



FOR LEASE



PLATFORM 14 AT ORENCO STATION

2nd-Generation Retail / Service / Office

733 SF (4 Suites) | \$1,600 Month - Modified Gross

1030 NE Orenco Station Pkwy, Hillsboro, OR 97124

- Now leasing prime 2nd-generation space at Platform 14 at Hillsboro's Orenco Station Neighborhood, an award-winning, 135 acre mixed-use urban town center district featuring luxury apartment buildings, townhomes, public green spaces, ground-floor retail and restaurants, and a pedestrian-friendly layout.
- Opportunities for retail, service, and office on the ground floor.
- MAX light rail is accessible from the southern side of the neighborhood on the blue line stop with service to downtown Hillsboro and downtown Portland.

IAN M. BIGGI

Senior Associate Broker | Licensed in OR

503-222-1683 | ianbiggi@capacitycommercial.com

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**

Property Details

Address	1030 NE Orenco Station Pkwy, Hillsboro OR
Available Space	733 SF
N° of Suites Available	4 Suites*
Lease Rate	\$1,600 / Month - Modified Gross
Use Type	Retail, Service, Office
*No Restaurant or Food Service	

Space	Size	Use Type	Rate	Condition	Availability
Suite 6217	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now
Suite 6231	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now
Suite 6249	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now
Suite 6265	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now

Location Features

Orenco Station is home to multiple community events including the Hillsboro Farmers Market, OrenKoFest, wine and beer festivals and more. The community is also directly adjacent to the main Intel campus to the north, bolstering a strong economic area in Oregon's "silicon forest" and attracting talented employees to the area.

Nearby Highlights

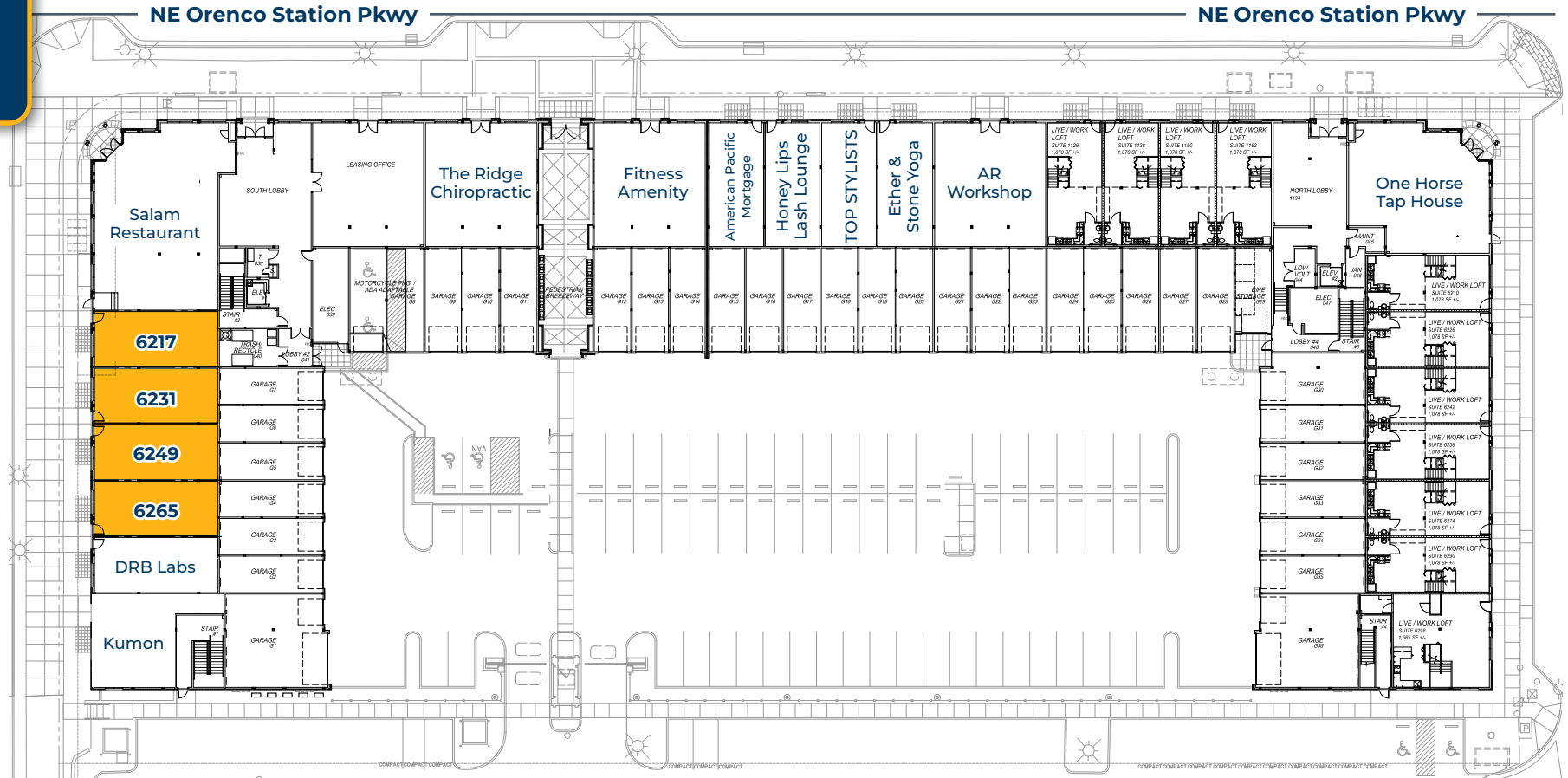
- La Provence
- Orangetheory
- Schmizza Public House
- Mazama Brewing
- Barre3
- Little Big Burger
- Ava Roasteria
- Farmer's Insurance
- Orenco Station Grill
- New Seasons Market
- Kitchen Kaboodle
- Tous Les Jours

PLATFORM 14

AT ORENCO STATION



FLOOR PLAN



Space	Size	Use Type	Rate	Condition	Availability
Suite 6217	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now
Suite 6231	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now
Suite 6249	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now
Suite 6265	733 SF	Retail / Office	\$1,600 / Mo Mod. Gross	2nd-Gen	Now



ORENCO STATION NEIGHBORHOOD



Jerry Willey Plaza



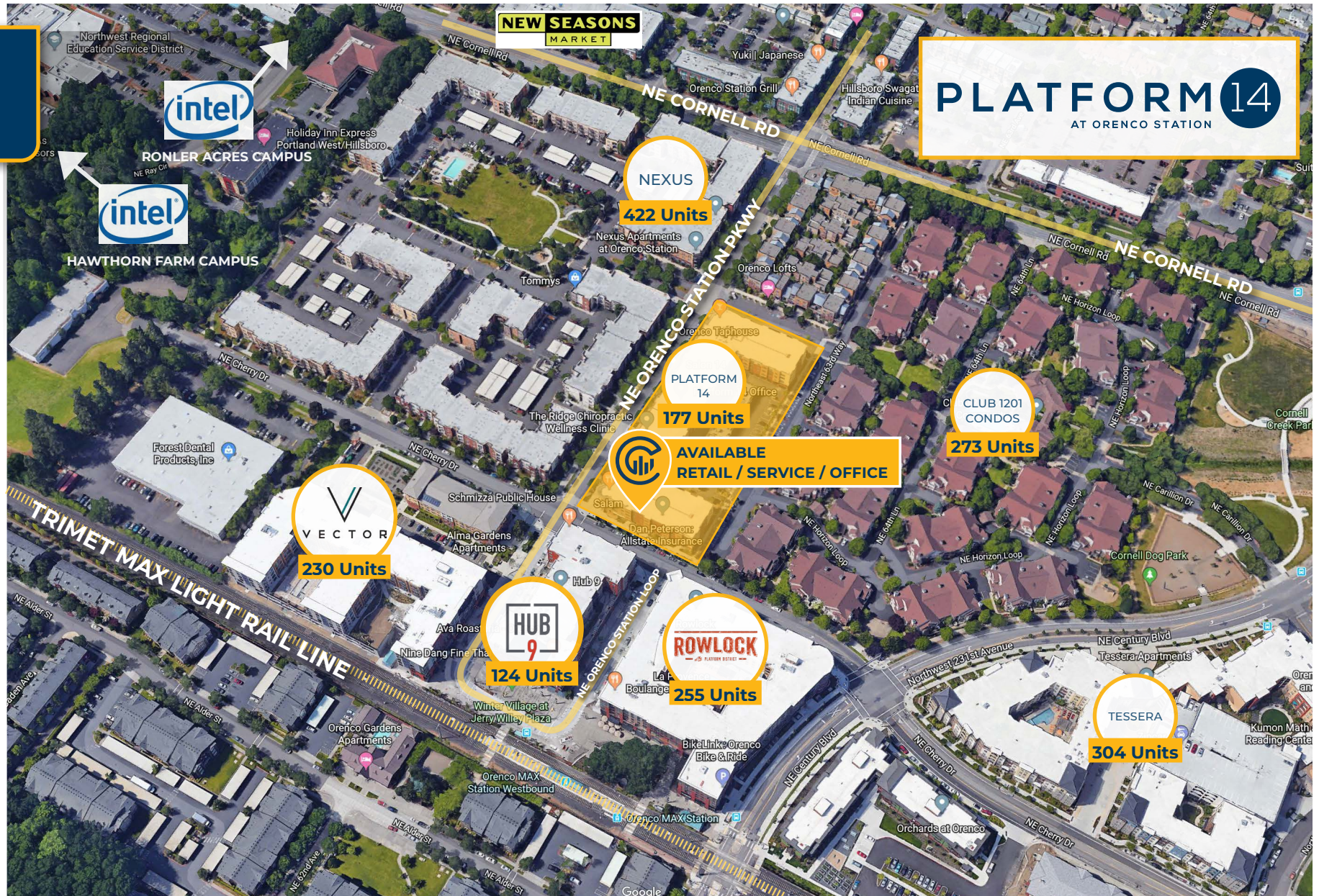
Farmers Market



Light Rail Station

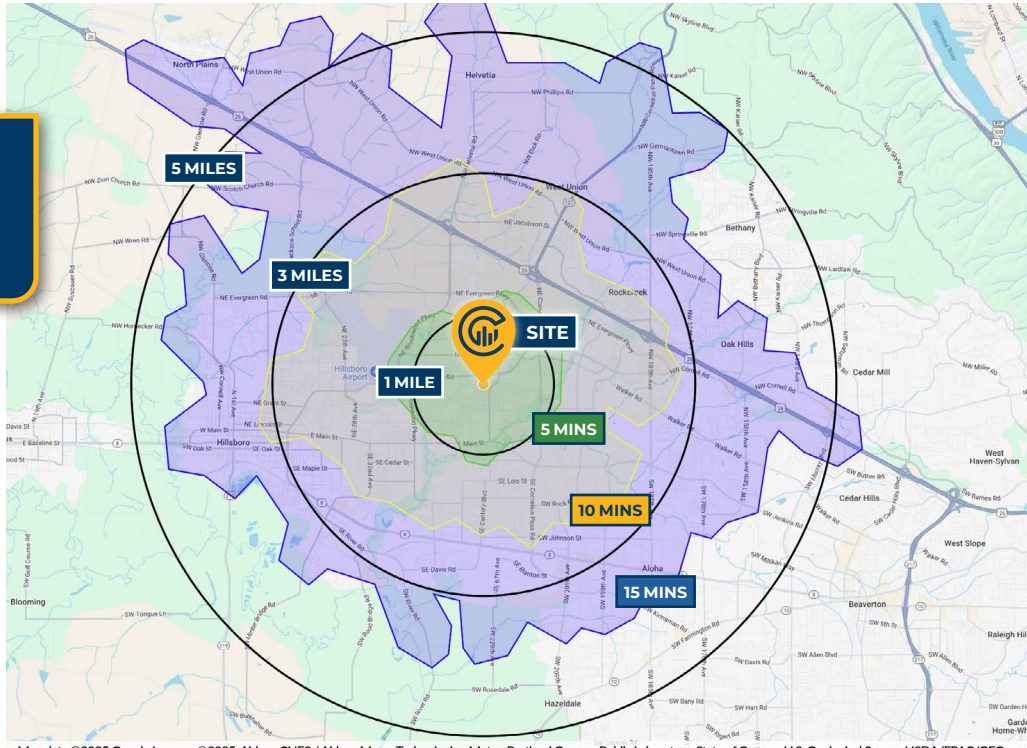


La Provence





DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	15,287	122,737	251,600
2030 Projected Population	14,550	122,133	250,324
2020 Census Population	15,054	120,702	246,656
2010 Census Population	11,449	104,927	213,232
Projected Annual Growth 2025 to 2030	-1.0%	-	-0.1%
Historical Annual Growth 2010 to 2025	2.2%	1.1%	1.2%
Households & Income			
2025 Estimated Households	7,192	48,808	97,043
2025 Est. Average HH Income	\$173,051	\$135,808	\$143,720
2025 Est. Median HH Income	\$135,734	\$109,441	\$116,201
2025 Est. Per Capita Income	\$81,414	\$54,078	\$55,502
Businesses			
2025 Est. Total Businesses	749	4,460	9,148
2025 Est. Total Employees	8,535	41,744	76,665

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

Neighborhood Scores



77
Walk Score®
"Very Walkable"



95
Bike Score®
"Biker's Paradise"



67
Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

IAN M. BIGGI

Senior Associate Broker | Licensed in OR
503-222-1683 | ianbiggi@capacitycommercial.com

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR
503-222-1195 | mrozakis@capacitycommercial.com

**PLATFORM 14
AT ORENCO STATION**