

# 1365 NE Amberglen Pkwy, Hillsboro, OR 97006

## FORMER "NOVUS LABS" HEADQUARTER BUILDING



**FOR LEASE**

**MACADAM FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

This premier property offers an ideal business setting with flexible leasing options in a highly desirable location. Tenants will appreciate ample parking, excellent access to major roadways, and a professional environment designed to support productivity and collaboration. The motivated landlord is actively seeking new tenants and is open to leasing opportunities for a variety of uses, including headquarters office, lab, and research & development operations.

## ABOUT THE SUBMARKET

Hillsboro has become Oregon's premier submarket, and continues to drive economic development locally and nationally. Hillsboro is home to a long list of companies in industries such as semiconductor, data center, biotech, research and development, robotics, AI software, and more. The City of Hillsboro features the infrastructure and sophistication to attract hi-tech companies from all over the world. 1365 NE Amberglen represents an opportunity for a headquarter or regional solution for office and lab/R&D space in Hillsboro.

## PROPERTY HIGHLIGHTS

- Freestanding building
- 4/1000 parking ratio
- Dock level loading and warehouse areas
- Signage opportunities

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	52,746 SF
Building Size:	52,746 SF



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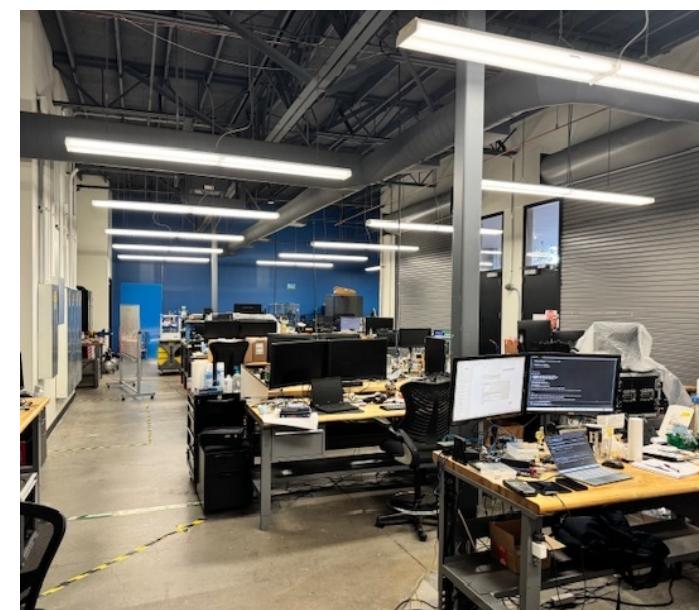
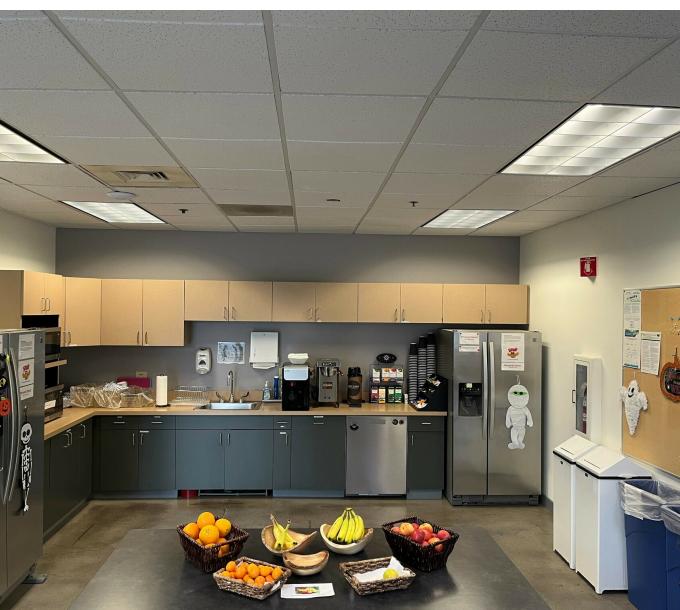
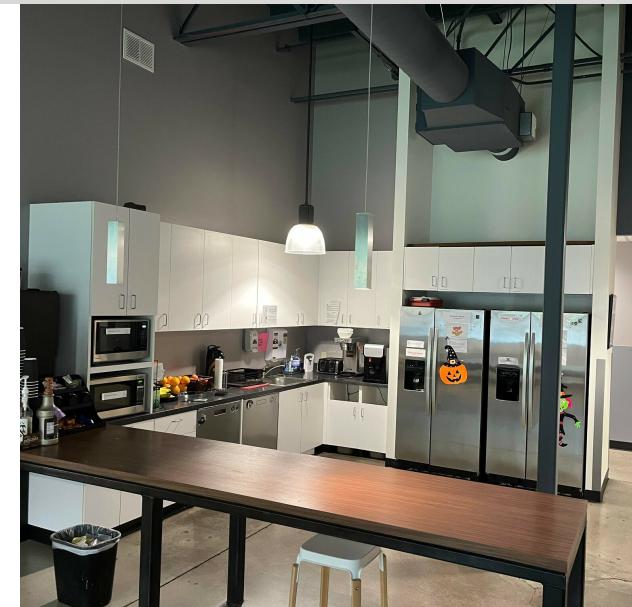
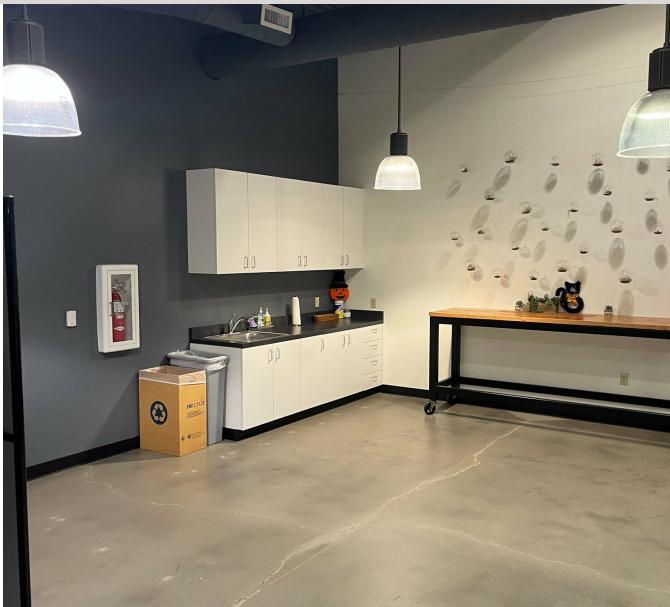
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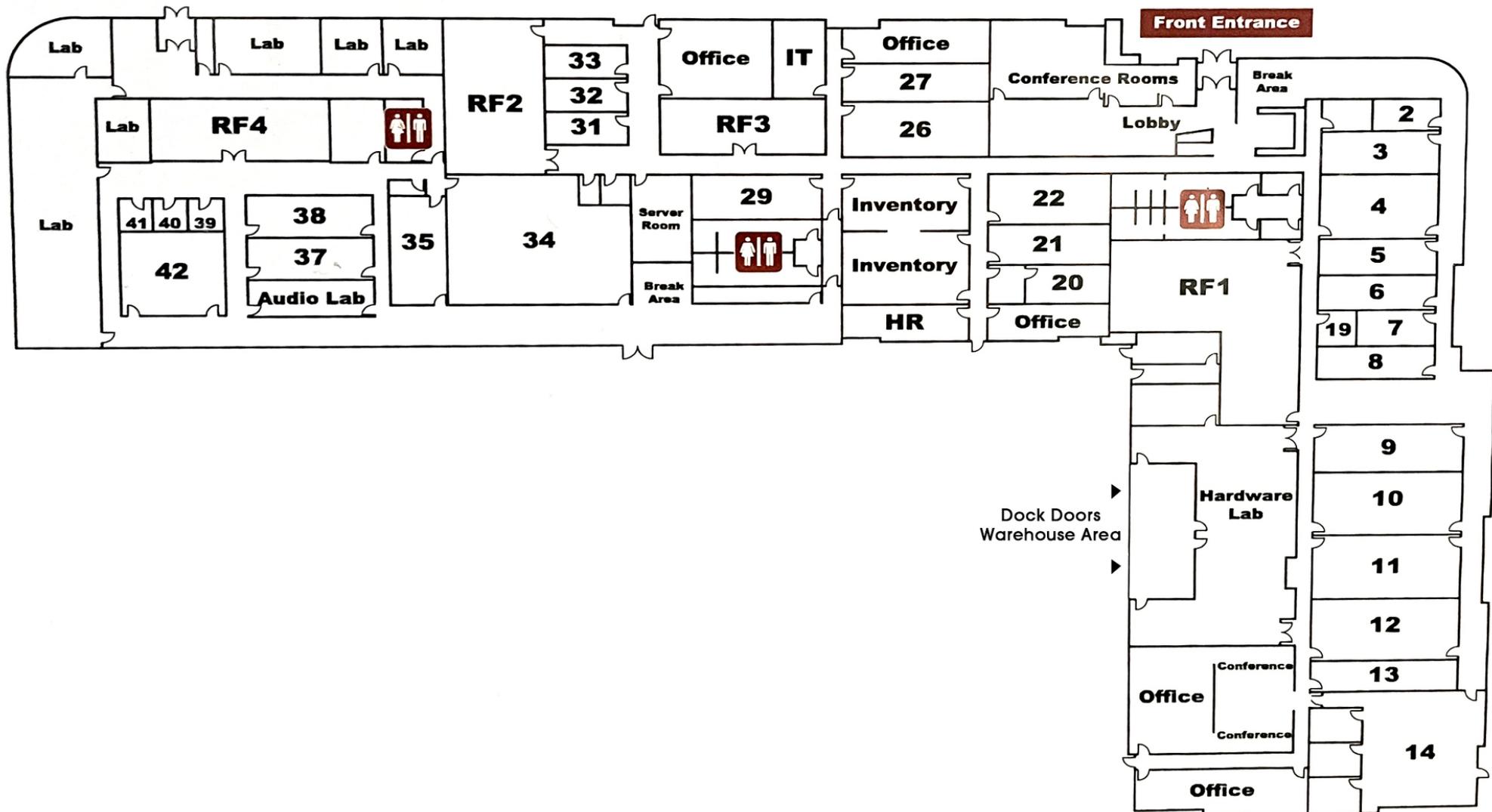
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## BUILDING SPECS

AMENITIES	Picnic area on campus. Galvanized bike racks throughout the property and at the entrance of the building
CEILING HEIGHT	Drop Ceiling 8'18", Exposed Ceiling 19'
ELECTRICAL	1600-3200-Amp, 277/480-Volt / 120/208-Volt, three-phase, four-wire, alternating current (AC) depending on building size
EXTERIOR WALLS	Concrete tilt-up panels with elastomeric coating plus brick veneer highlights
FIRE PROTECTION	Full coverage: wet pipe system with strobe light alarms and illuminated exit signs
FOUNDATION	Concrete slab-on-grade with perimeter spread footings. Concrete tilt up walls with concrete slab-on-grade
HVAC	7 Trane Rooftop units: 2 x Rooftop Intellipak, 5 Package Units, 3 Exhaust Fans
Terminal Units	VAV boxes (variable air volume units in the ceiling plenum)
Distribution System	Ducted forced-air system. 3 Exhaust fans
Controls	Automated EMS system. Trane Controls
INGRESS & EGRESS	Ingress & egress on NE Von Neumann Drive and NE Gibbs Drive
INTERIOR DETAIL	Acoustical ceiling tile, painted gypsum board walls and carpet tile or polished concrete floors
LOADING DOCK	One loading dock. Roll-up, commercial grade door at loading dock
PARKING	210 or 4 spaces per 1,000 SF
PLUMBING	Hot and cold-water distribution copper pipe. Norris "Always Hot" water heaters, Insta-Hot style inline heaters under sinks
RESTROOMS	Two sets of men's and women's bathrooms. Two individual unisex restrooms
ROOF SYSTEM	Low-slope, panelized "Berkeley" roof system over TJL open-web steel trusses with plywood decking
SITE LIGHTING	Bollards with lighting along pedestrian pathways. Pole-mounted fixtures in parking area
TRANSIT	Light Rail
UTILITIES	
Water	Tualatin Water District
Sanitary & Storm Sewer	City of Hillsboro
Gas	NW Natural Gas
Electricity	Portland General Electric
Network Providers	Comcast Business
WINDOWS & DOORS	Aluminum frame, double-pane insulated fixed windows. Aluminum storefront entrance doors at the main entrances, with hollow metal doors and frames at service doors
ZONING	UC-MU, City of Hillsboro

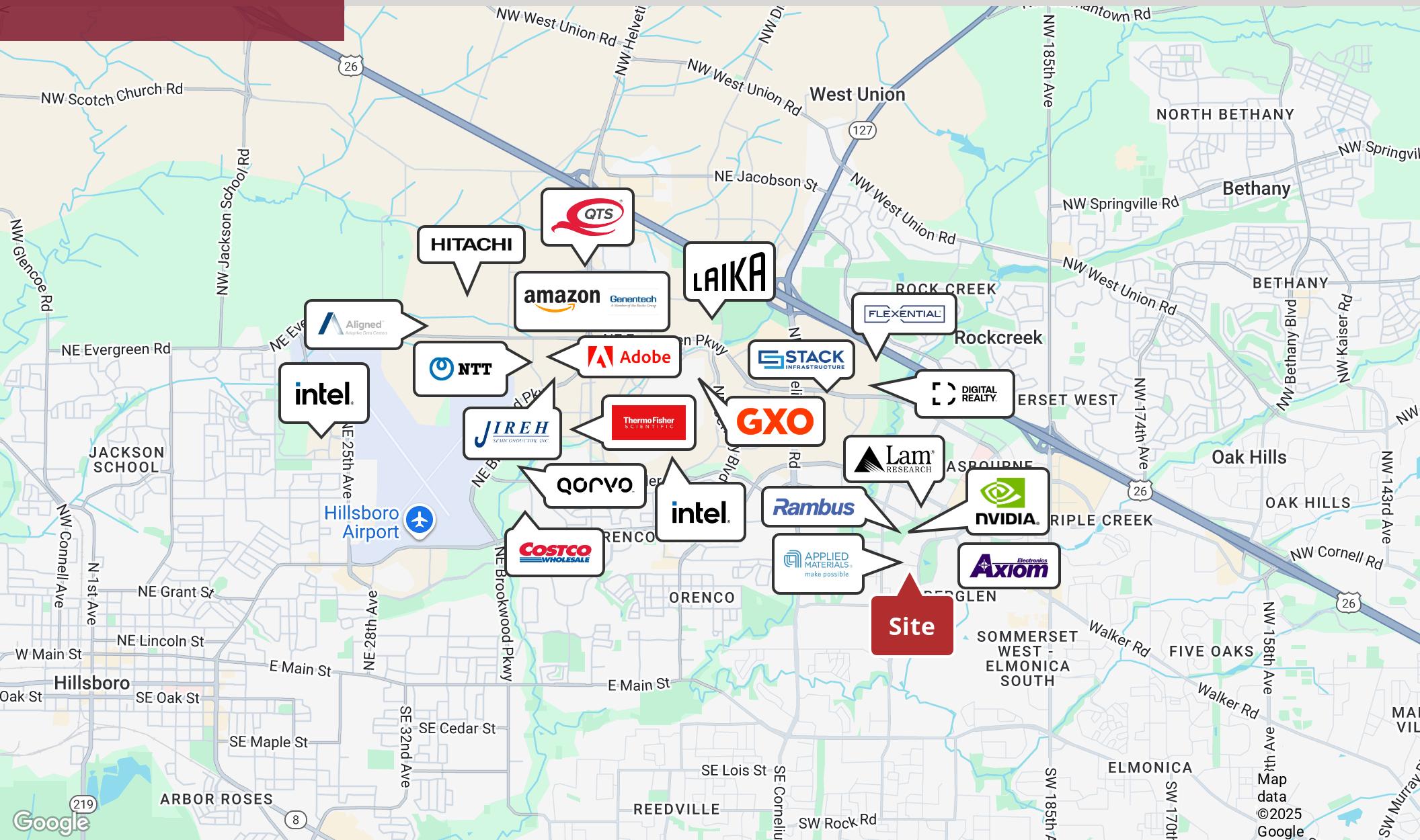


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