

Medical Office Space Available at Station Center One

4660 NE BELKNAP COURT HILLSBORO, OR 97124

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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

4660 NE Belknap Court, Hillsboro, OR 97124



PROPERTY DESCRIPTION

This class A office building is a part of Hawthorn Farm Station, a multi-purpose development that includes a full-service athletic facility, a MAX stop, and retail services. The building features a two-story atrium lobby with wood, tile accents, and flexible floor plans.

PROPERTY HIGHLIGHTS

- Convenient access to MAX light rail, Highway 26, and Hillsboro Airport
- Close by amenities include local restaurants, the Hawthorn Farm Athletic Club, and various shopping centers
- Adjacent to Hawthorn Farm Intel Campus
- Suite 109 has medical office buildout, including in-suite restrooms, medical cabinets, and sinks

OFFERING SUMMARY

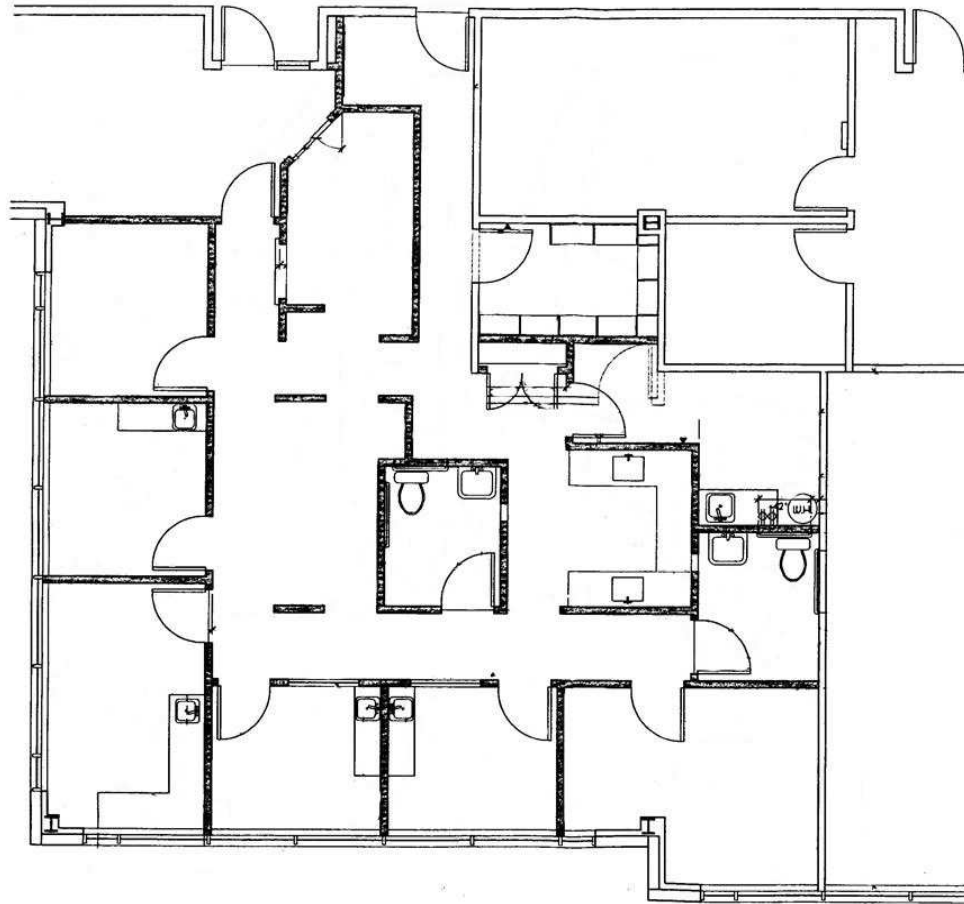
Lease Rate:	\$28.50 SF/yr (Full Service)
Available SF:	2,451 SF
Building Size:	43,630 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,031	63,580	166,643
Total Population	8,483	175,956	453,316
Average HH Income	\$78,032	\$71,152	\$80,212



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 109	2,451 SF	Full Service	\$28.50 SF/yr



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LOCATION OVERVIEW

The Station Center One development is located adjacent to Intel and Lattice Semiconductor and is only minutes from the Hillsboro Airport and Highway 26. Located in a wooded setting, Station Center One offers a unique natural environment for office users.

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