

Medical Office Space Available at Station Center One

4660 NE BELKNAP COURT HILLSBORO, OR 97124

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

 **MACADAM
FORBES**
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

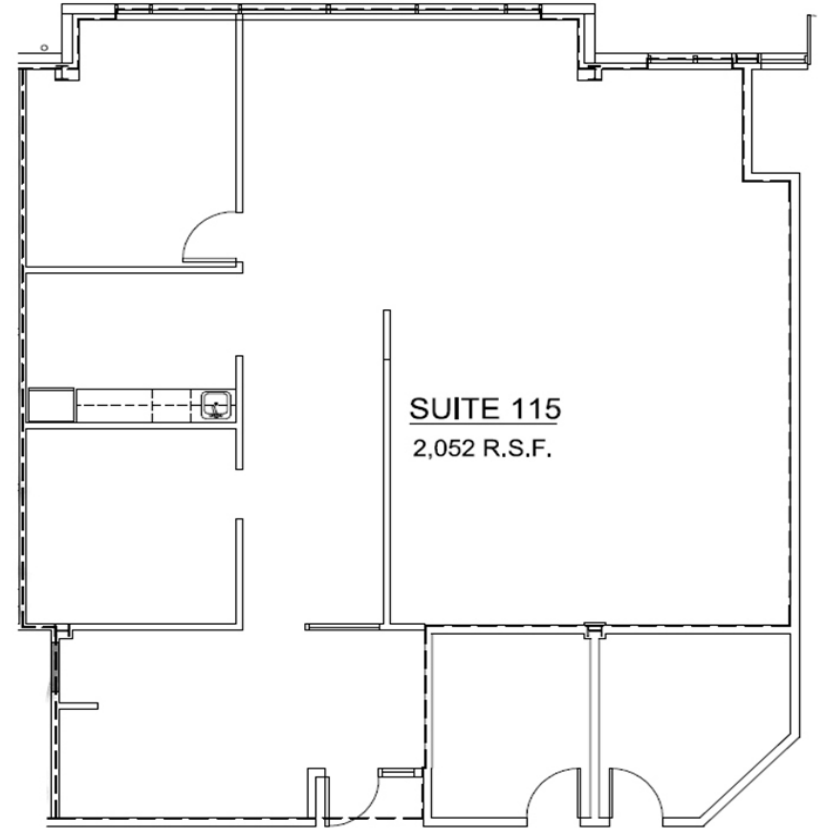
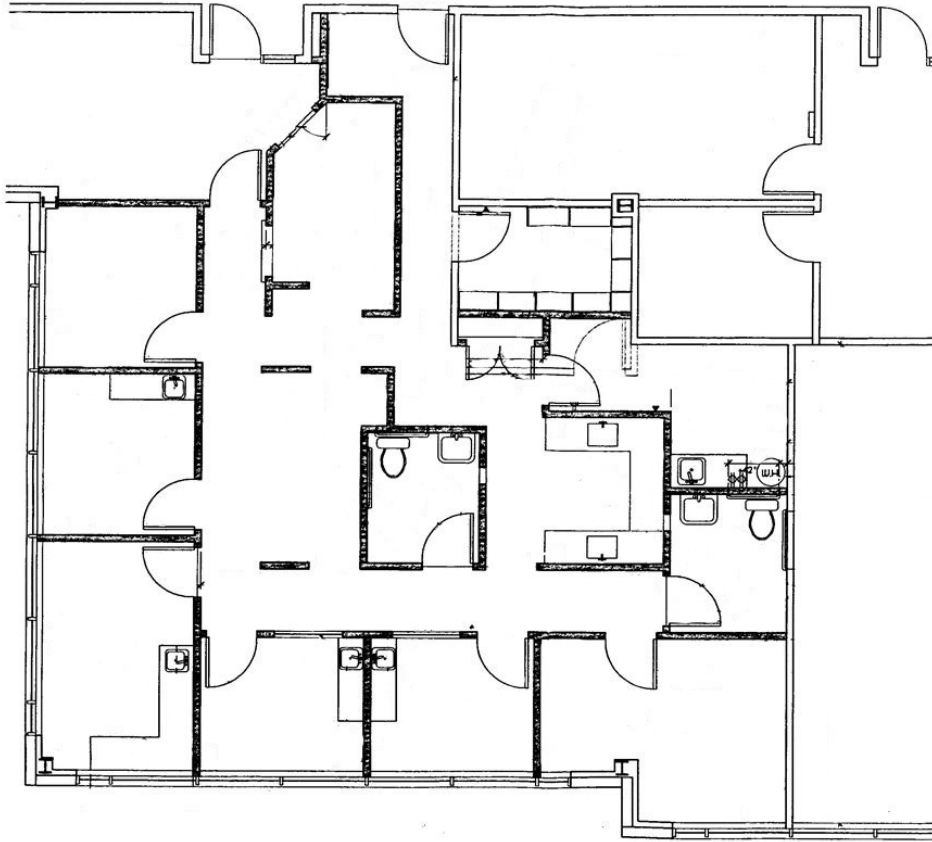
Lease Rate:	\$24.00 - 28.50 SF/yr (Full Service)
Available SF:	2,052 - 2,451 SF
Building Size:	43,630 SF

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
■ Suite 115	2,052 SF	Full Service	\$24.00 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.

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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