

TANASBOURNE COMMERCE CENTER

3030 NE Aloclek Drive, Hillsboro, OR 97124



FULL BUILDING OPPORTUNITY
51,140 RSF (Divisible to 25,500 RSF)



Jones Lang LaSalle Brokerage, Inc.



LOBBY

PROPERTY HIGHLIGHTS



Stand alone HQ opportunity with above grade finishes

- Shower and locker facilities
- Lunchroom and breakroom
- Flex storage space
- Fiber connectivity
- Back-up generator



Above standard power and grade loading for today's high-tech tenants



Ample free parking availability with a parking ratio of 4.15/1,000 SF

Large efficient rectangular floor plates for flexible layouts

- 1st floor - approximately 25,500 RSF (divisible if combined with 2nd floor)
- 2nd floor - approximately 25,500 RSF



LUNCHROOM



CONFERENCE ROOM



PRIVATE OFFICES



PROPOSED PATIO



Adjacent to walking trails with views into wetlands



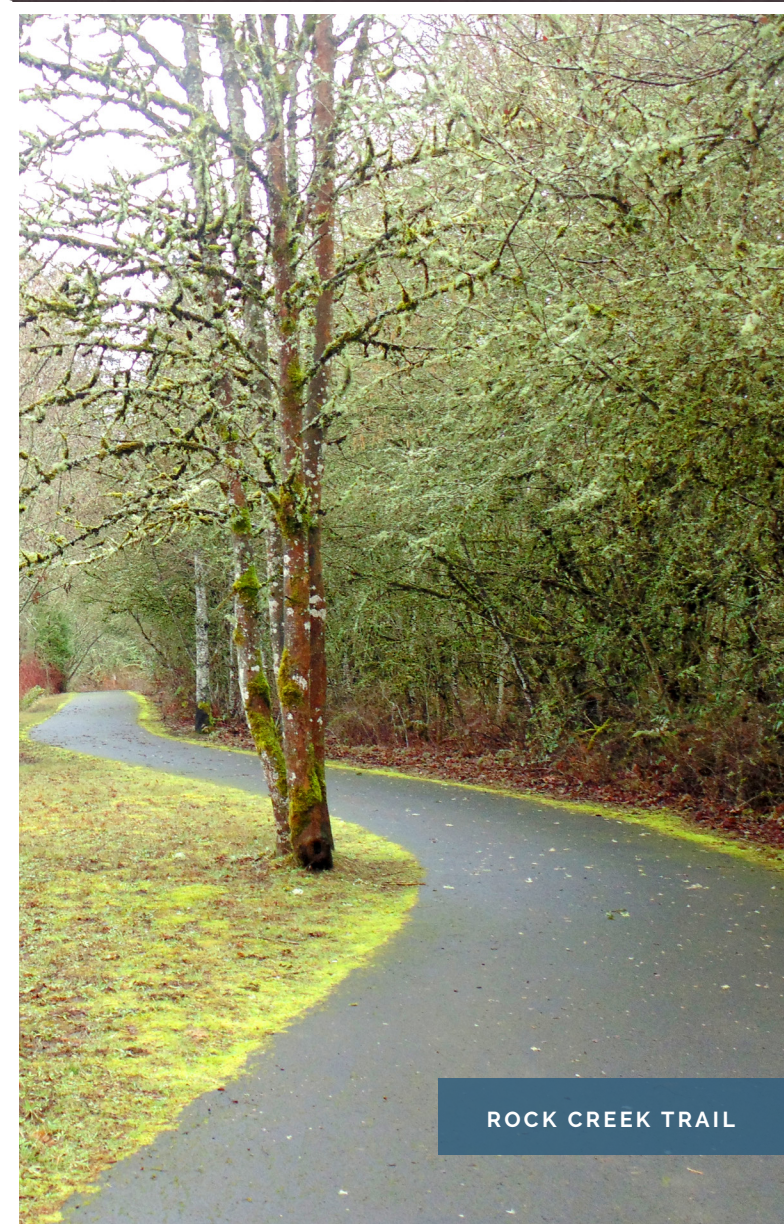
Close proximity to several corporate neighbors, retail services, and other amenities such as Streets of Tanasbourne, Ron Tonkin Field, and Top Golf

- 146 restaurants & bars
- 16 hotels
- 10 fitness centers (within a two mile radius)



Convenient access to HWY 26, Cornell Road and Evergreen Parkway

- 20 min to downtown Portland
- 5 min to HWY 26
- 35 min to Portland International Airport

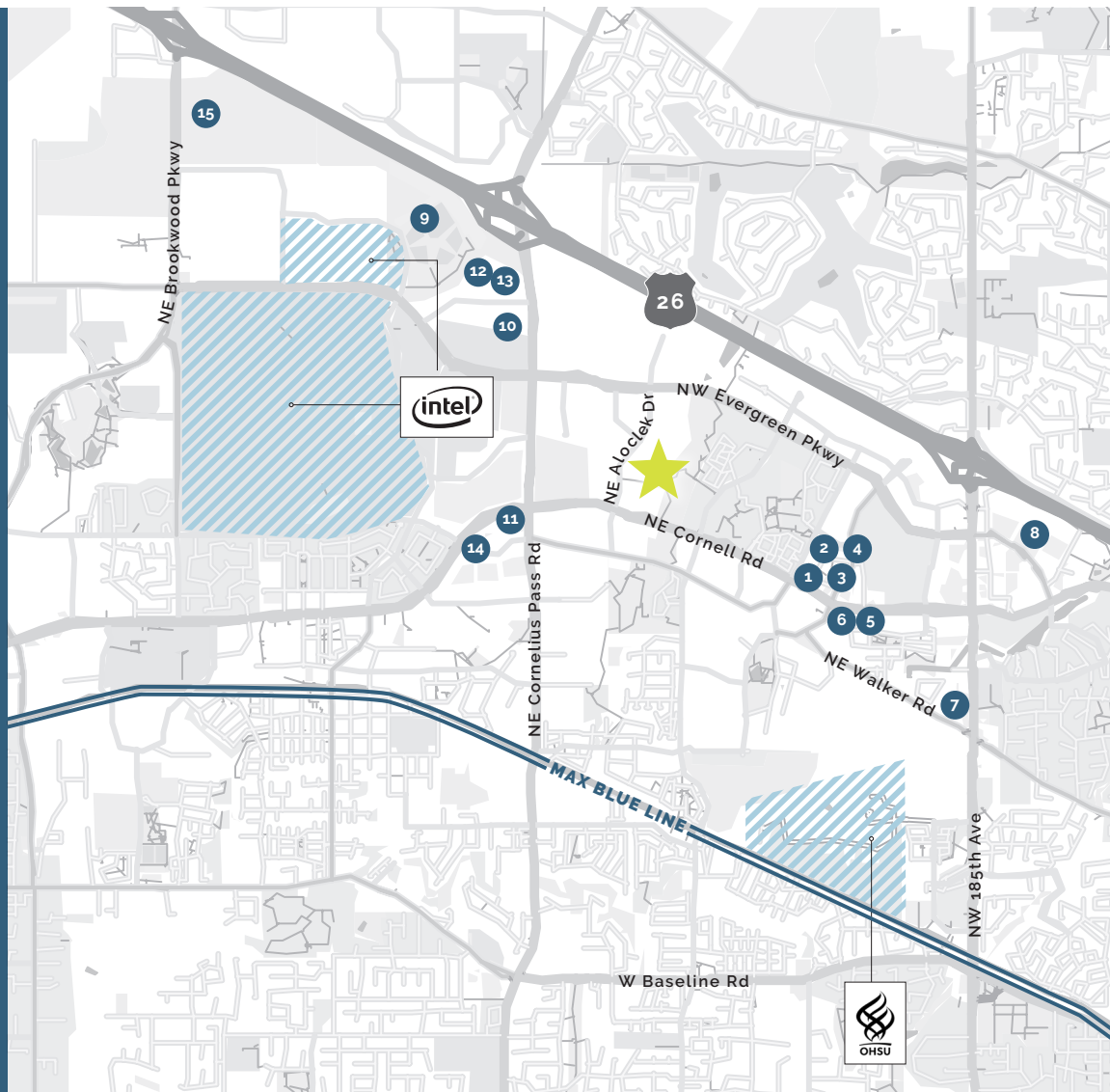


ROCK CREEK TRAIL



AMENITIES

1. Streets of Tanasbourne
2. Thirsty Lion
3. Killer Burger
4. The Rock Wood Fired Pizza
5. Peets Coffee
6. Whole Foods Market
7. Malone's Ale House
8. Tanasbourne Town Center
9. Ron Tonkin field
10. McMenamins
11. BJ's Restaurant & Brewhouse
12. Fred Meyer
13. Starbucks
14. Copper River Restaurant & Bar
15. Top Golf



LEASING INFORMATION:

ANDREW ROSENGARTEN

+1 503 972 8097 | andrew.rosengarten@am.jll.com

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