

RETAIL LEASING OPPORTUNITY

CORNELL BUSINESS PARK II

1300 NE 48th Ave | Hillsboro, OR



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COMMERCIAL
INTEGRITY *nw*

a real estate investment advisory company

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Cornell Business Park II has neighbors that include Costco, Tuality Healthcare, Remax Equity Group, Starbucks, McDonalds, Jersey Mikes & Intel.

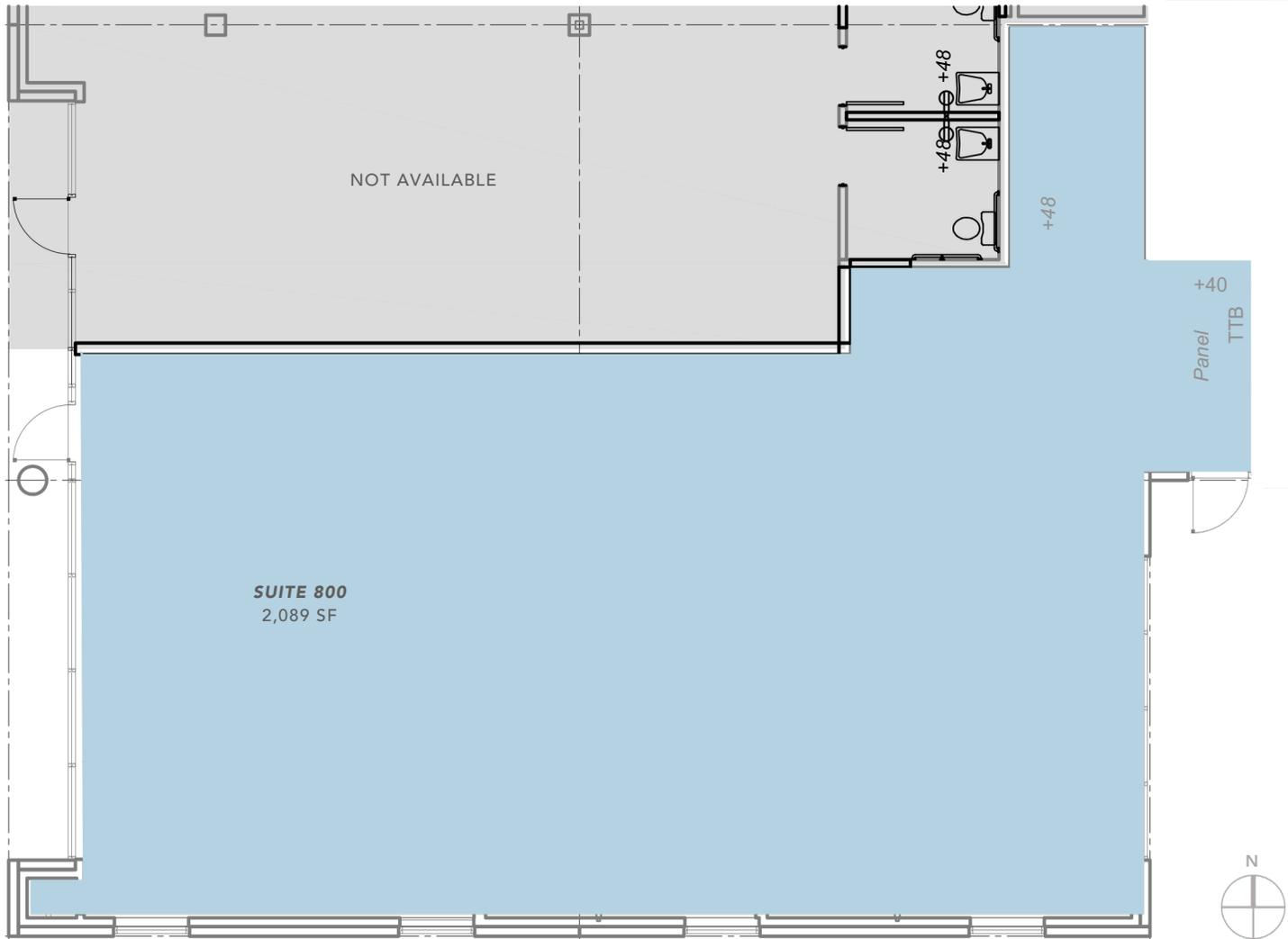
ADDRESS	1300 NE 48th Ave Hillsboro, OR 97214
CEILING HEIGHT	16'
SPACE LOCATION	End cap
SAFETY	Sprinklered
ZONED	M-P
PARKING RATIO	2.4/1,000
CONSTRUCTION	Concrete tilt
TERMS	Flexible

SUITE AVAILABILITY

Suite #	Total SF	Lease Rate
SUITE 800	2,089 SF	\$19.20/SF + NNN
SUITE 1400	4,365 SF	\$15.60/SF + NNN



FLOOR PLAN - SUITE 800



2,089 SF
SUITE 800

\$1.60 NNN

LEASE RATE (SF/MO)

NOW

AVAILABLE

CORNELL BUSINESS PARK

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\$15.60

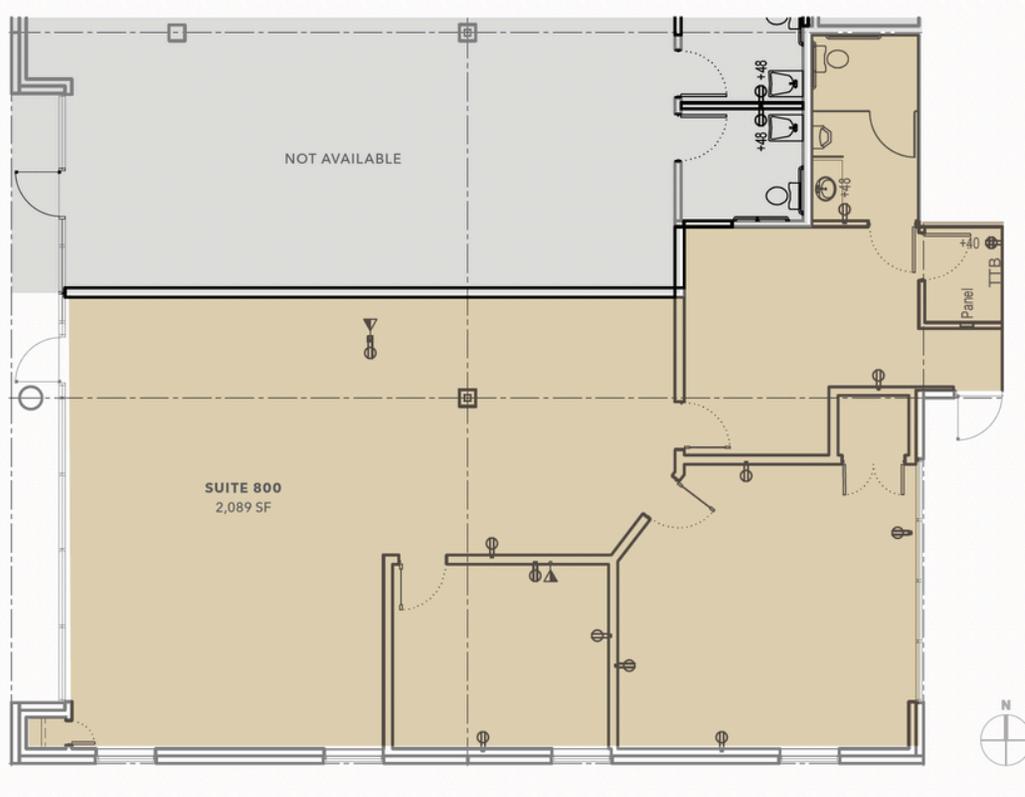
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\$19.20
PSF

Net Rentable Area	6,454 SF	Zoning	M-P
Price SF		Lease Type	NNN
Suite 800	\$19.20	Year Built	1991/ reno. 1997
Suite 1400	\$15.60		
Tenant Suites	2		



Site Plan



Suite 800

2,089 SF

Lease Rate PSF

\$19.20

Suite 1400

4,365 SF

2 Grade

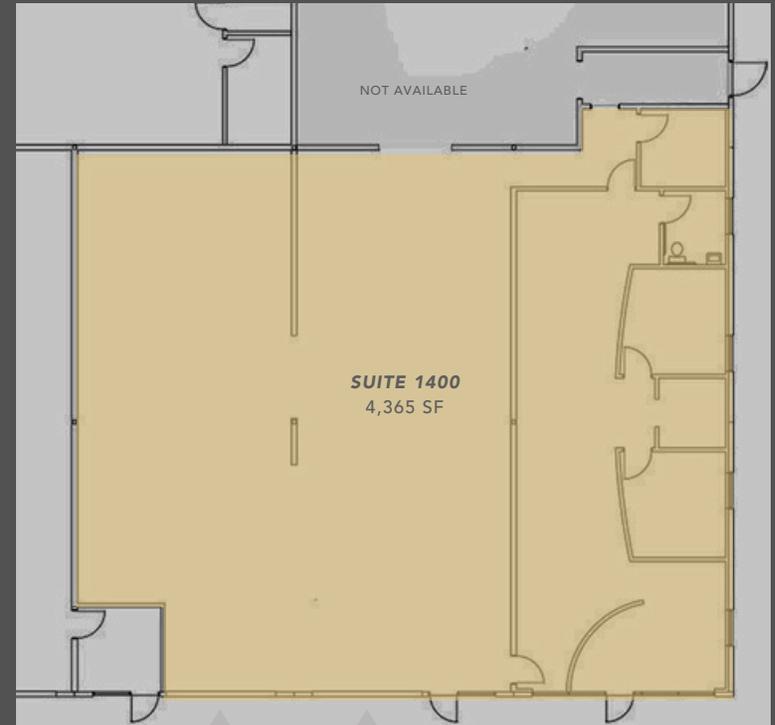
Loading Doors

Office Area

1,500 SF

Lease Rate PSF

\$15.60



Community Breakdown: Who's Living Here

Population:

State: Oregon 4.18M

County: Washington 611,272

MSA: OR-WA MSA 2.51M

City: Hillsboro 108,223

	1 mile	3 Miles	5 Miles
Population	10,499	114,626	207,024
Total Households	4,654	43,301	76,841
Average Household Income	\$154.6K	\$128.2K	\$129.8K
Total Consumer Spending	\$115.6M	\$2.1B	\$4B



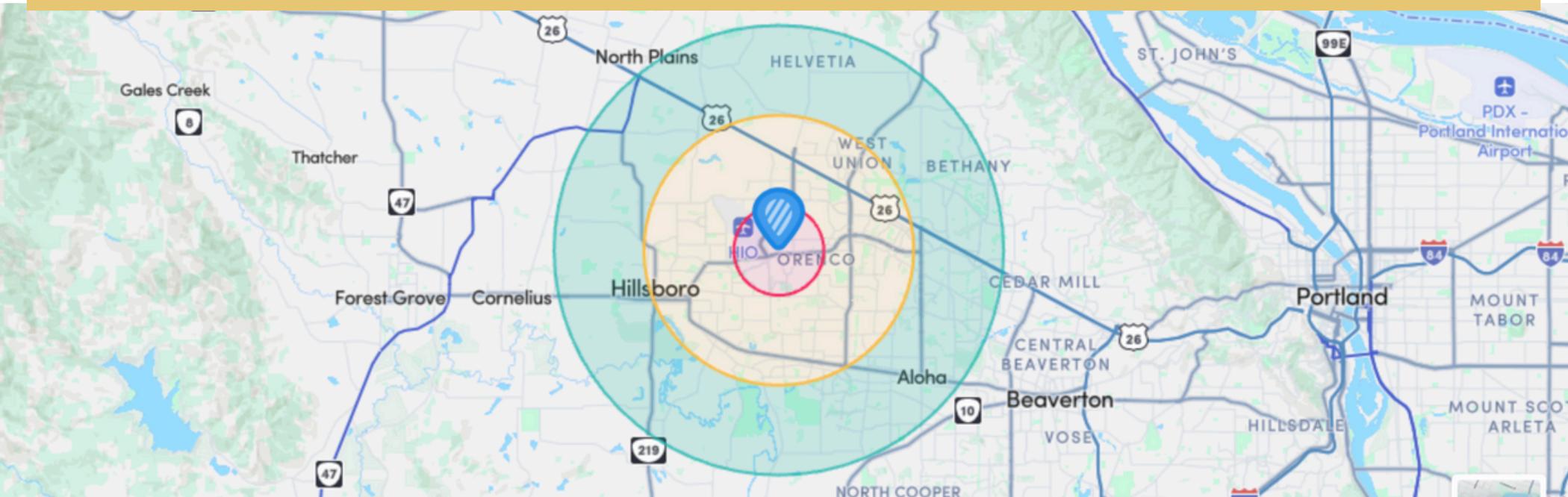
Walkability Score:
Car-Dependent (40)
Good Transit (59)



Transportation:
27 miles to Portland
International Airport



Daily Car Count: (VPD)
NE 48th Ave - 9,354
NE Cornell Rd - 26,431
NE Brookwood Pkwy - 21,130
US 26 - 66,564



Explore the Area:

Adjacent to local services and businesses



SAFeway

HILLSBORO AVIATION

COSTCO WHOLESALE

intel



Hillsboro, OR

Located in the heart of Hillsboro's highly active Sunset Corridor, 1300 NE 48th Avenue peers strategic positioning within one of the Portland metro's most established flex and R&D submarkets.

The property benefits from immediate access to Cornell Road, Highway 26, and the region's major employment drivers—including Intel, Qorvo, and a growing ecosystem of semiconductor, clean energy, and technology firms.

Surrounding amenities include Costco, Starbucks, Jersey Mike's, and other nationally recognized retailers, providing excellent support for tenants and employees alike.

Neighborhood Highlights

The Sunset Corridor submarket is home to more than 28 million square feet of industrial and flex space, with consistently strong fundamentals: vacancy rates remain below market averages and lease rates have trended upward over the past 12 months. The combination of infrastructure, workforce accessibility, and regional investment make this location well suited for a wide range of uses—from light manufacturing and assembly to distribution and professional services.

