

Corporate Headquarters Opportunity

3400 / 3500 / 3600 NW John Olsen Place | Hillsboro, Oregon



Rock Creek Corporate Center

HILLSBORO, OREGON



For further information, please contact:

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Joshua R. Williams
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99,282 RSF Class A Office

Rock Creek Corporate Center is a three-building office park strategically located in the desirable Sunset Corridor of Hillsboro, Oregon. The Property is located directly adjacent to Highway 26 and offers great visibility and accessibility with a host of nearby retail amenities.



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Rock Creek Corporate Center

HILLSBORO, OREGON

Property Highlights

- » 3600 Building: 23,010 RSF (Available Now)
- » 3400 Building: 67,152 RSF (Available Q4/2018)
- » 3500 Building: 9,120 RSF (Available Q4/2018)
- » 4/1000 parking
- » 11' ceiling height
- » Building signage available
- » Flexible floor plans
- » Improvements build-to-suit

LEASE RATE: \$25.00/SF - FULL SERVICE



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Campus

This three-building headquarters opportunity is connected by landscaped walkways with common seating area that provides a campus feel with corporate appeal.

4 PER
1000
PARKING RATIO

Employees benefit from the convenience of abundant parking, immediate access to highway 26 and TriMet bus lines.





Excellent Signage Opportunity

*Adjacent to Highway 26
with excellent exposure to
over 81,800 vehicles per day.*



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Flexible Floor Plans

Floor plates with centrally located elevator and restroom cores provide flexible and efficient planning of workspace.



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Common Areas & Tenant Amenities

Outdoor common areas are landscaped with seating and walk-ways connecting the three buildings, providing additional collaborative space



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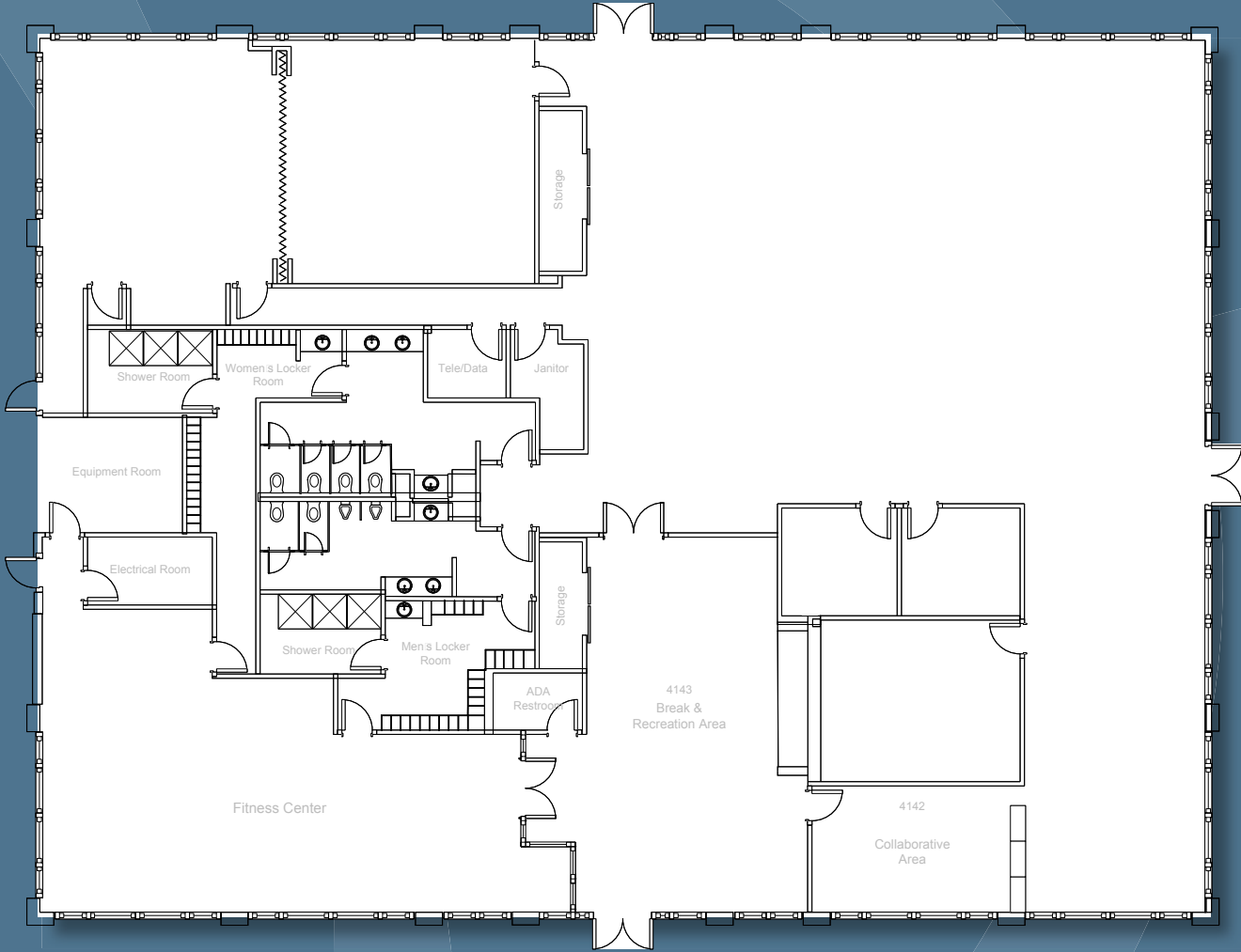
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3500 Building

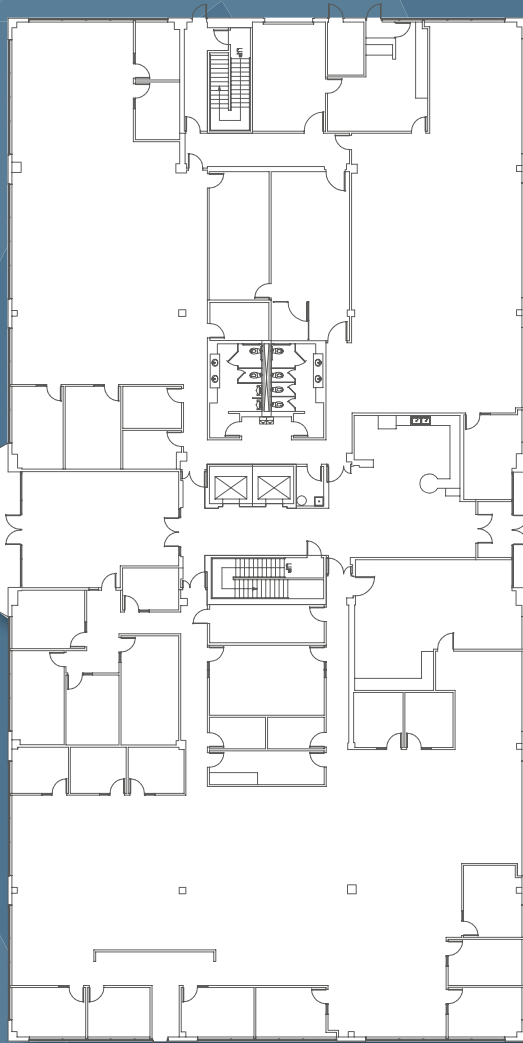
- » Single-story office building
- » 9,120 RSF
- » The 13' ceiling allows an abundance of natural light to enter deep into the space
- » Grade-level loading with roll-up door
- » Open area is conducive to a collaborative and flexible work environment.
- » Fitness facility with locker rooms and showers

3500 Building Floor Plan

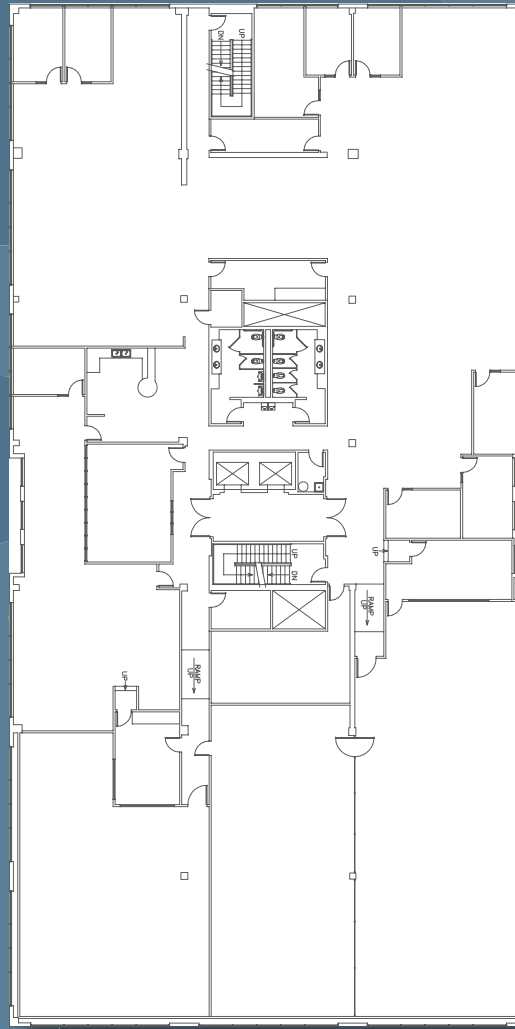


FIRST FLOOR - 9,120 RSF

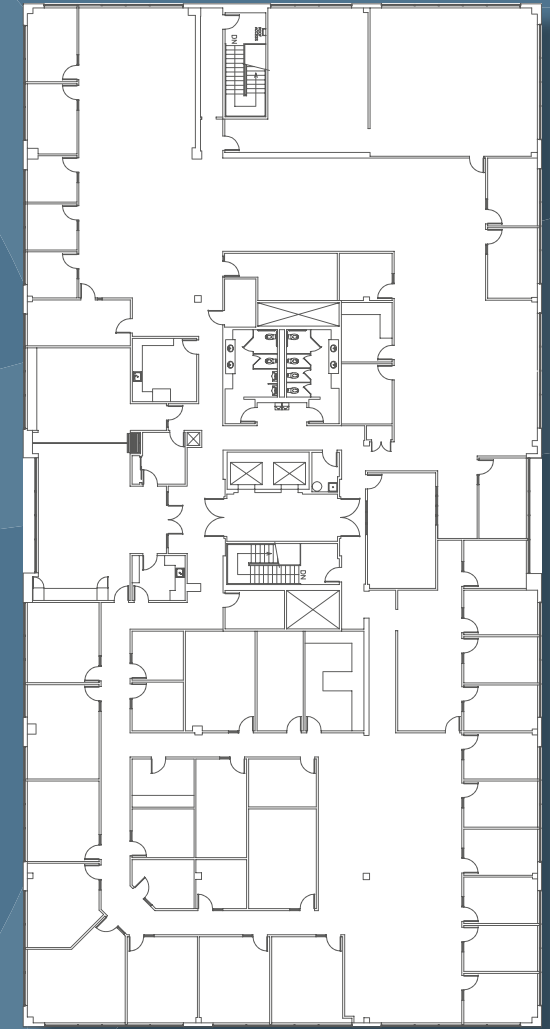
3400 Building Floor Plans



FIRST FLOOR - 21,118 RSF



SECOND FLOOR - 23,024 RSF



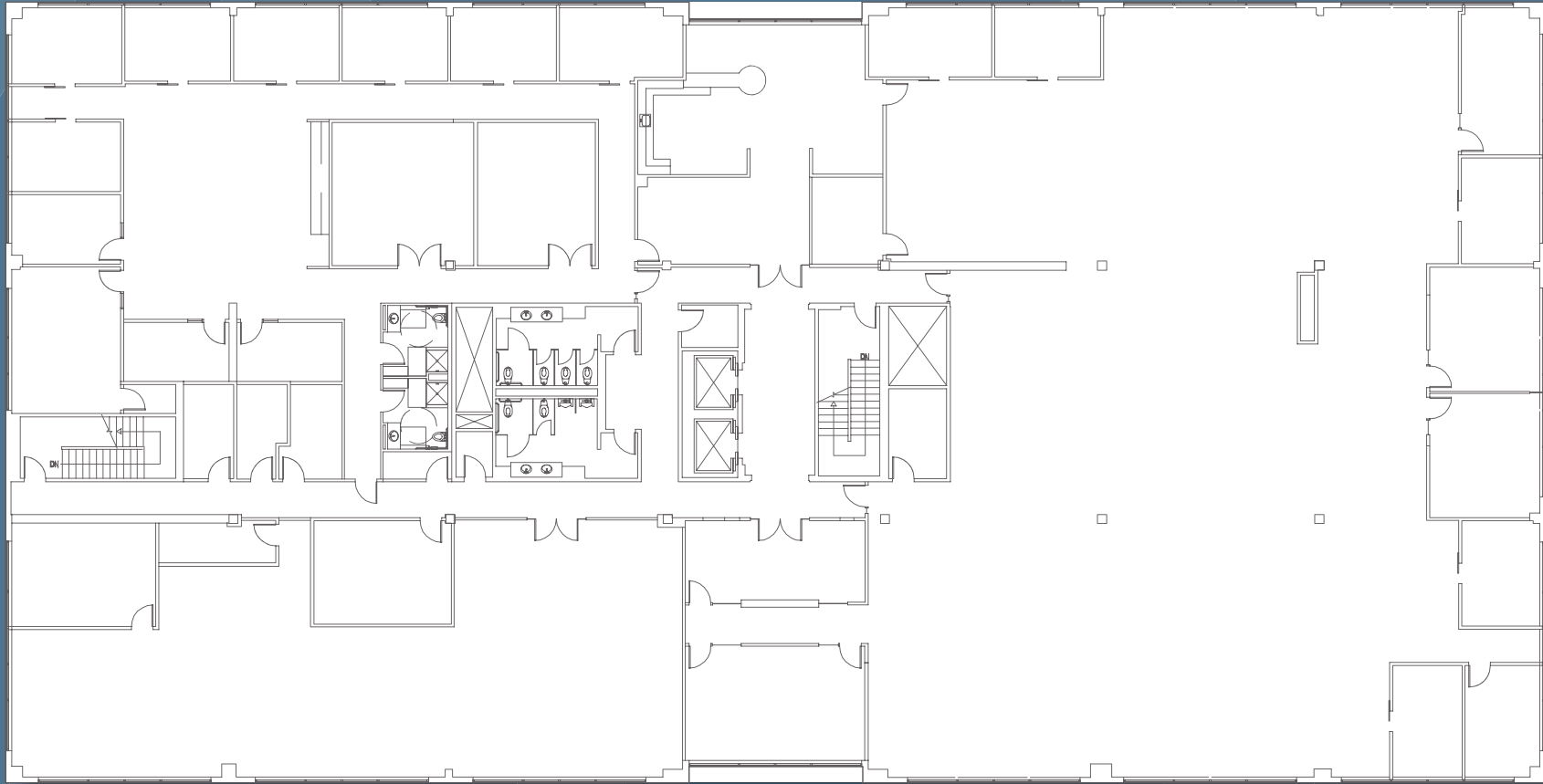
THIRD FLOOR - 23,010 RSF



3400 Building

- » Three-story Class A Office Building
- » 67,152 RSF with approximately 22,000 RSF per floor
- » Formerly leased to single tenant with moderate tenant improvements throughout
- » Grade-level loading with roll-up door
- » 11' ceiling heights with generous window line

3600 Building Floor Plans



THIRD FLOOR - 23,010 RSF



3600 Building

- » Three-story Class A Office Building
- » 23,010 RSF on the third floor
- » Well-appointed ground-floor lobby with two main entrances
- » 11' ceiling heights with generous window line
- » Moderately built-out improvements



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3600 Building

- » Well-appointed ground-floor lobby with two main entrances
- » Warm shell condition first floor space and moderately built-out improvements on the second and third floors



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Centrally Located in The Silicon Forest



Strategically located in the Sunset Corridor, the property offers an endless number of retail amenities within a 2-mile radius of the property including the Tanasbourne Town Center, The Streets of Tanasbourne, Tanasbourne Market and Sunset Square. Dining options at the shopping centers include Five Guys Burgers, Chevys, The Old Spaghetti Factory, Red Robin, Chipotle, PF Chang's, Whole Foods, Trader Joe's, Safeway, Starbucks and more. Retail amenities include Target, Macy's, Nordstrom Rack, Men's Warehouse, Best Buy, Office Depot and a 13-screen Regal Cinemas just to name a few. There are also 8 hotels within a 2-mile radius of the property as well as Kaiser Permanente's Westside Medical Center.



EXPANSIVE RETAIL



NUMEROUS RESTAURANTS



ADJACENT HOTELS/LODGING



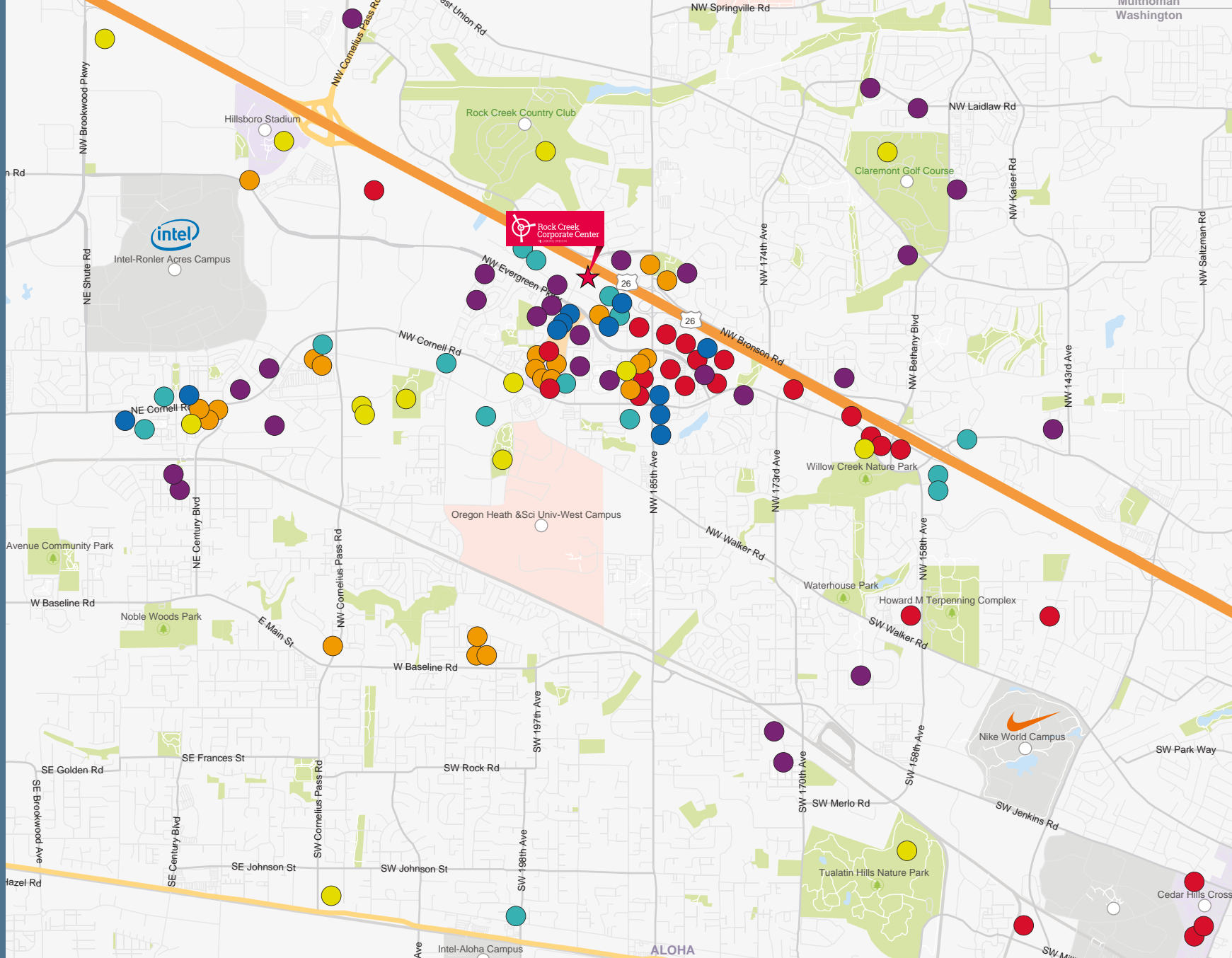
ABUNDANT HOUSING



DIVERSE MEDICAL



FITNESS OPTIONS



- RETAIL
- RESTAURANTS
- LODGING
- HOUSING
- MEDICAL
- FITNESS



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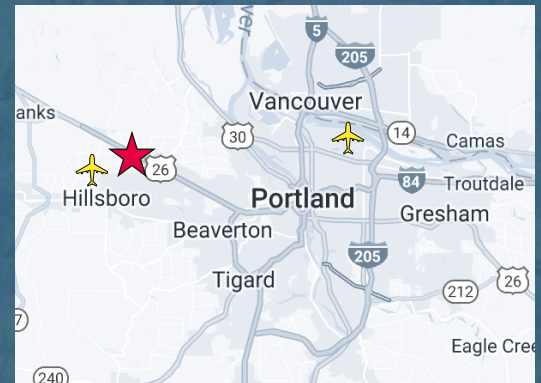
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Excellent Location and Access

- » Highly visible property, with convenient location just off Highway 26 in the Sunset Corridor
- » Just 13 miles from downtown Portland and within 3 miles of the Hillsboro Airport
- » Surrounded by numerous restaurants and retail amenities as well as prominent corporate neighbors

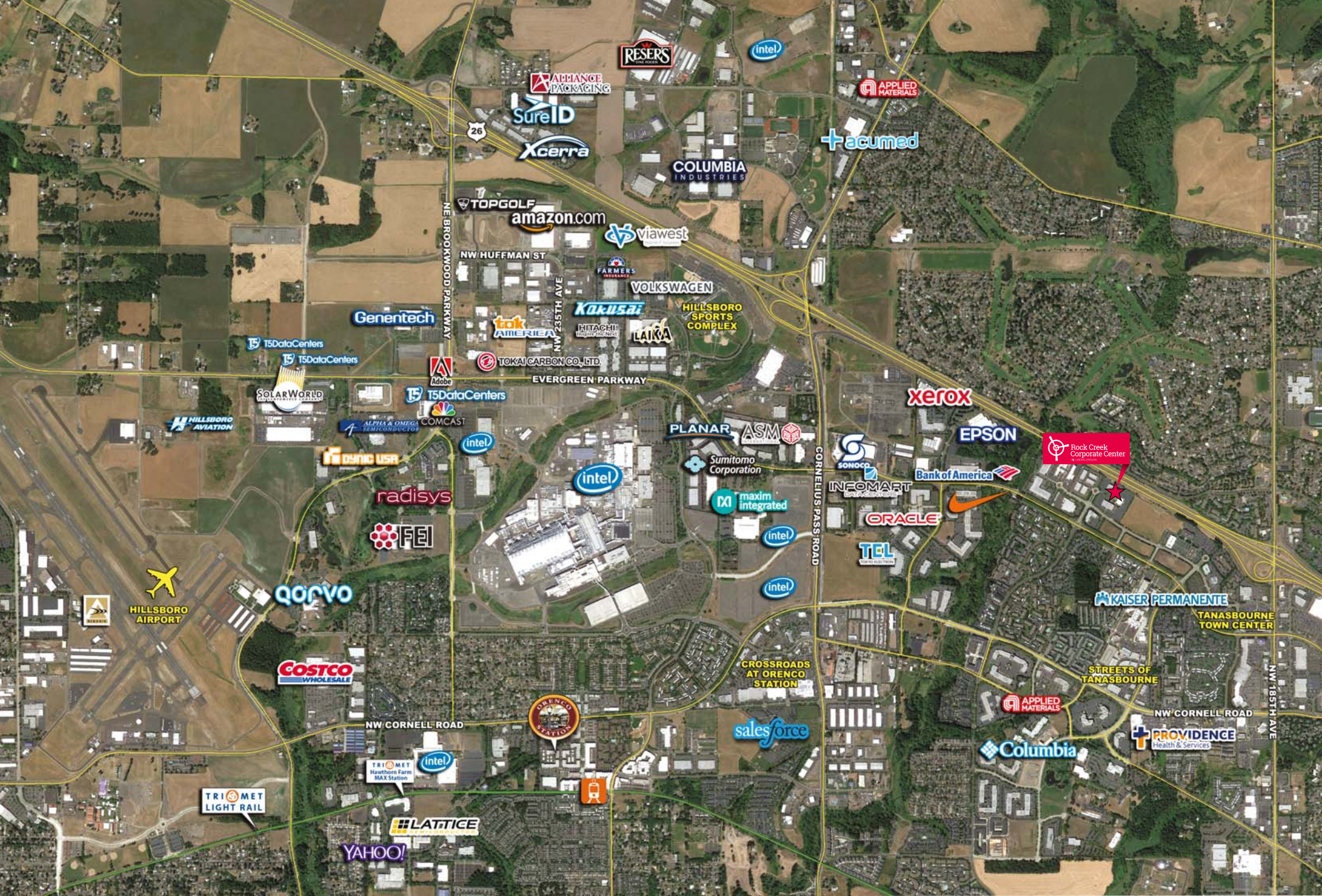


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