

# FOR SALE OR LEASE



MELVIN MARK

EST. 1945



# TECHPOINTE COMMONS

*Building E | 2500 NW 229 Avenue | Hillsboro, OR 97124*

*Office/Flex Industrial Building Available*

*Up to 32,000+/- Divisible RSF | 2.51-acre Lot Size*

**Sale Price: \$6,800,000 | Assumable Financing (See Pg. 2 for Details)**

**Lease Rate Negotiable**

**DON DRAKE**

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Licensed in OR

Melvin Mark Brokerage Co.

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# TECHPOINTE COMMONS SALE OR LEASE



## BUILDING HIGHLIGHTS

- 4:1000 parking, 128+/- spaces
- Total lot size is 2.51 acres
- Total building size is 32,000+/- SF
- Built in 2001
- 20+ ceilings currently configured with drop ceiling grid lighting & HVAC throughout
- Small warehouse (potential for significant expansion)
- Existing dock & grade loading at rear of the building
- Approx. 4,600 amps 277/489v, 3-phase electrical service in total building
- Assumable financing approx. \$3.2 million at 3.30.24 -3.4% interest due 2032 (subject to lender approvals)



BIKE  
ACCESSIBILITY



PARKING  
AVAILABLE



COFFEE  
SHOP(S)  
NEARBY



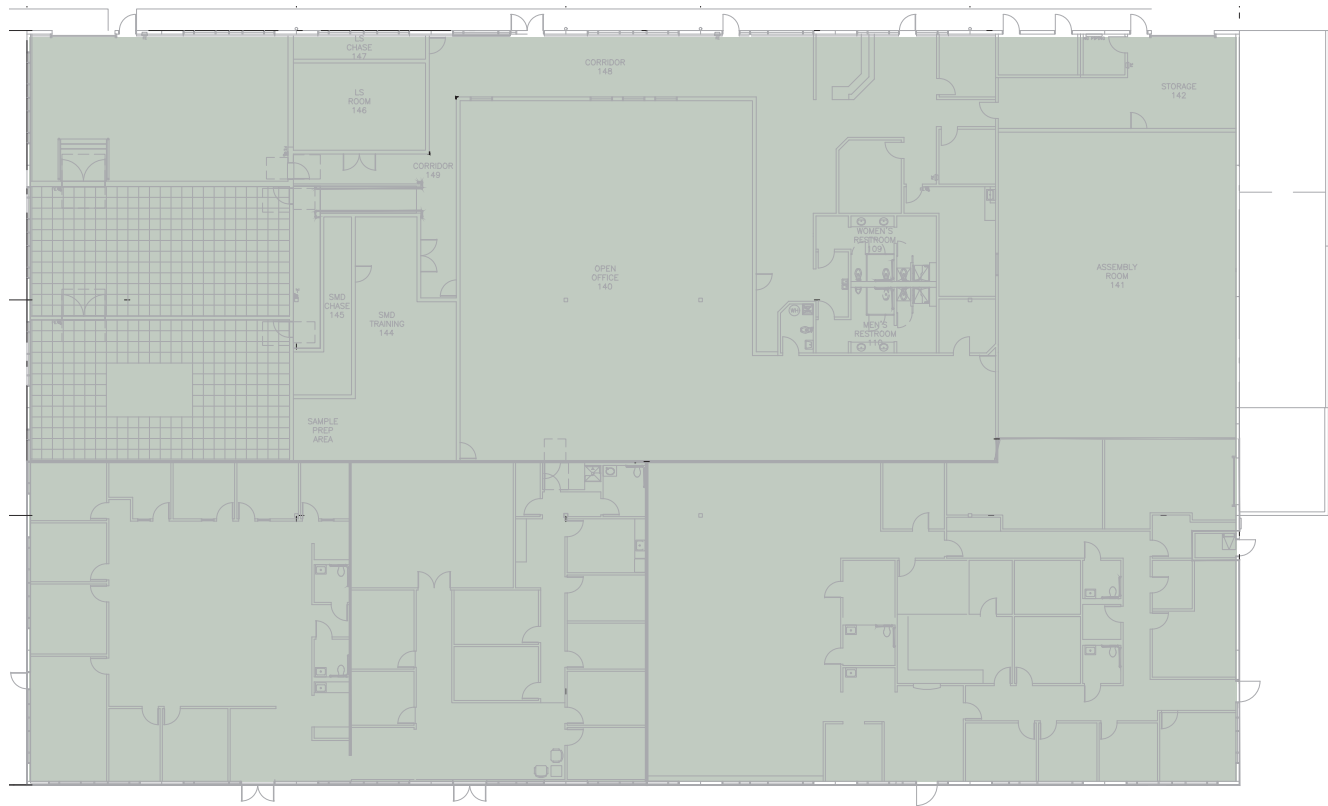
DINING  
NEARBY



CENTRAL  
LOCATION



# TECHPOINTE COMMONS FLOORPLAN



**ENTIRE BUILDING 32,000 RSF TOTAL** (approx.)

*For Sale or Lease | Sale Price: \$6,800,000*

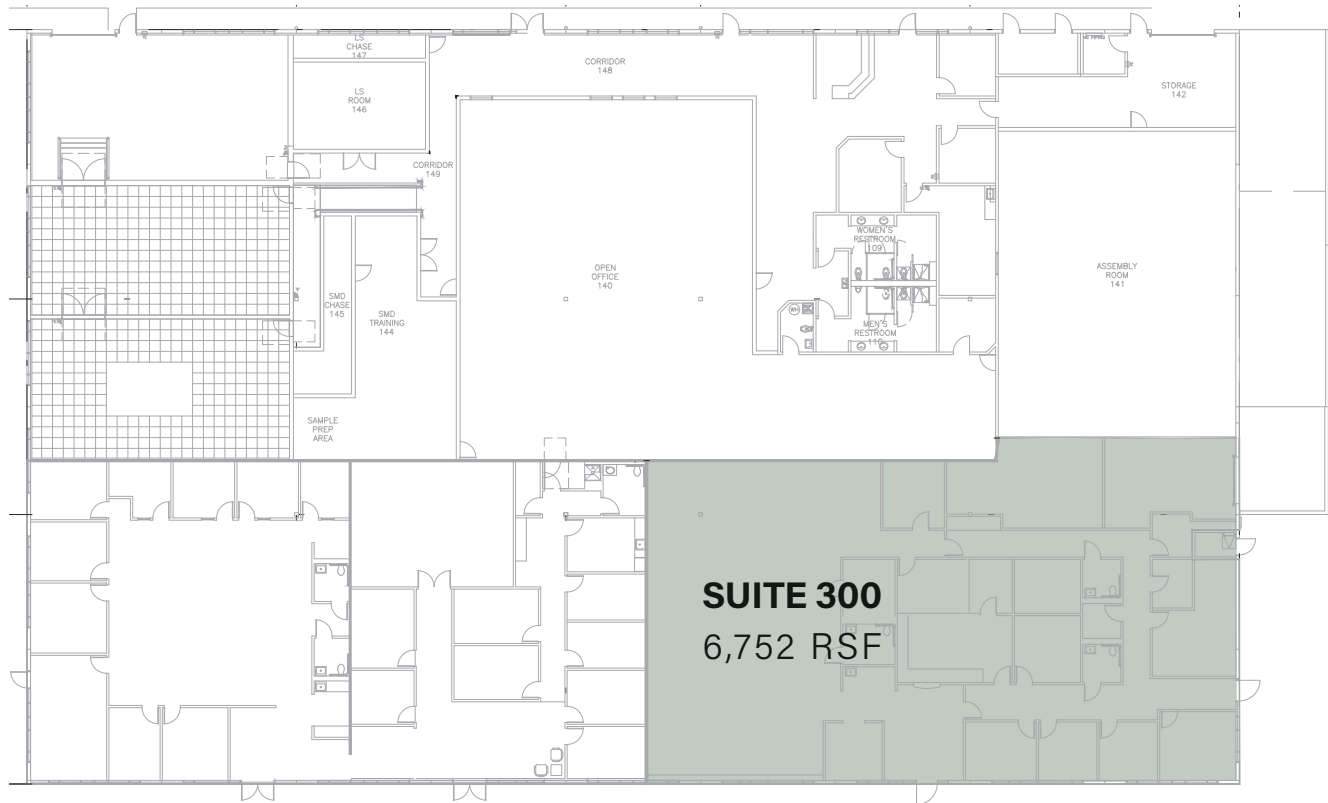
*NNN Lease Rate Negotiable | Space is Divisible*

*Approx. 4,600 Amps 277/489v 3-Phase Electrical Service*

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# TECHPOINTE COMMONS FLOORPLAN



- Built as dialysis treatment center with a lab area and exam rooms, convertible to offices
- Offices, conference, breakroom, shipping receiving area, loading dock, and grade door

## SUITE 300 6,752 RSF TOTAL (approx.)

*NNN Lease Rate Negotiable - Estimated NNN: \$0.46/SF*

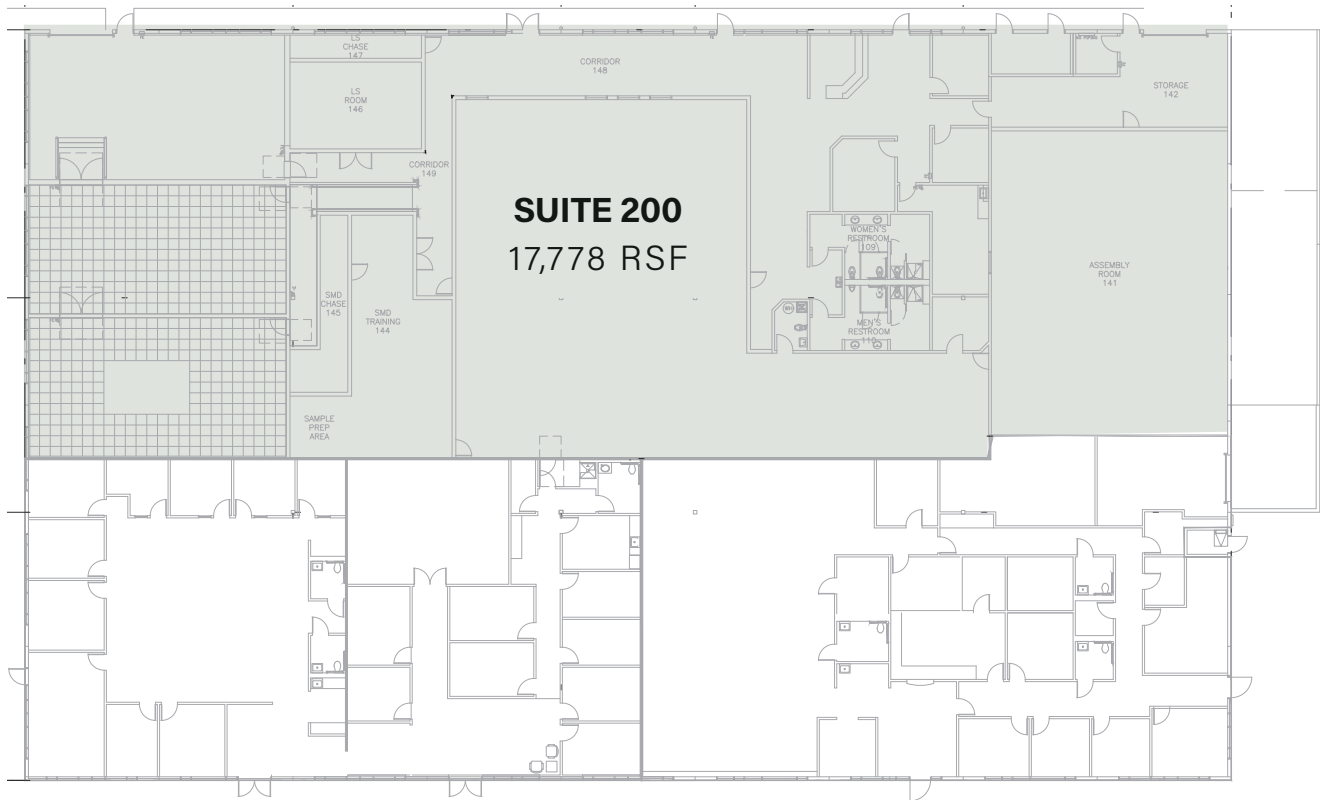
*Space is Divisible*

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR ▶

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# TECHPOINTE COMMONS FLOORPLAN



- Open office with potential for plug and play furniture, small offices, breakroom and large open assembly room
- Built as training center, 2 training labs with raised floor
- Electrical service -3,200 AMPS, 277/480 VOLT 3-phase 4-wire
- 2 grade doors

## SUITE 200 17,778 RSF TOTAL (approx.)

*NNN Lease Rate Negotiable - Estimated NNN: \$0.46/SF*

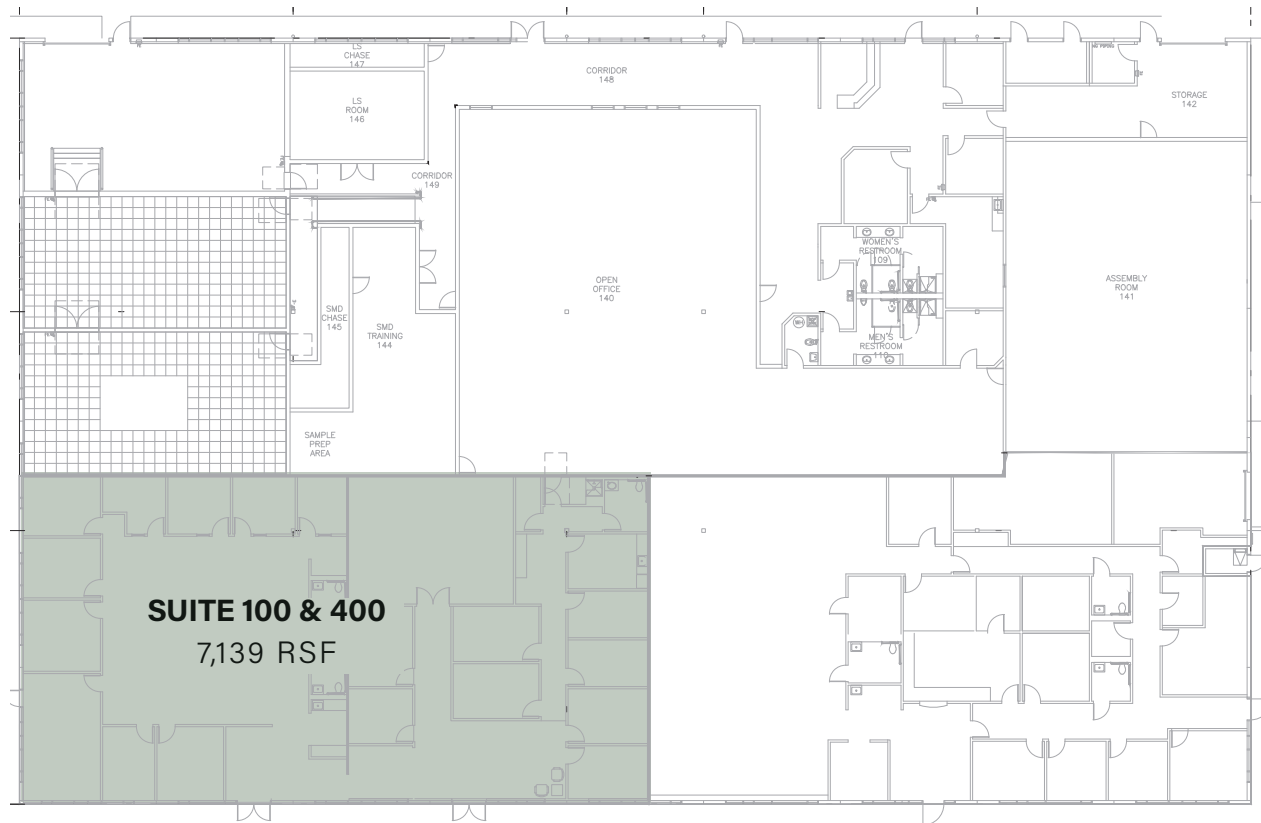
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# TECHPOINTE COMMONS FLOORPLAN



- Built as conventional offices
- Features an open area, breakroom, conference and storage room

## SUITE 100 & 400 7,139 RSF TOTAL (approx.)

*NNN Lease Rate Negotiable - Estimated NNN: \$0.46/SF*

*Space is Divisible*

EXPLORE THE SPACE  
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SUITE 100 & 400



SUITE 300

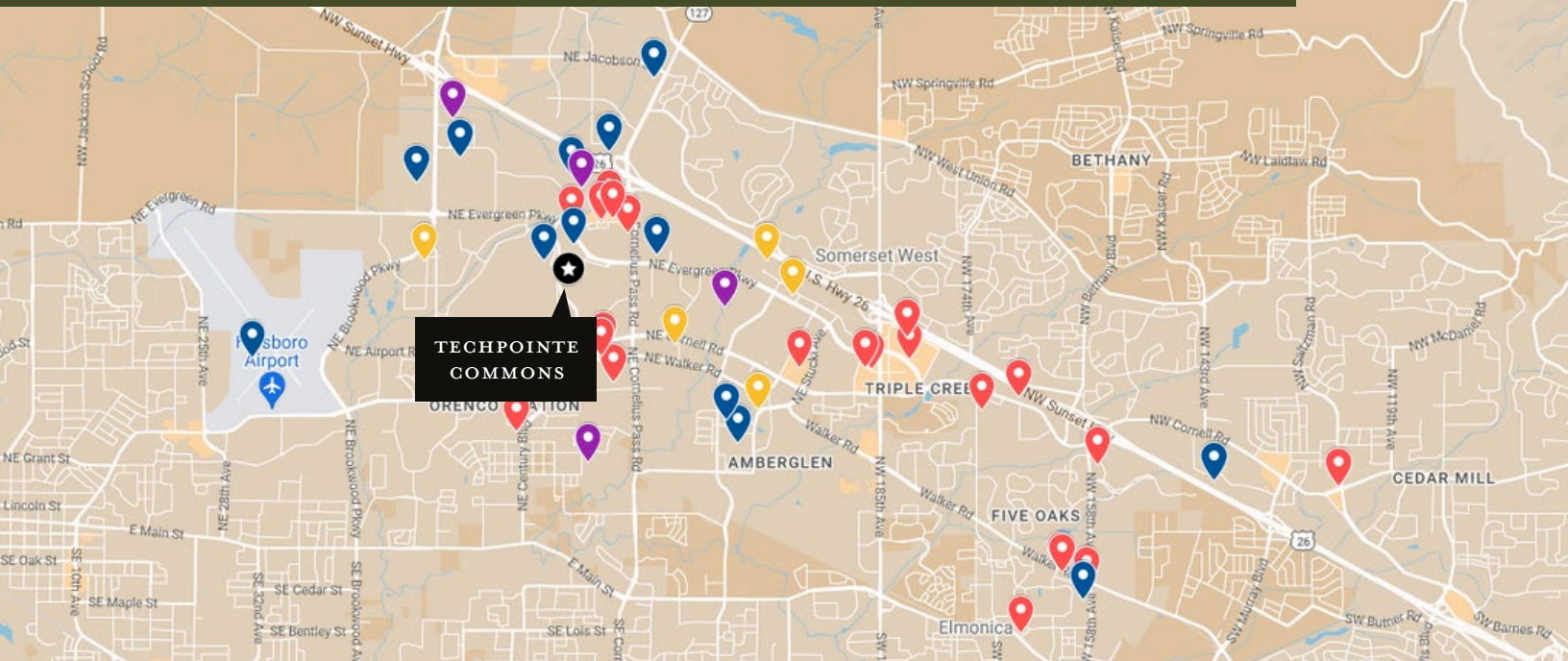


SUITE 200





# TECHPOINTE COMMONS LOCATION



## LOCATION HIGHLIGHTS

- Central location, convenient to freeway access, US 26 and NW Sunset
- Located across from the Intel campus
- Conveniently located near numerous dining options, retail, recreation and parks including: New Seasons, Fred Meyer, Tanasbourne Town Center, Orenco Woods Nature Park, Topgolf and LA Fitness
- On Tri-met route with transit stop at building, nearby to Light Rail, Park & Ride and Hillsboro Airport

### HOTELS

Holiday Inn  
Hilton Home Suites  
Embassy Suites  
Comfort Inn Aloft  
Residence Inn by Marriott Portland

### ATTRACTIONS

Gordon Faber Recreation Complex  
Tualatin Hills Recreation Center  
Pumpkinridge Golf  
The Reserve Golf  
Top Golf Driving Range  
Rock Creek Trail  
Orenco Woods Nature Park  
The Reserve Vineyard & Golf Club

### COMPANIES

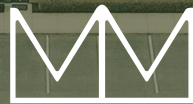
Nike Solar World  
Intel  
Tektronix  
IBM  
Acumed  
Twin Oaks  
Plaza  
International Paper  
Columbia Sportswear  
Applied Materials  
Genentech  
FAA  
DEQ  
OS Public Health Lab  
ASM  
Genesco  
Applied Materials  
Hinds Instruments

### RESTAURANTS & RETAIL

Tanasbourne Town Center  
Tanasbourne Village  
New Seasons Grocery  
Trader Joe's  
Fred Meyer  
Winco  
Target  
Mcmenamins Cornelius Pass Roadhouse  
Chang's Mongolian Grill  
Apna Chat Bhavan  
Elmer's  
Shoten Japanese Dining  
Grand Central Bakery  
Juan Colorado  
La Provence  
Dutch Bros  
Oasis Lebanese  
Copper River  
Noodles & Co.







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