

FOR LEASE



MELVIN MARK

EST. 1945



TECHPOINTE COMMONS

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

Office/Flex Industrial Building | Available & Divisible

Up to 32,000+/- RSF | 2.51 acres Lot Size

Available Now Subject to Sublet Approval or Lease Buyouts

Expiring Spring & Fall 2025

DON DRAKE

503.546.4527

[ddrake@melvinmark.com](mailto:d Drake@melvinmark.com)

Licensed in OR

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

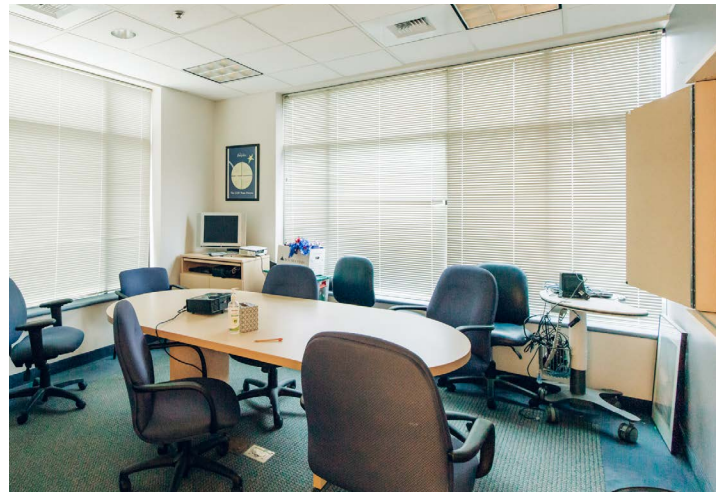
P: 503.223.9203 | melvinmark.com

TECHPOINTE COMMONS FOR LEASE



BUILDING HIGHLIGHTS

- 4:1000 parking, 128+/- spaces
- Total lot size is 2.51 acres
- Total building is 32,000+/- SF
- Built in 2001 with concrete tilt construction, glass storefronts & grade loading
- Various upgrades & remodels through 2019
- 20+ ceilings currently configured with drop ceiling grid lighting & HVAC throughout
- Small warehouse (can be expanded)
- Existing dock & grade loading at rear of the building
- Over 1200 amps 277/489v, 3-phase electrical service
- On Tri-met route with transit stop at building
- Across from Intel campus



BIKE
ACCESSIBILITY



PARKING
AVAILABLE



COFFEE
SHOP(S)
NEARBY



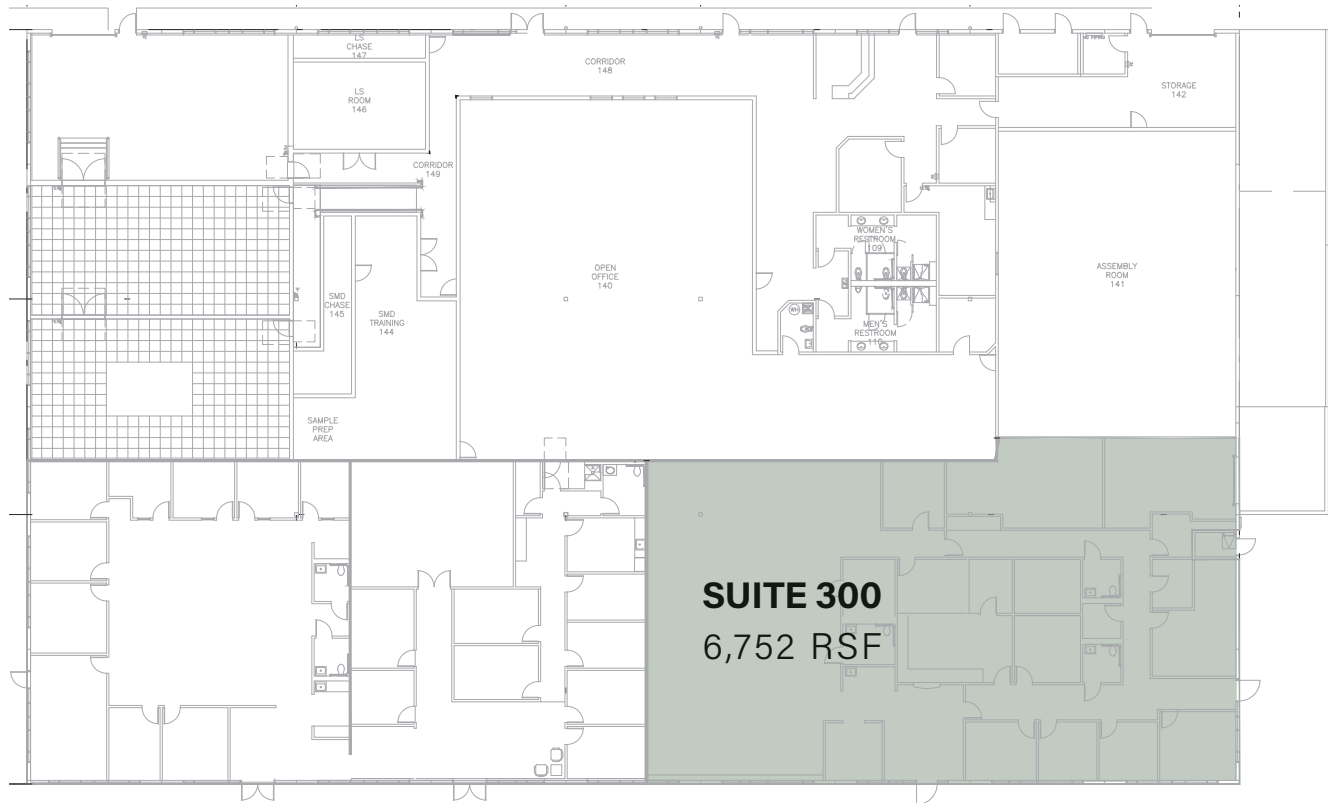
DINING
NEARBY



CENTRAL
LOCATION



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

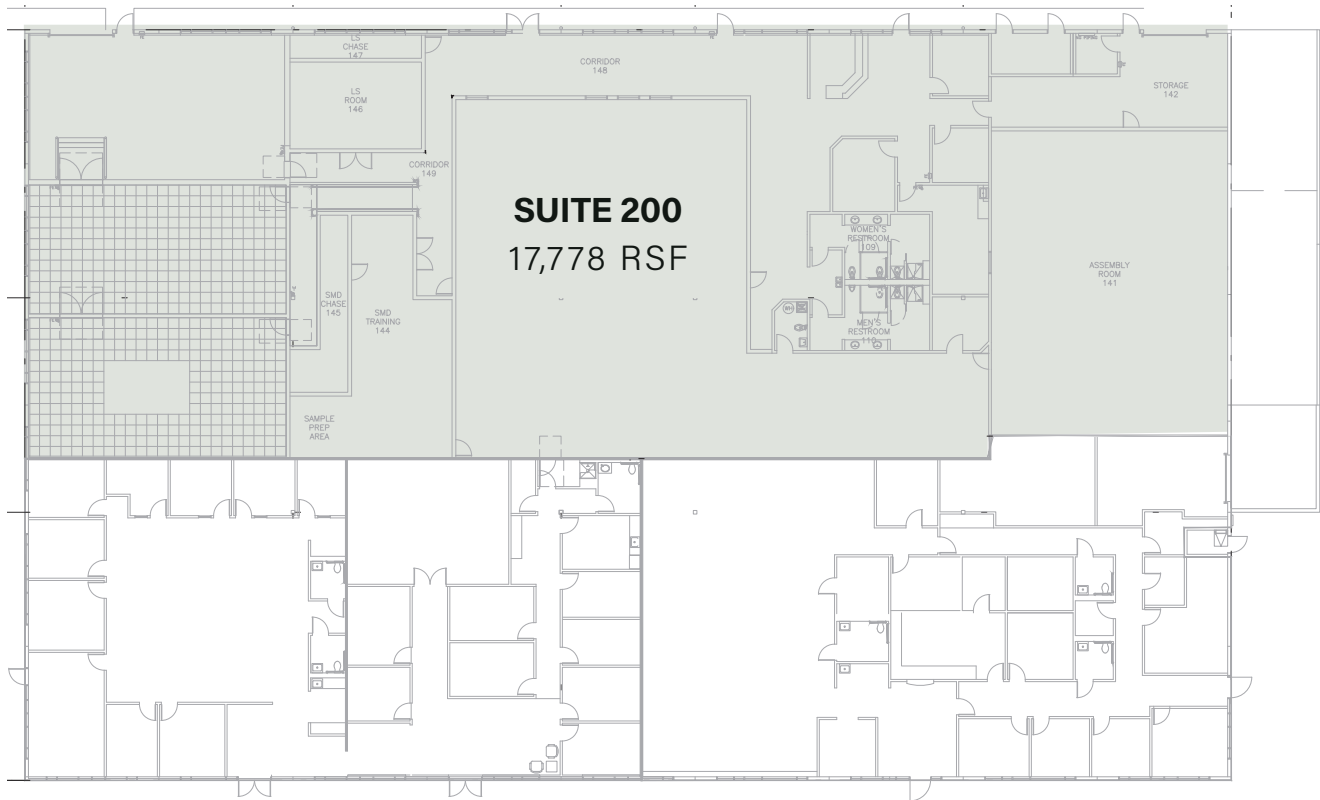
Space is Divisible

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 -1600 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

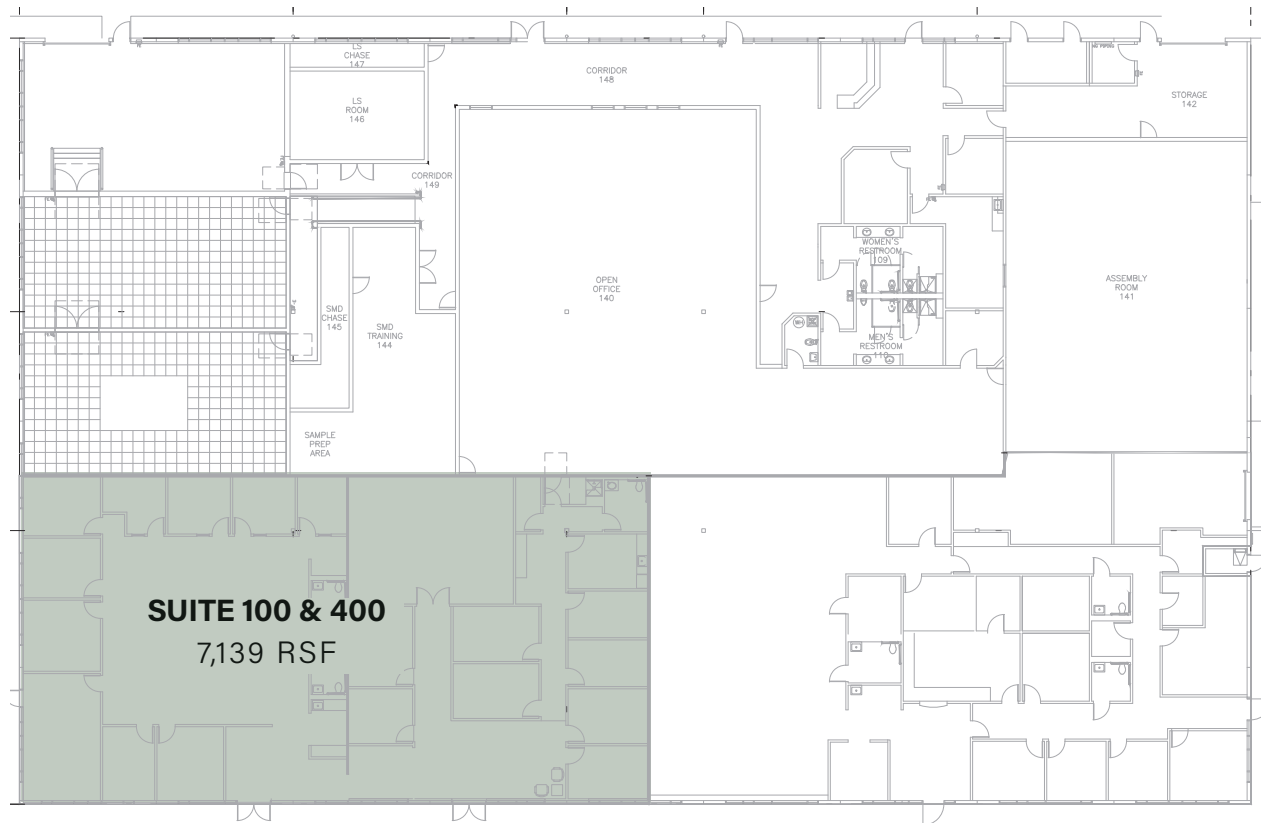
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TECHPOINTE COMMONS FLOORPLAN



- Built as conventional offices with 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



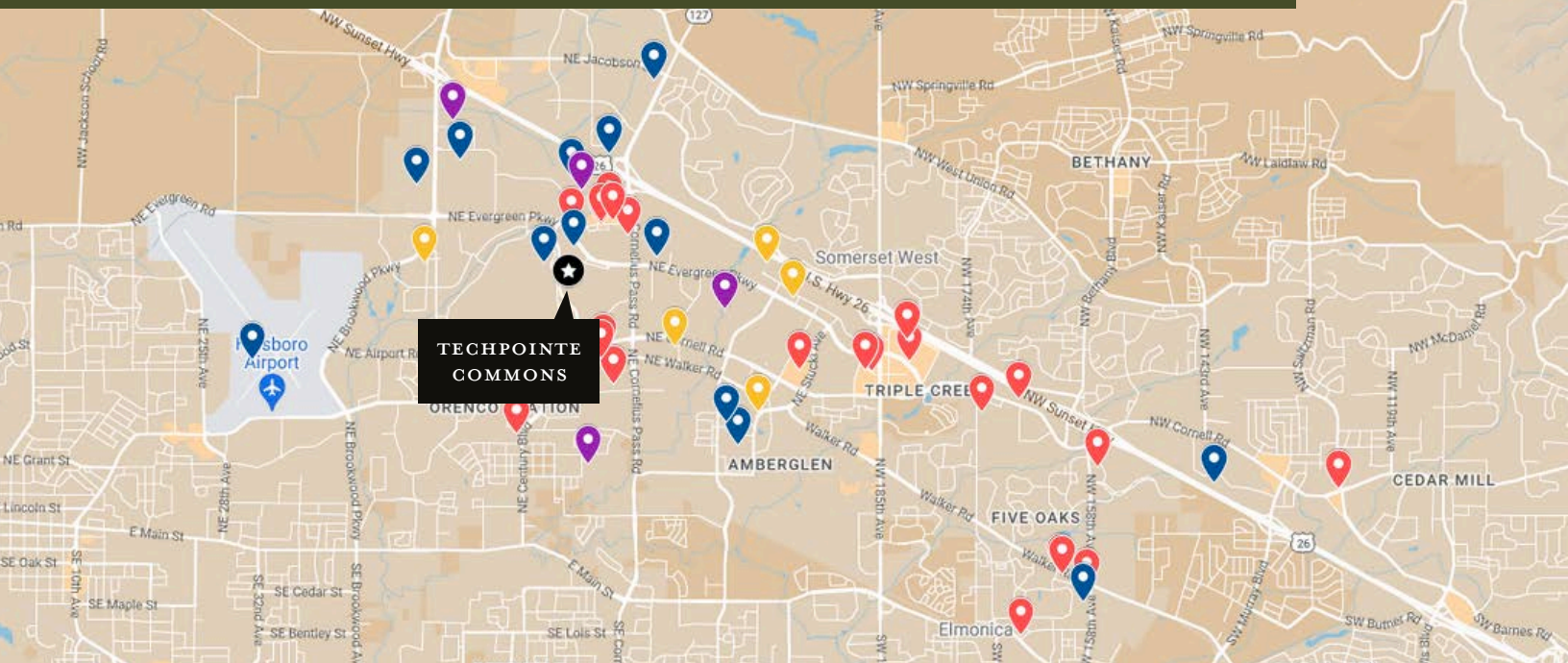
SUITE 300



SUITE 200



TECHPOINTE COMMONS LOCATION



LOCATION HIGHLIGHTS

- Central location, convenient to freeway access, US 26 and NW Sunset
- 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
- Near Tri-Met Bus Routes, Light Rail, Park & Ride, Hillsboro Airport
- Across from the Intel campus

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

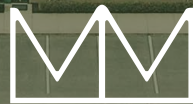
COMPANIES

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
Biscuits Cafe
Juan Colorado
La Provence
Dutch Bros
Pho Tango
Oasis Lebanese
Copper River
Noodles & Co.





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We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.