



FOR LEASE



AMBERGLEN CORPORATE CENTER

Available Office Space

± 4,000 SF - ± 10,097 SF | \$20 psf FS

9845 NE Eckert Drive, Hillsboro, OR 97006

- First floor spaces with excellent exposure at Amberglenn Corporate Center
- Can be leased entirely or downsized as low as 4,000 SF
- Easy walking distance from the Tanasbourne neighborhood, which offers a plethora of shopping, dining, and entertainment choices
- In proximity to Hwy-26 via NW 185th Avenue

JEFF FALCONER, SIOR

Principal Broker | Licensed in OR

503-542-4346 | jeff@capacitycommercial.com

GABRIEL BEHRMANN

Associate Broker | Licensed in OR & WA

971-237-2458 | gabriel@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	9845 NE Eckert Drive, Hillsboro, OR 97006
Use Type	Office
Available Space	± 4,000 SF - ± 10,097 SF
N° of Suites Available	2
Zoning	SCBP, Hillsboro
Parking Spaces	350 Surface (3.56/1,000 SF)
Loading	Suite 210 has Loading Dock (Roll-Up Door Option)
Generators	Suite 210 has its own Generators
Lease Rate	\$20.00 / SF Full Service
Availability	Immediately

Suite	Size	Use Type	Rate	Availability
220	10,097 SF (Divisible to 4,000 SF)	Office	\$20.00 / SF FS	Now
210	9,496 SF (Divisible to 5,500 SF)	Office	\$20.00 / SF FS	Now

Location Features

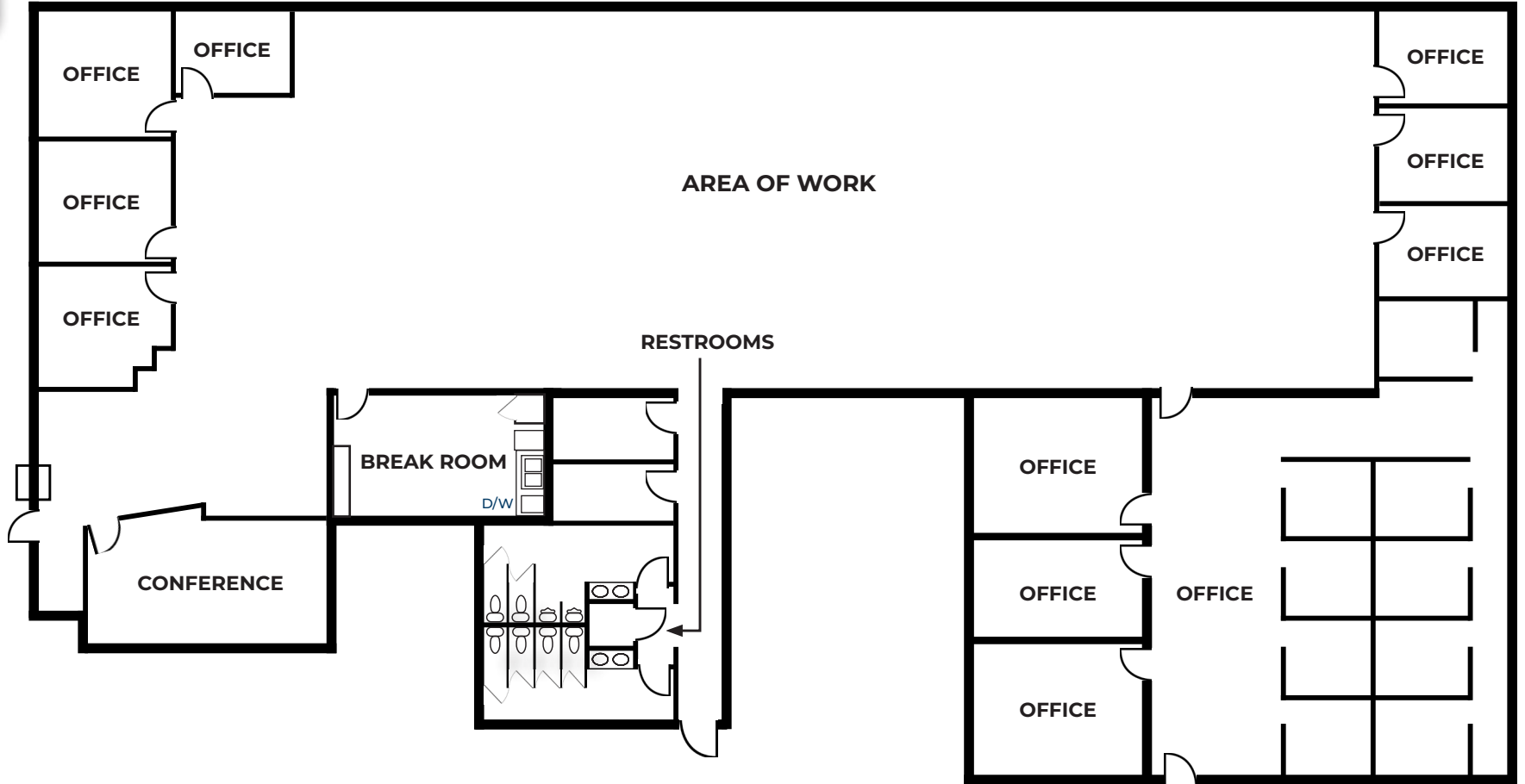
- Frontage on NE Eckert Drive
- Easy access to Hwy-26
- Adjacent to The Streets of Tanasbourne, Tanasbourne Village, and Tanasbourne Town Center



FLOOR PLAN

SUITE 220

10,097 TOTAL SF



*Not to Scale/Confirmed for Accuracy



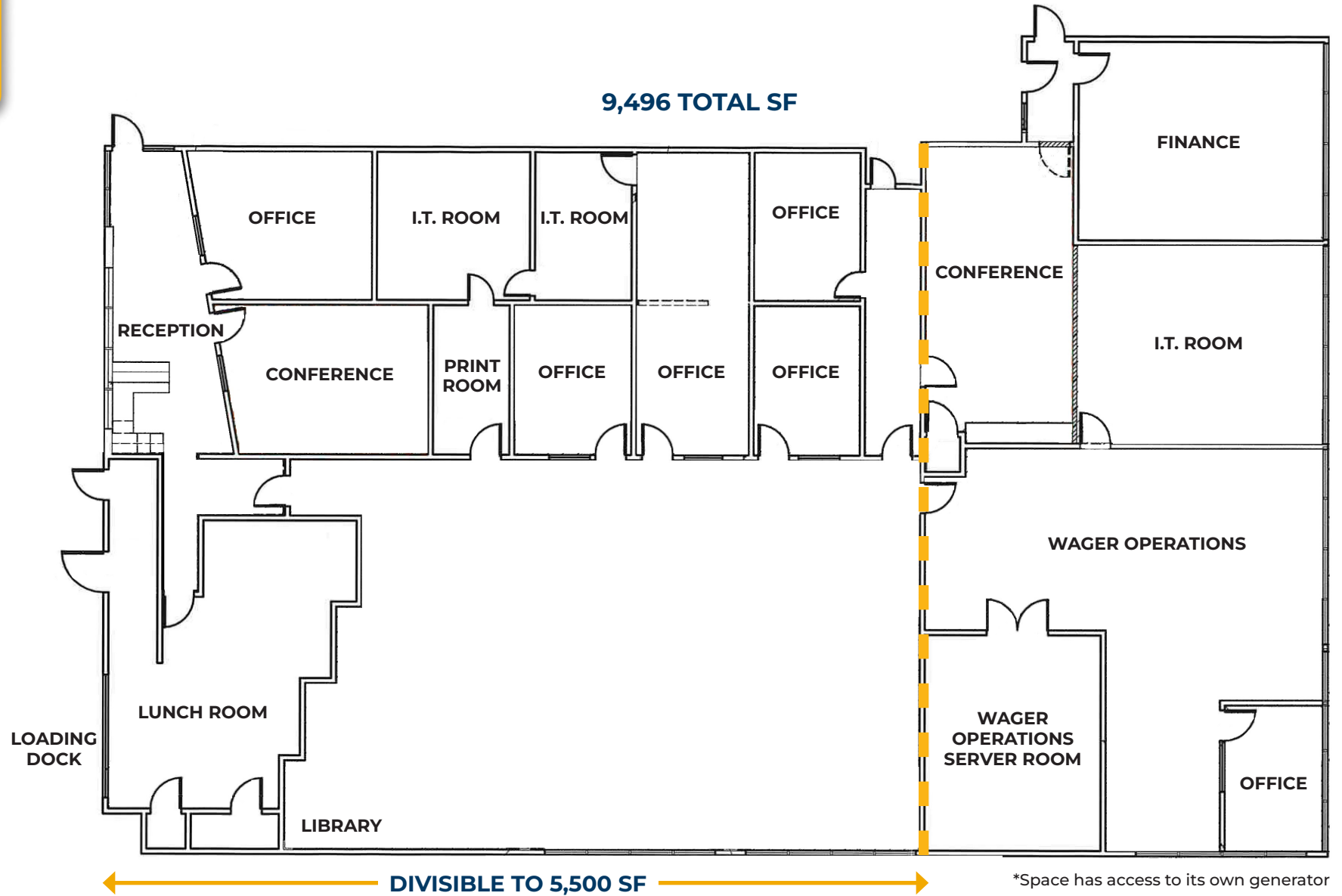
SUITE 220 PHOTOS





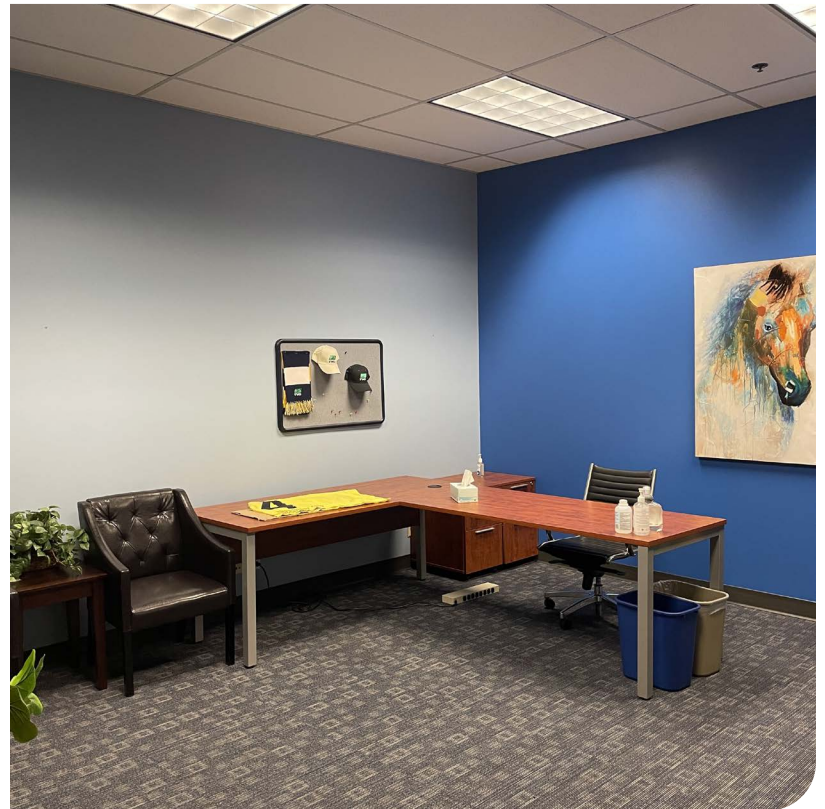
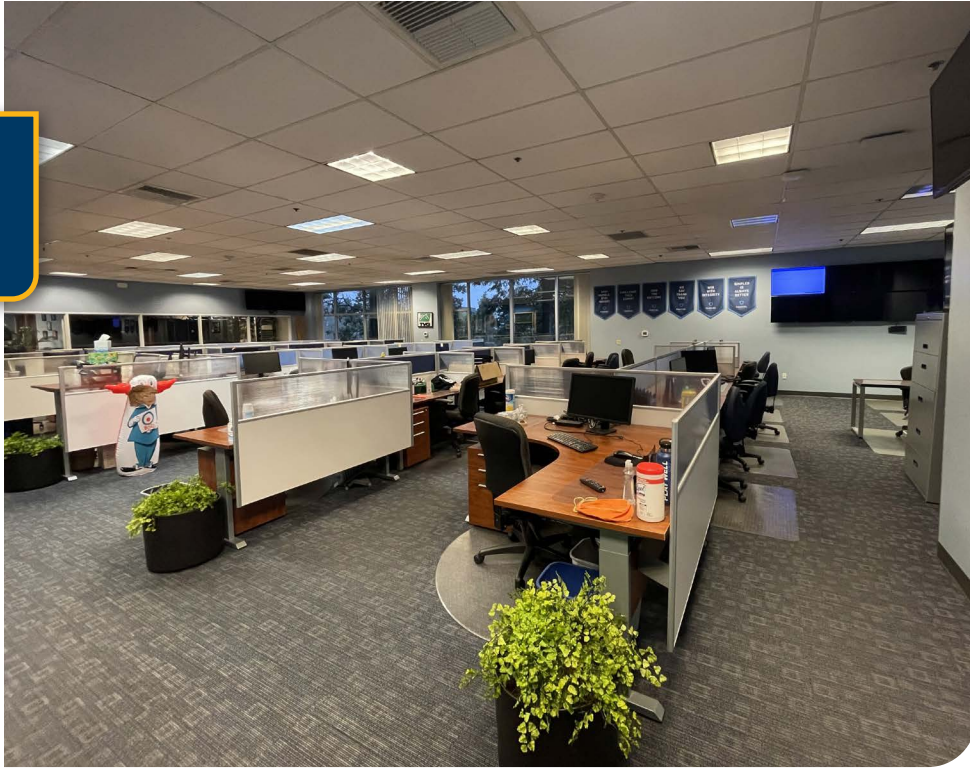
FLOOR PLAN

SUITE 210





SUITE 210 PHOTOS





LOCAL AERIAL MAP



STREETS OF TANASBOURNE

- LENSCRAFTERS
- STARBUCKS
- ZUMIEZ
- PF GILGUS
- QDOBA
- H&M
- MACYS
- LAKE SHORE
- LANE BRYANT
- BANANA REPUBLIC
- AMERICAN EAGLE
- MAURICES
- LOFT
- SEPHORA

TANASBOURNE VILLAGE

- CRUMBS
- GREAT CLIPS
- FIVE GUYS
- SUBWAY
- TRADER JOE'S
- RITE AID
- KEYBANK

TANASBOURNE TOWN CENTER

- VISIONWORKS
- MATTRESS FIRM
- FAMOUS
- ULTA
- JAMBA
- PETCO
- VOLTA
- ASPEN DENTAL
- CARL'S DR.
- MARSHALLS
- DISCOUNT TIRE
- SALE BEAUTY
- SPORTCLIPS
- CHASE
- RAKOC
- McDonald's
- BUSSER KING
- WALMART

JEFF FALCONER, SIOR
Principal Broker | Licensed in OR
503-542-4346 | jeff@capacitycommercial.com

GABRIEL BEHRMANN
Associate Broker | Licensed in OR & WA
971-237-2458 | gabriel@capacitycommercial.com

AMBERGLEN CORPORATE CENTER