



BEAVERTON CREEK BUSINESS PARK

PHASE 1 & PHASE LP



Phase 1

Phase LP

PROPERTY OVERVIEW



	BLD 1	BLD 2	BLD 3	BLD 4	BLD 16
Address	2901 SW 153rd Drive	3303 SW 153rd Drive	3010 SW 153rd Drive	3203 SW 153rd Drive	3005 SW 154th Terrace
RSF	38,617	40,500	40,568	38,375	51,439
Parcel Sizes (AC)	3.89		8.68		5.21
Parking*	3.5+/1000	3.5+/1000	3.5+/1000	3.5+/1000	3.5+/1000
Power	600 amp	600 amp	800 amp - 227/480 3 phase wire	1000 amp	1200 amp 277/480 3 phase 4 wire
Zoning	OI	OI	OI	OI	OI

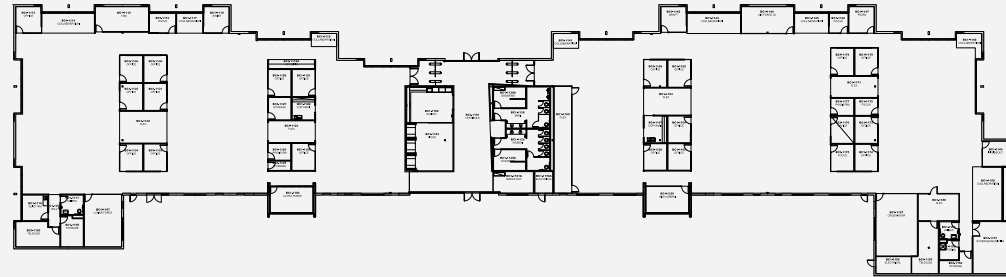
*Parking rates subject to change

FLOOR PLANS

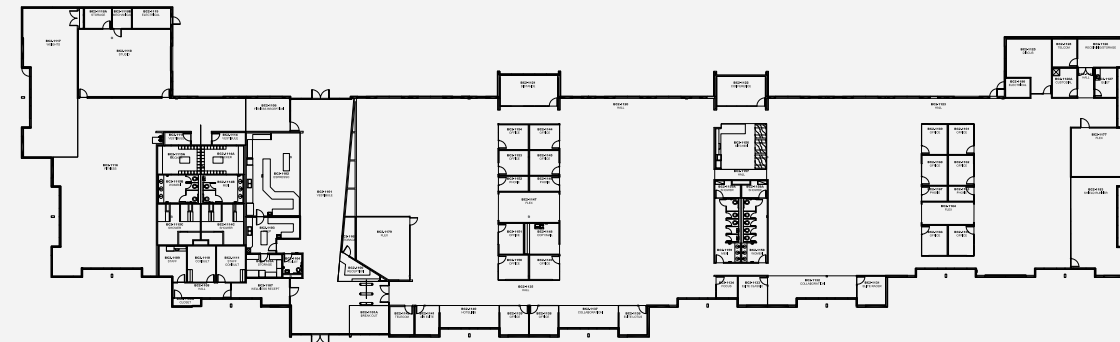
PHASE

1

BLD 1



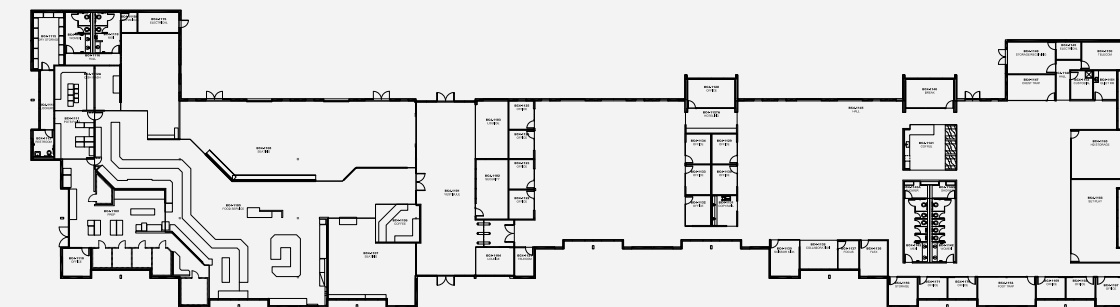
BLD 2



BLD 3



BLD 4



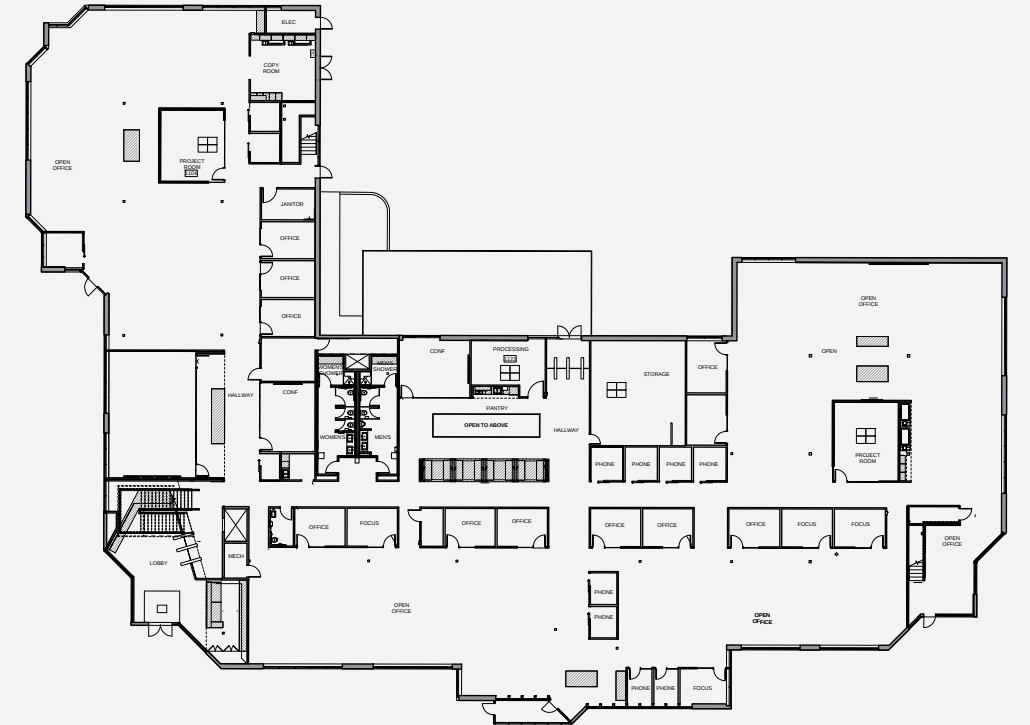
FLOOR PLANS

PHASE

LP

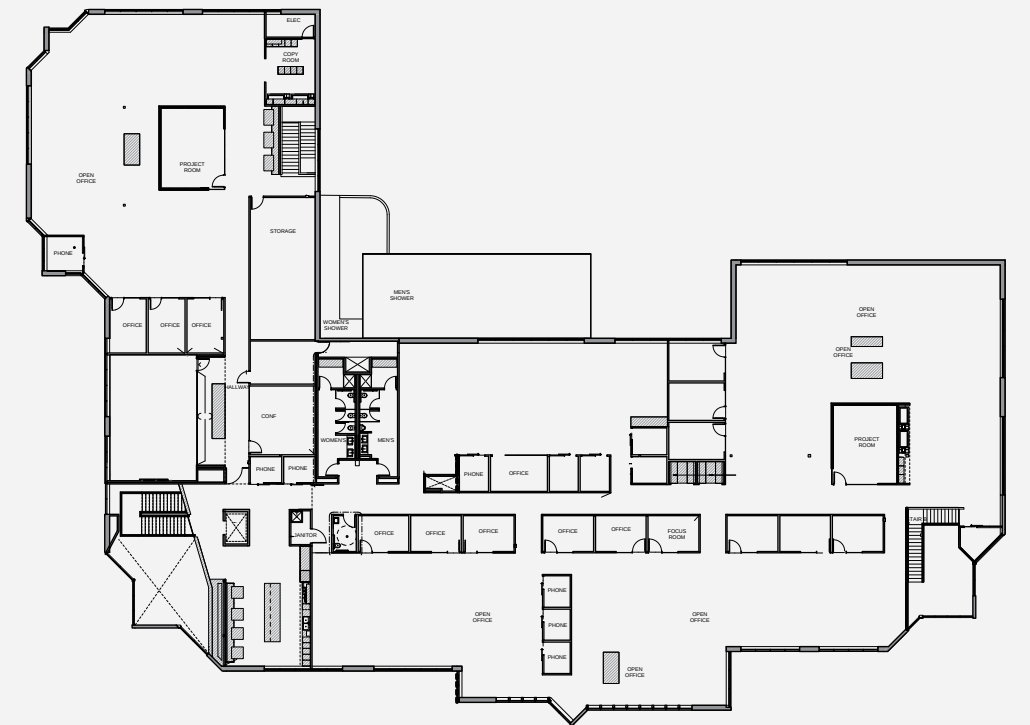
BLD 16

Floor 1



BLD 16

Floor 2



CONVENIENT TRANSPORTATION AND ACCESSIBILITY TO AMENITIES

Beaverton Creek Business Park is conveniently located adjacent to the MAX Light Rail Station, making it a suburban flex office anomaly that provides optionality. Tenants have direct access to walkable amenities both on and off premises as well as Tualatin Hills Nature Park providing the ultimate combination of urban amenities with suburban tranquility and lifestyle.

Beaverton Transit Center

The Beaverton Transit Center services eleven bus routes, two light rail lines and the Westside Express Service rail line.

MAX Light Rail Station

A short walk away from the Beaverton Creek Business Park, tenants have convenient access to the MAX Red/Blue line serving Downtown Portland, Beaverton, Hillsboro, Gresham and PDX Airport.

Highway 26

This major east-west thoroughfare of West Portland serves 15,000 daily commuters connecting Beaverton to Downtown Portland in less than 20 minutes.





BEAVERTON CREEK BUSINESS PARK



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