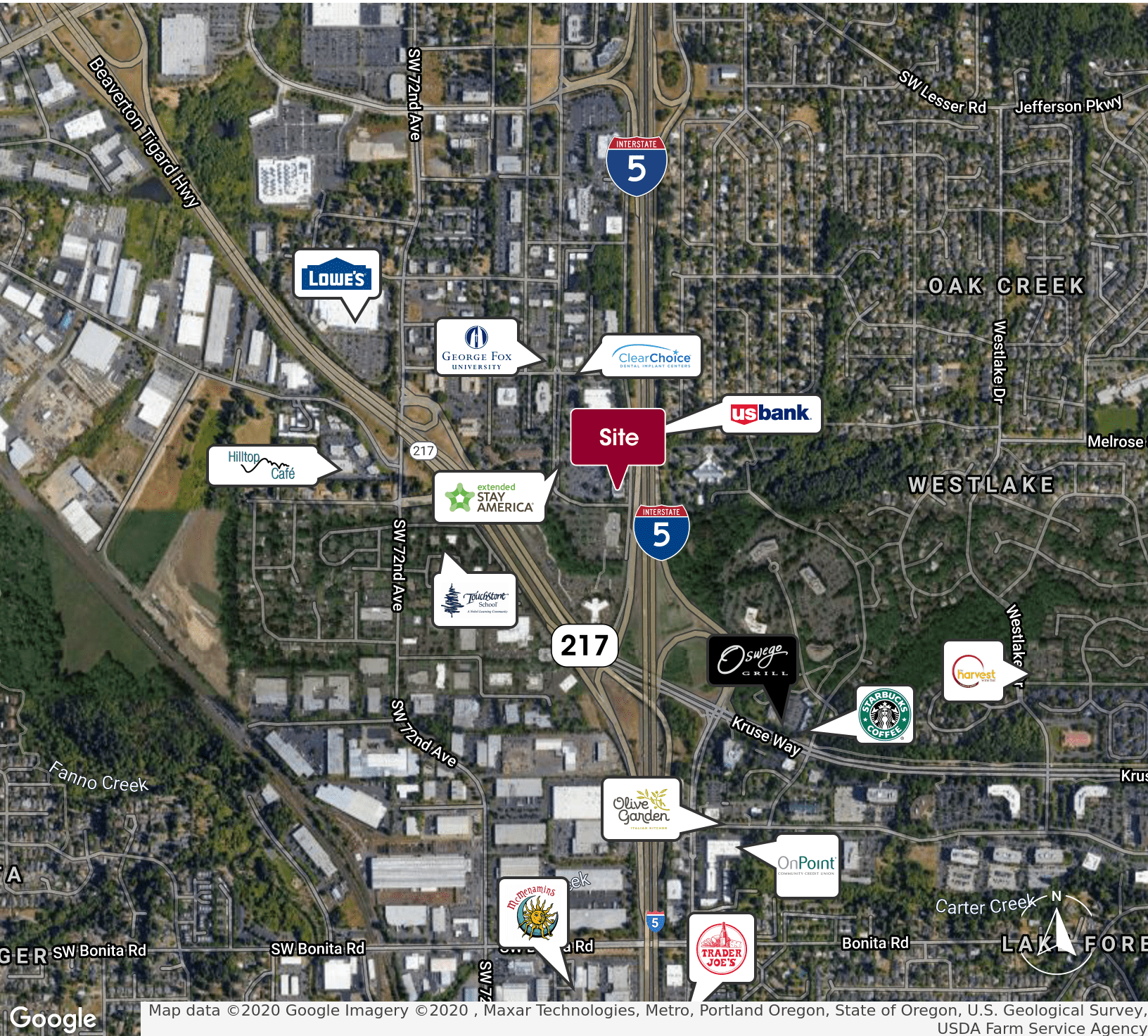
save \$3,000/year per employee

For 125 employees, that's nearly \$375,000 of savings every year.



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR



Map data ©2020 Google Imagery ©2020, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency



Joe Kappler
 503.972.7294
 joek@macadamforbes.com
 Licensed in OR & WA

Seth Platsman
 503.416.0091
 seth@macadamforbes.com
 Licensed in OR