



3400 Building  
**Rock Creek  
Corporate Center**  
HILLSBORO, OREGON

**FOR SALE OR LEASE**

# **66,161 RSF Owner-User Office Building**

**2,054 - 22,928 Total RSF Available For Lease**

3400 NE John Olsen Avenue | Hillsboro, Oregon

**LEASE RATE: \$27.00/SF - FULL SERVICE**

**OFFERED AT: \$14,500,000 (\$219/SF)**

**NEWMARK**

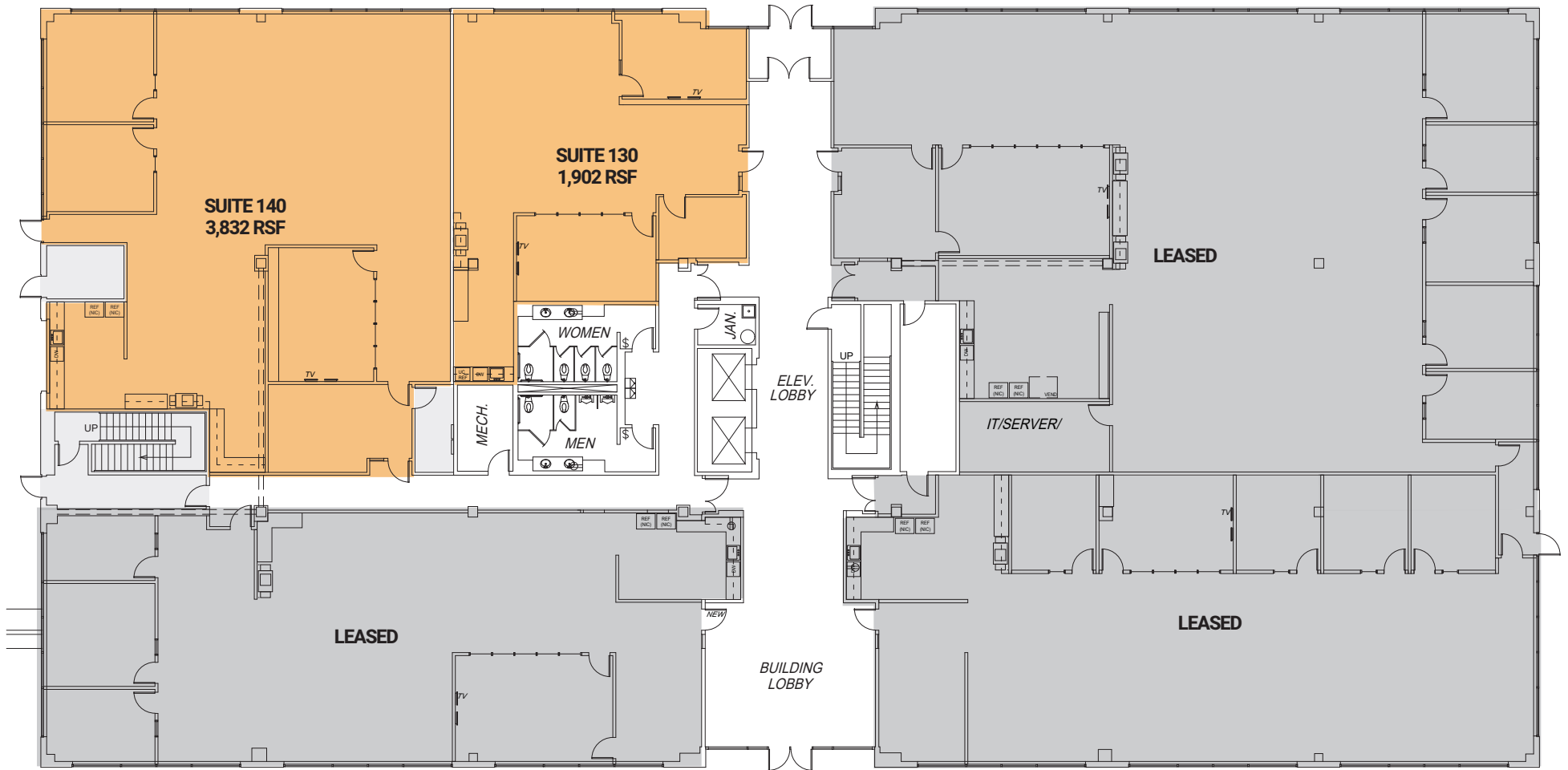
For further information, please contact:

**Joshua R. Williams**  
**503.972.5504**

josh.williams@nrmk.com  
Licensed Oregon Real Estate Broker

**David C. Squire, SIOR**  
**503.972.5505**

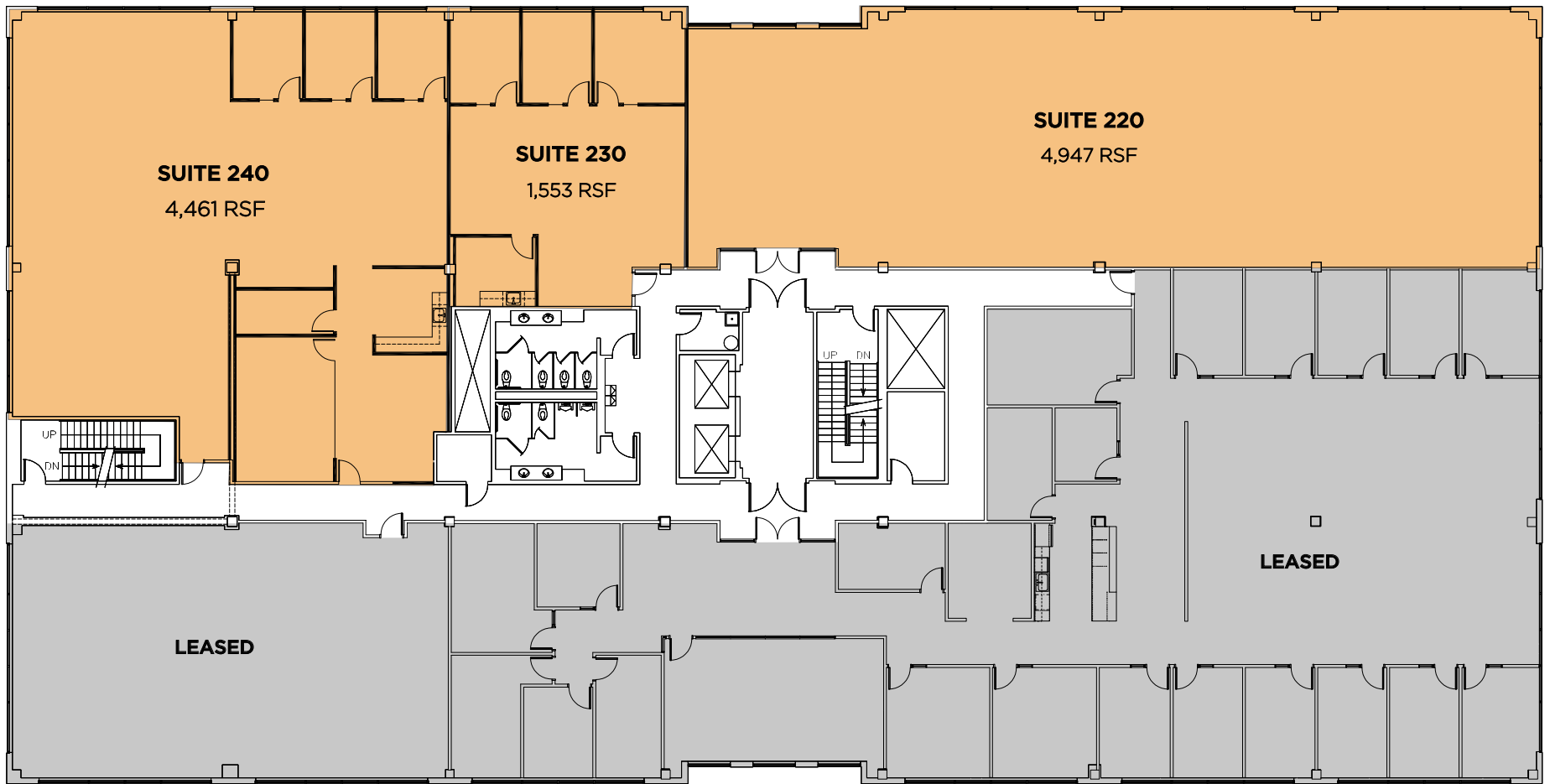
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FIRST FLOOR SUITES - 1,902 - 65,734 RSF

**Move-in-Ready Suites  
Available Now**

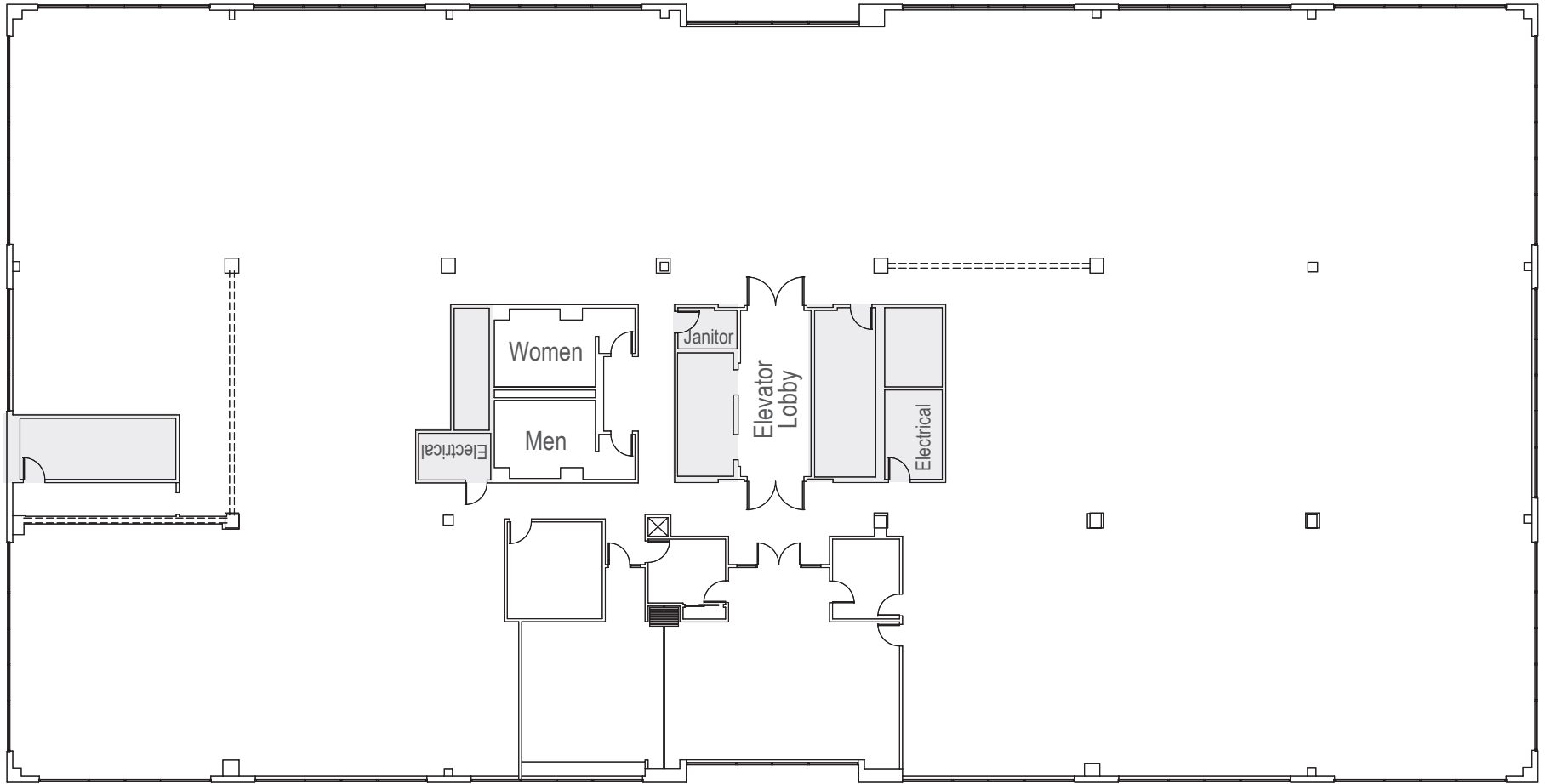
Plans shown are spec builds.



SECOND FLOOR SUITES - 1,553-10,961 RSF

**Move-in-Ready Suites  
Available Soon**

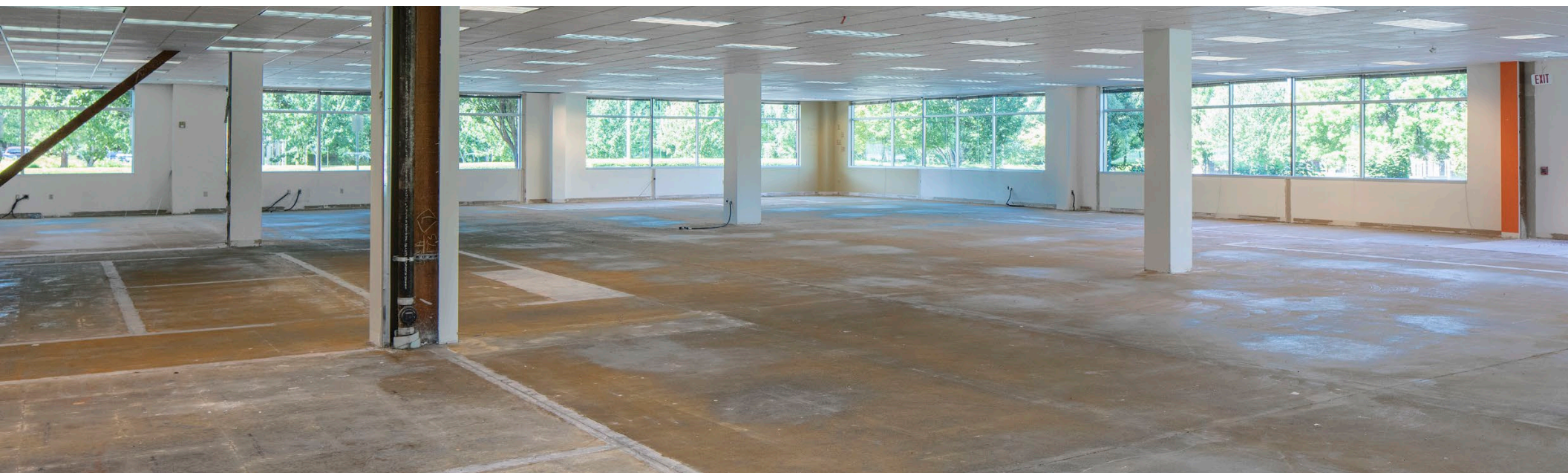
Plans shown are spec builds.



THIRD FLOOR - 22,928 RSF

**Move-in-Ready Suites  
Available Now**

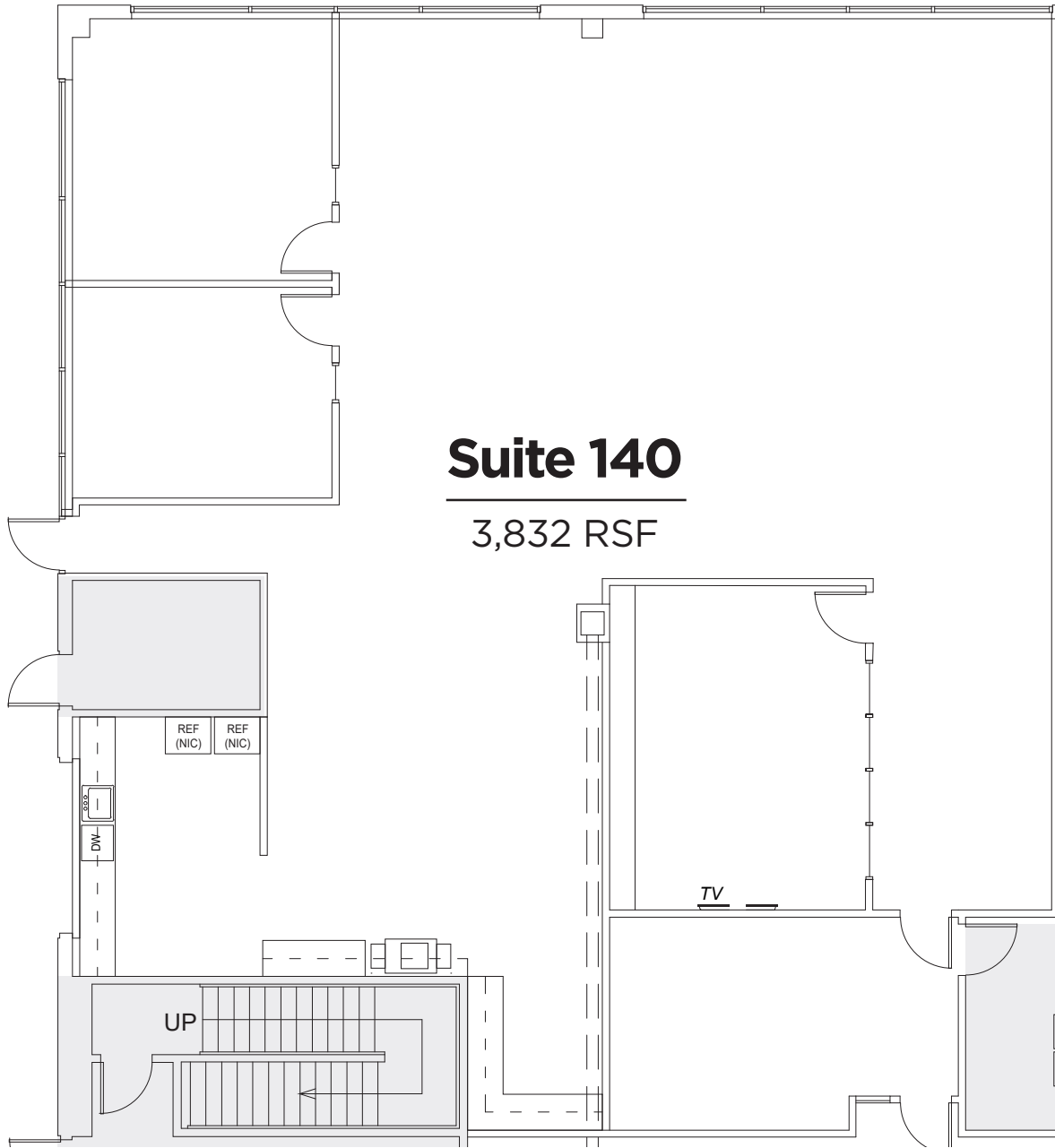
Plans shown are spec builds.



## **Flexible Floor Plans**

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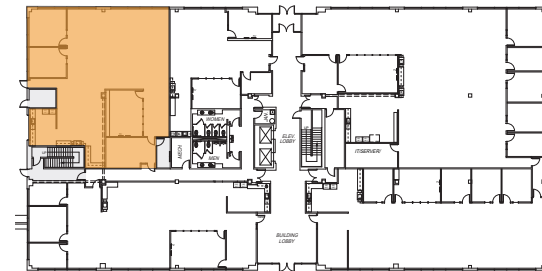
Minimal columns for maximum flexibility in space design and planning and a low window sill allow an abundance of natural light to enter deep into the space.



# Suite 140

3,832 RSF

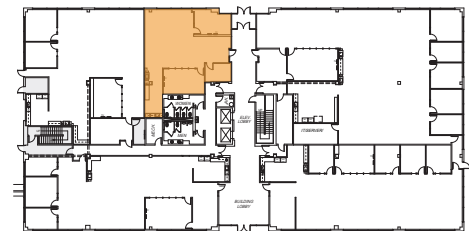
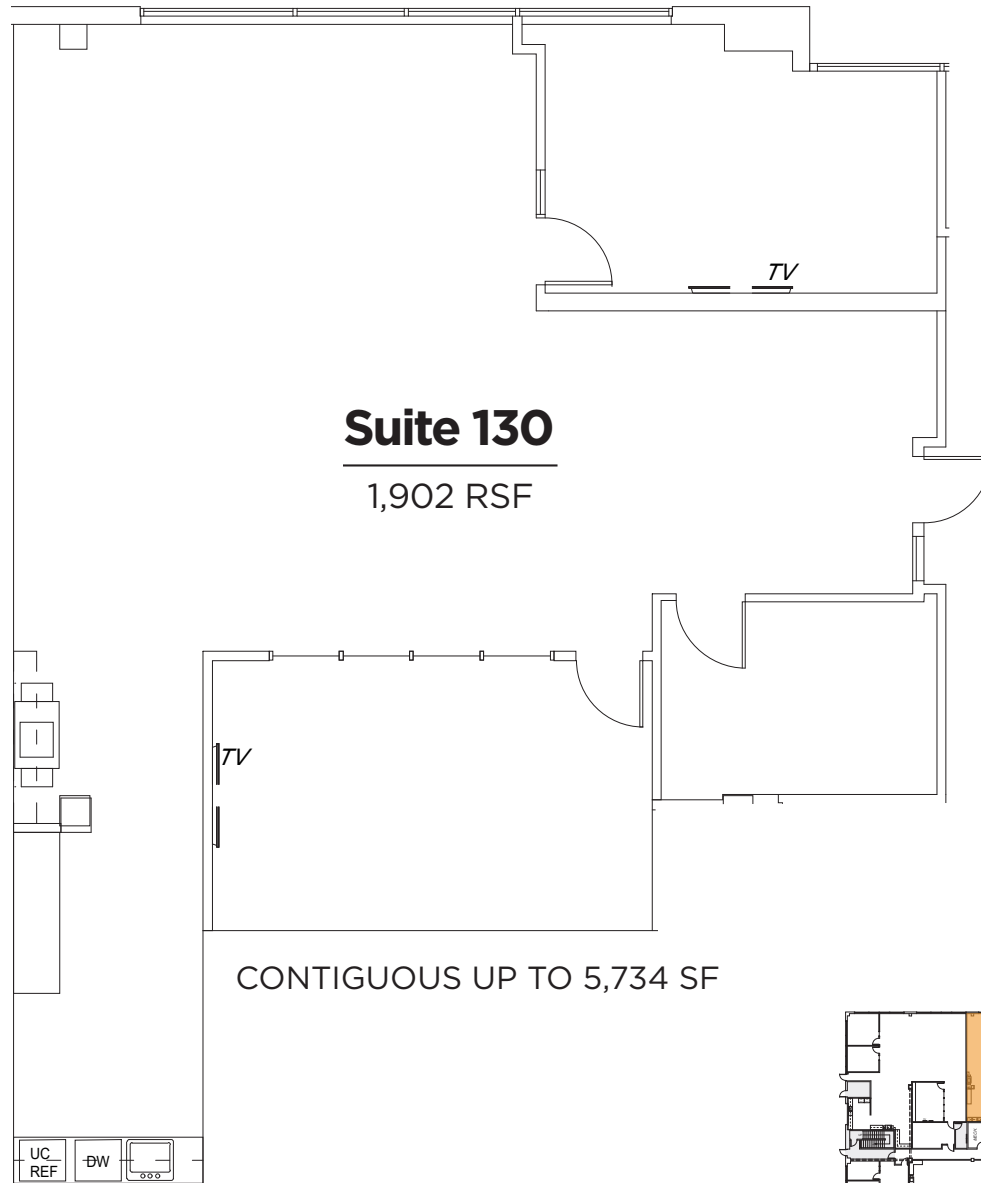
CONTIGUOUS UP TO 5,734 SF

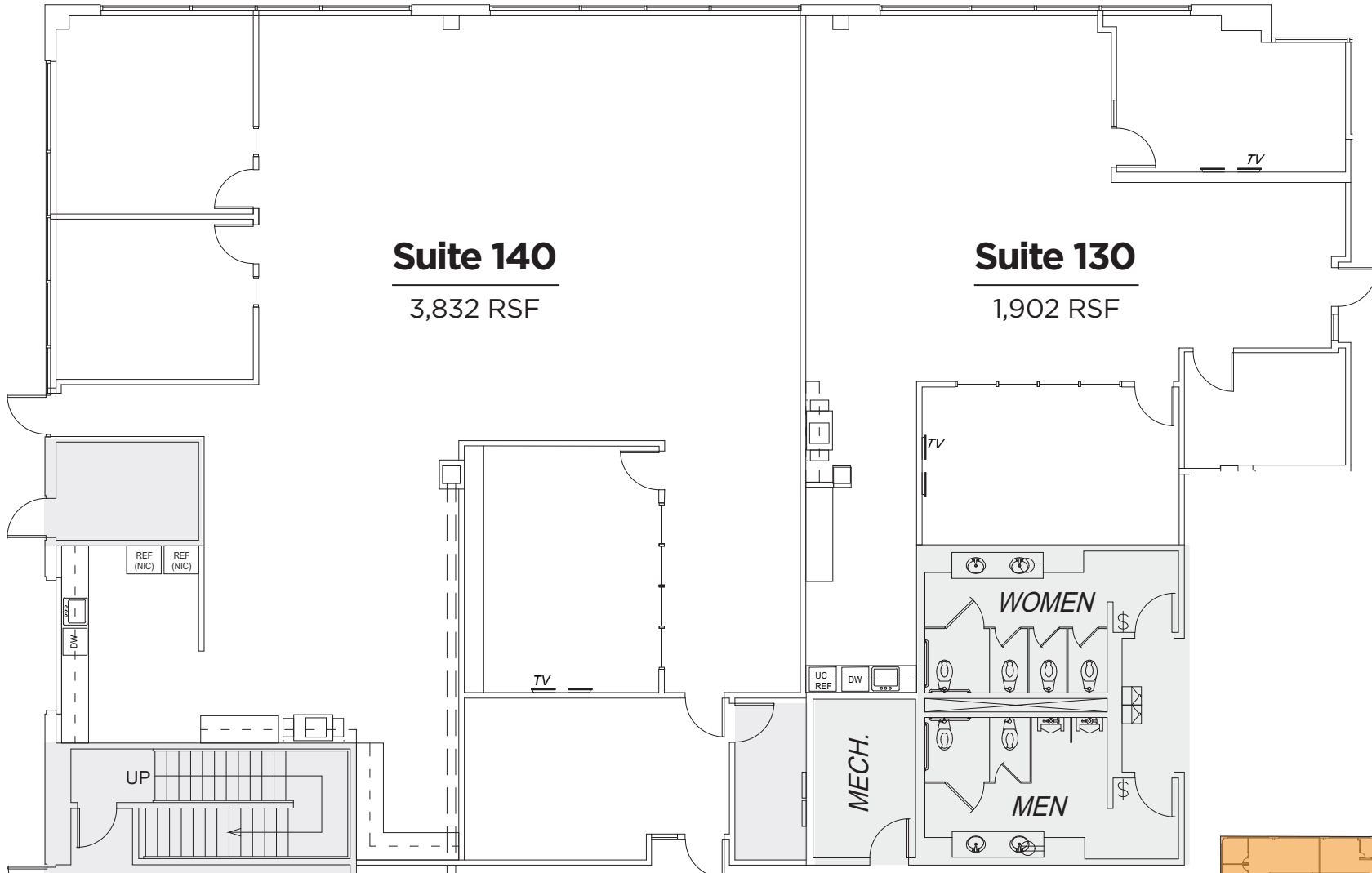




## Suite 140

Lobby exposure with an abundance of natural light, 2 private offices, conference room, open work area and breakroom.





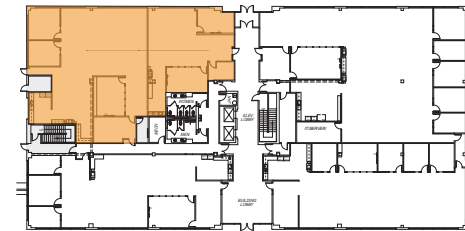
**Suite 140**

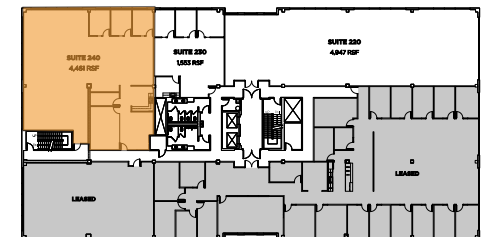
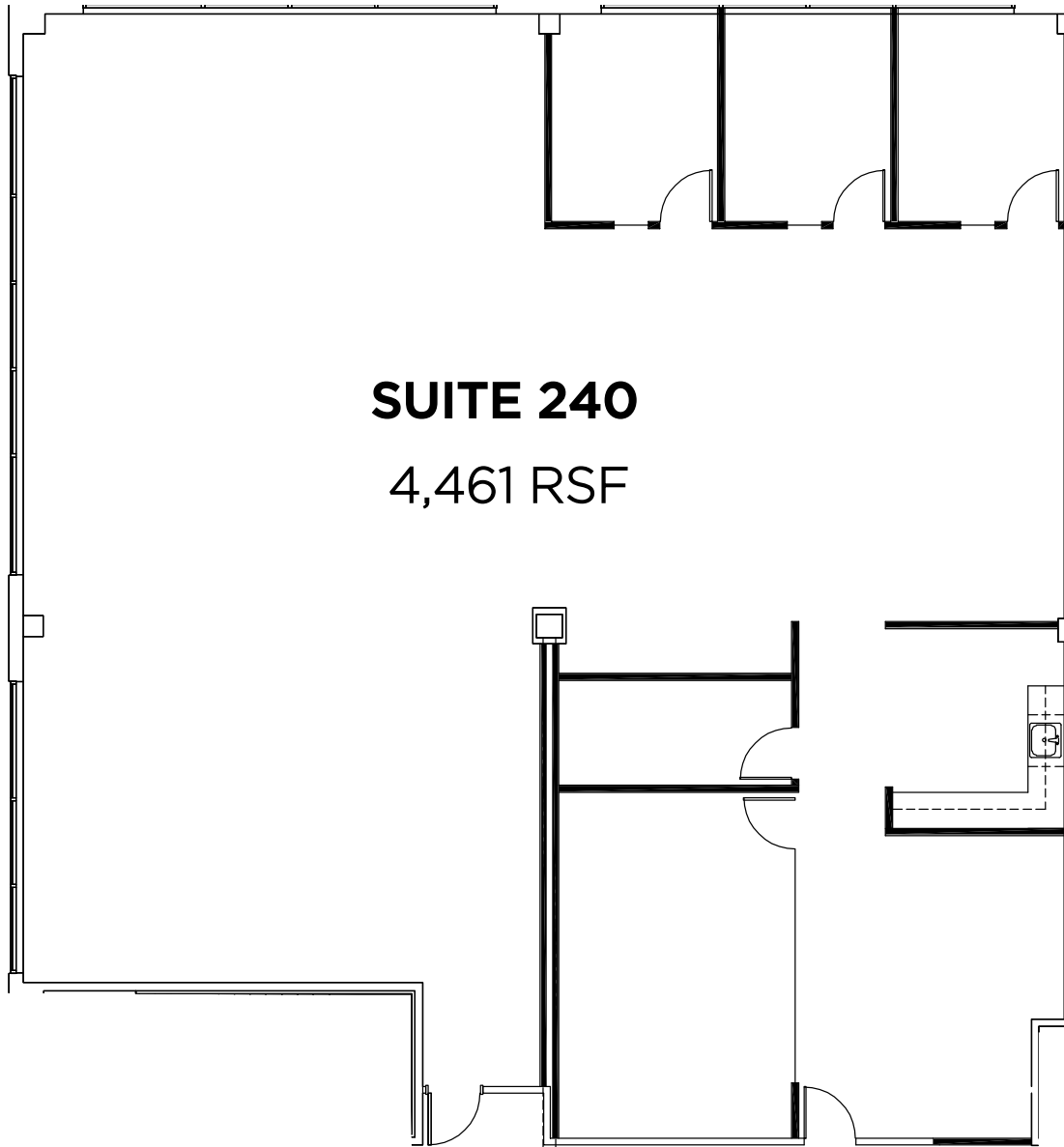
3,832 RSF

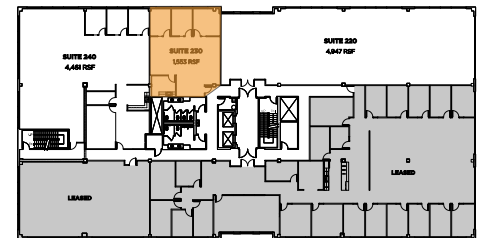
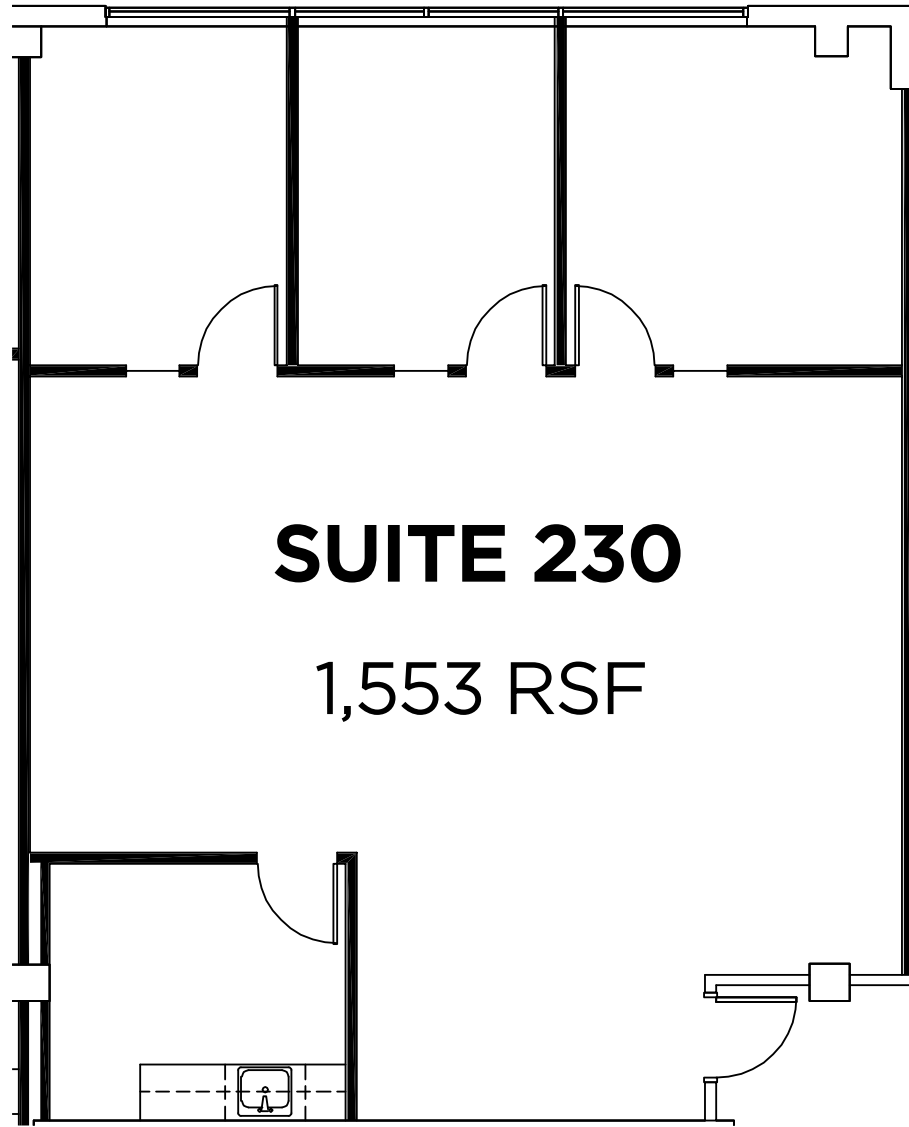
**Suite 130**

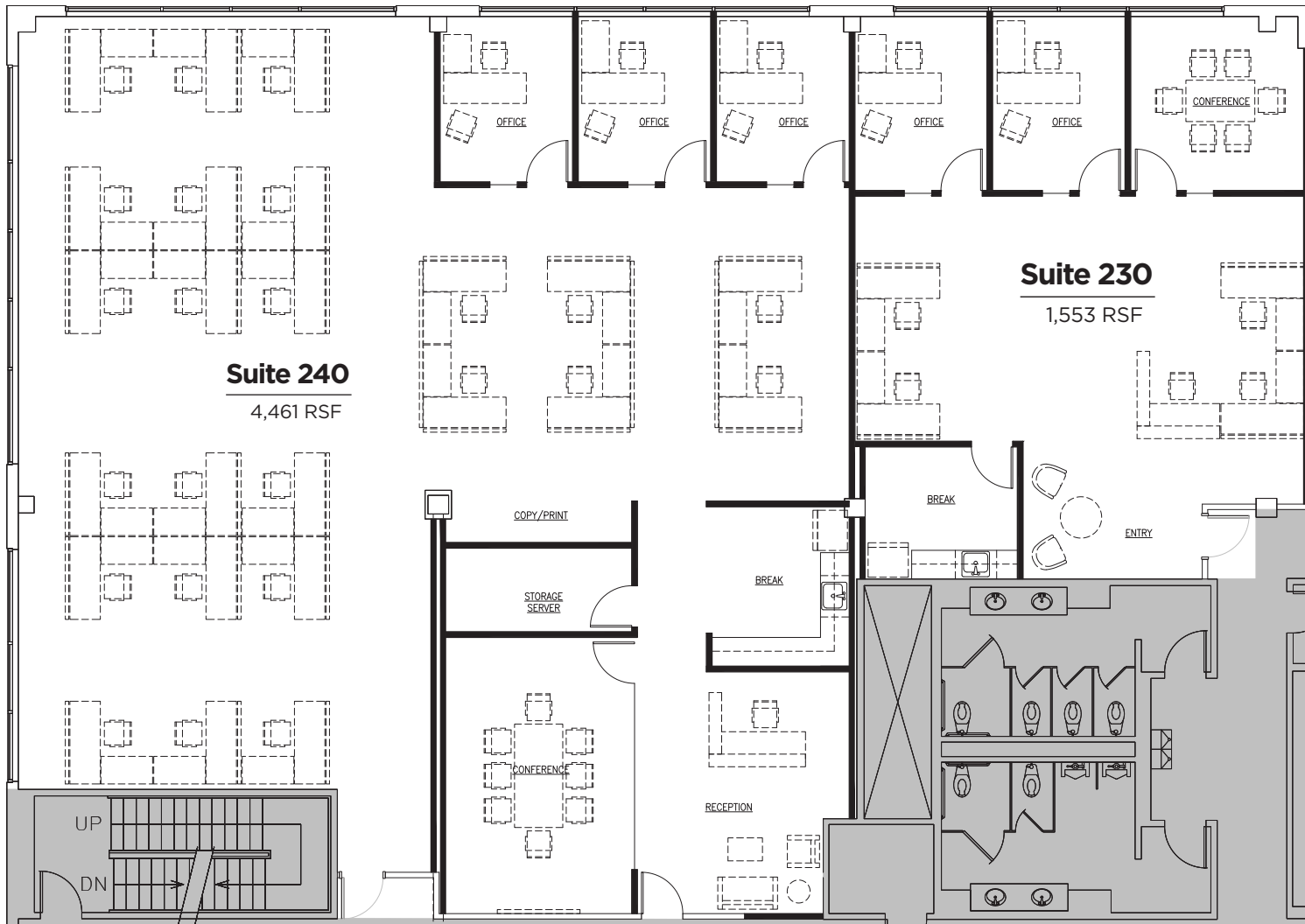
1,902 RSF

CONTIGUOUS UP TO 5,734 SF

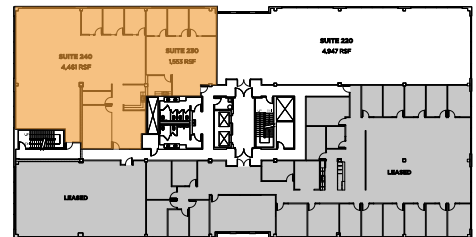




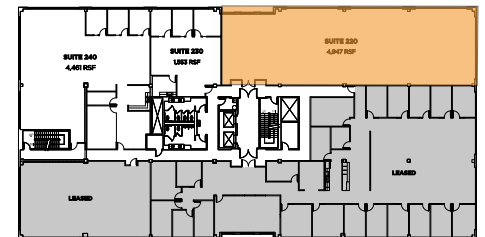
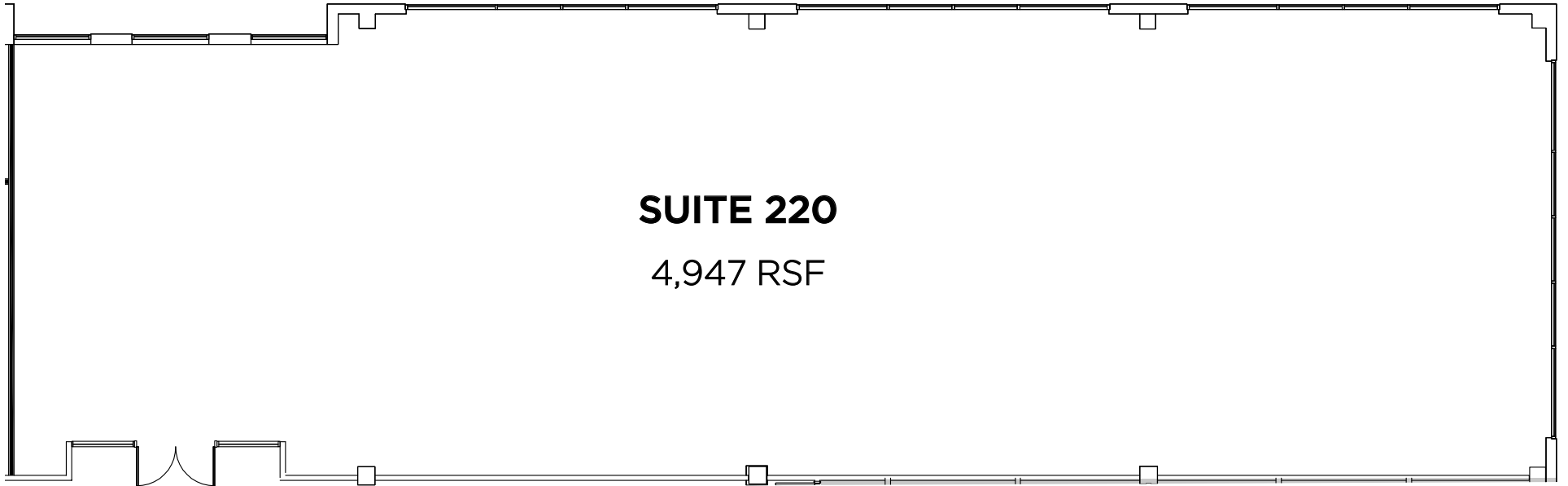


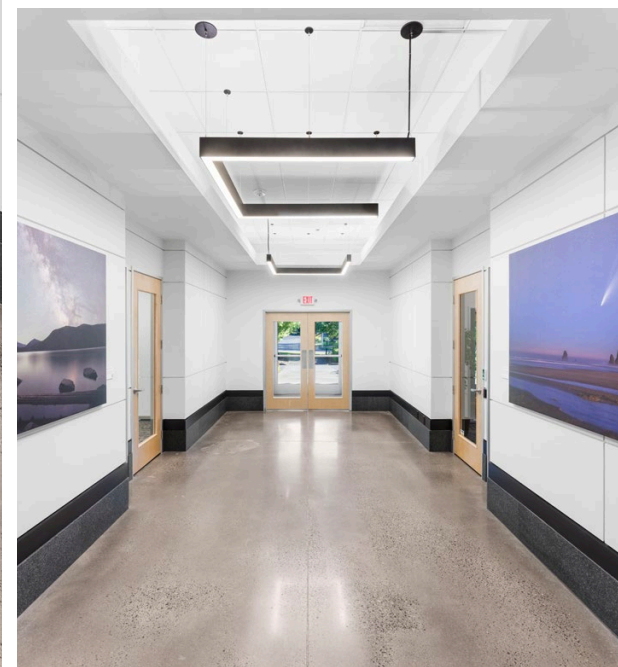


CONTIGUOUS UP TO 5,734 SF



**SUITE 220**  
4,947 RSF





## Renovated Lobby

Upgraded lighting, flooring, furniture, finishes and fixtures.



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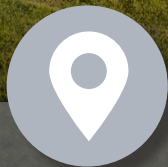


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**Abundant Parking**  
Up to 4/1,000



**Sunset Corridor**  
Suburban Location



**Excellent Close-By**  
Housing Options



**Close to Retail**  
and Services

# The Campus Setting

Part of a three-building office park, the property is strategically located in the desirable Sunset Corridor of Hillsboro, Oregon. The property is located directly adjacent to Highway 26 with a host of nearby retail amenities.

Outdoor common areas are landscaped with seating, and the three buildings are connected with walkways, providing a campus feel with corporate appeal.



**3600 BUILDING**

**±15 MINS TO  
DOWNTOWN  
PORTLAND**

EXIT 26  
Cornelius Pass Rd  
EXIT ONLY

26





## Building Exteriors



## Building Exteriors



## Building Exteriors



## Building Exteriors

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# 3400 Building Site and Building Summary

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Number of Floors	3 Floors
Building Area	66,161 Rentable Square Feet (RSF)
Number of Parking Spaces	4 stalls per 1,000 SF; total of 268, which includes some handicap and “van-accessible” parking spaces.
Type of Construction	Braced Steel Frame
Exterior Façade	The exterior walls consist of painted Exterior Insulation and Finish System (EIFS) with unpainted CMU wainscot accents. The entrance canopies have metal soffits and fascia.
Roof	The roofing system consists of a built-up roof (BUR) with mineralized cap sheet surfacing supported by a metal deck.
Heating	Heating is provided by electrical heaters located in the VAV boxes located throughout the Building.
Air Conditioning	The building is primarily cooled by two rooftop package units. The package units were manufactured by Trane and have a cooling capacity of 75 and 90 tons each.

## STRUCTURAL SYSTEMS

Substructure	Reinforced concrete. Spread footings supporting wall and column loads.
Superstructure	Structural steel columns and beams supporting the upper floors and roofs.
Sidewall System / Building Envelope	Exterior walls are finished with painted concrete panels.
Windows	Windows consist of double pane tinted glazing in anodized aluminum storefront system frames at the entries and fixed frames at the office locations.

# 3400 Building Site and Building Summary

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## Roofing System

The roofing system consists of a built-up roof (BUR) with mineralized cap sheet surfacing supported by a metal deck.

## HVAC Systems

Alerton BACtalk temperature sensors are installed throughout the buildings. The Property is equipped with an energy management system (EMS) manufactured by Environmental Controls that serves the HVAC and lighting equipment.

## Plumbing - Piping System

The interior branch water supply lines are copper and waste lines are cast iron. There is a sump pump pit with one sump pump located in the fire sprinkler water meter/ back flow device vault located at the southwest corner of the property.

## Plumbing - Hot Water Piping System

Domestic hot water for the building is provided by one electric water heater located in the janitor's closet on the second floor with a tank capacity of 50 gallons. The water heater was manufactured by Bradford-White.

## Electrical System

Primary electrical service is fed from a pad-mounted step-down transformer at the east end of the building. The transformer supplies power via underground conduit to the meter and main service panels located in an electrical room at the center of the building. The electric system to the building consists of 2,000-ampere, 277/480-volt, three-phase, four-wire alternating current. Interior light fixtures consist primarily of fluorescent fixtures. A diesel-powered emergency engine-generator set at the east side of the building supplies emergency power to tenant specific equipment.

## FIRE AND LIFE SAFETY

### Fire Sprinkler System

The property is equipped with a wet-type fire sprinkler system that provides fire protection. The square footage coverage per sprinkler head is 175 SF. A back-flow preventer is provided for the system which is located in the underground vault at the southwest corner of the property.

### Life Safety & Alarm Systems

Smoke detectors, lighted exit signs, emergency light, alarm pull boxes, a fire sprinkler flow switch, as well as audible and visual alarms are at the Property. The fire alarm control panel (Notifier AFP-200) is located in the main electrical room. Security alarm systems including video cameras are owned and maintained by the individual tenant.

# Excellent Location and Access





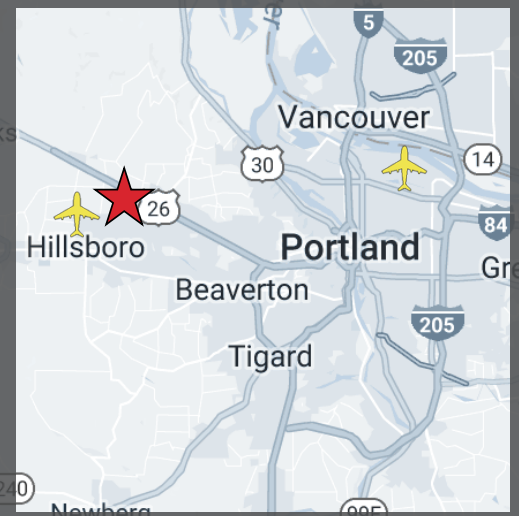
SW EVERGREEN PARKWAY

SW 135TH AVE



# Excellent Location and Access

- » 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



For further information, please contact:

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**NEWMARK**