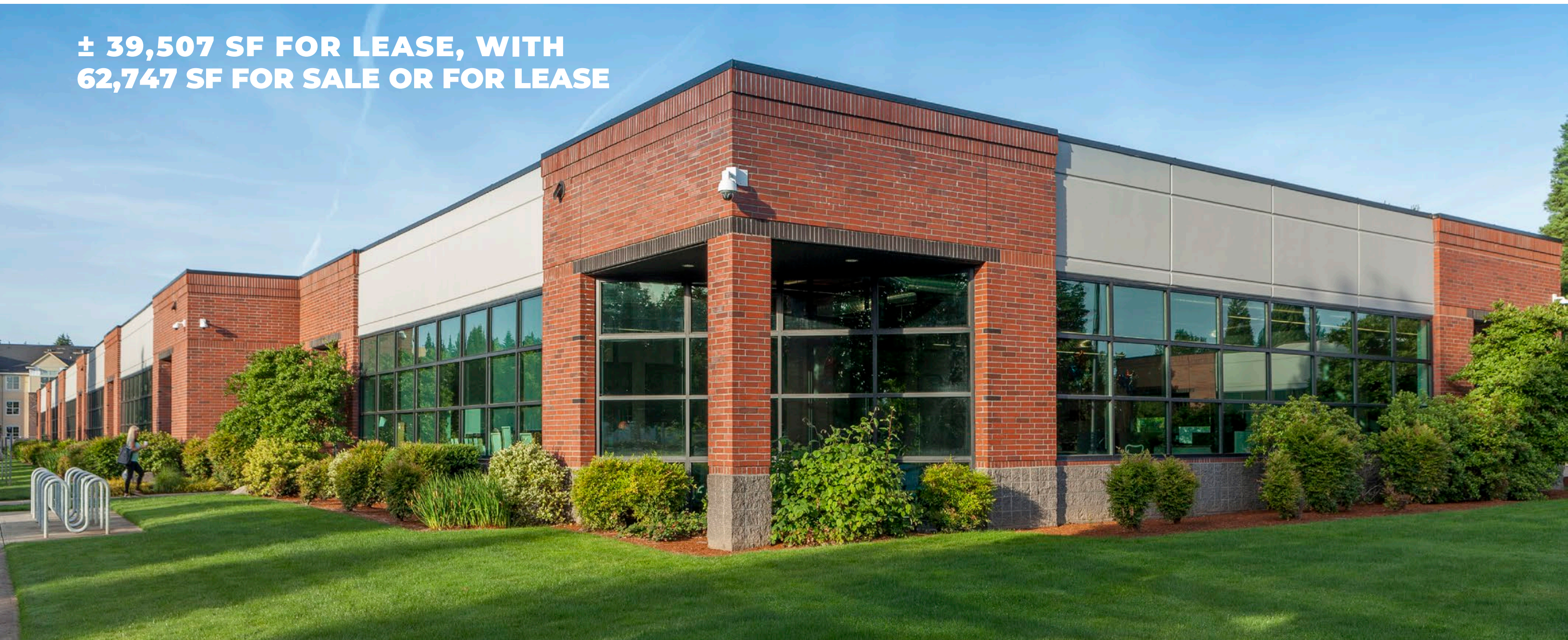




# BEST-IN-CLASS CREATIVE SPACE IN THE SUNSET CORRIDOR

HILLSBORO • OREGON

**± 39,507 SF FOR LEASE, WITH  
62,747 SF FOR SALE OR FOR LEASE**



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**NEWMARK**

 **GRAYMARK CAPITAL**



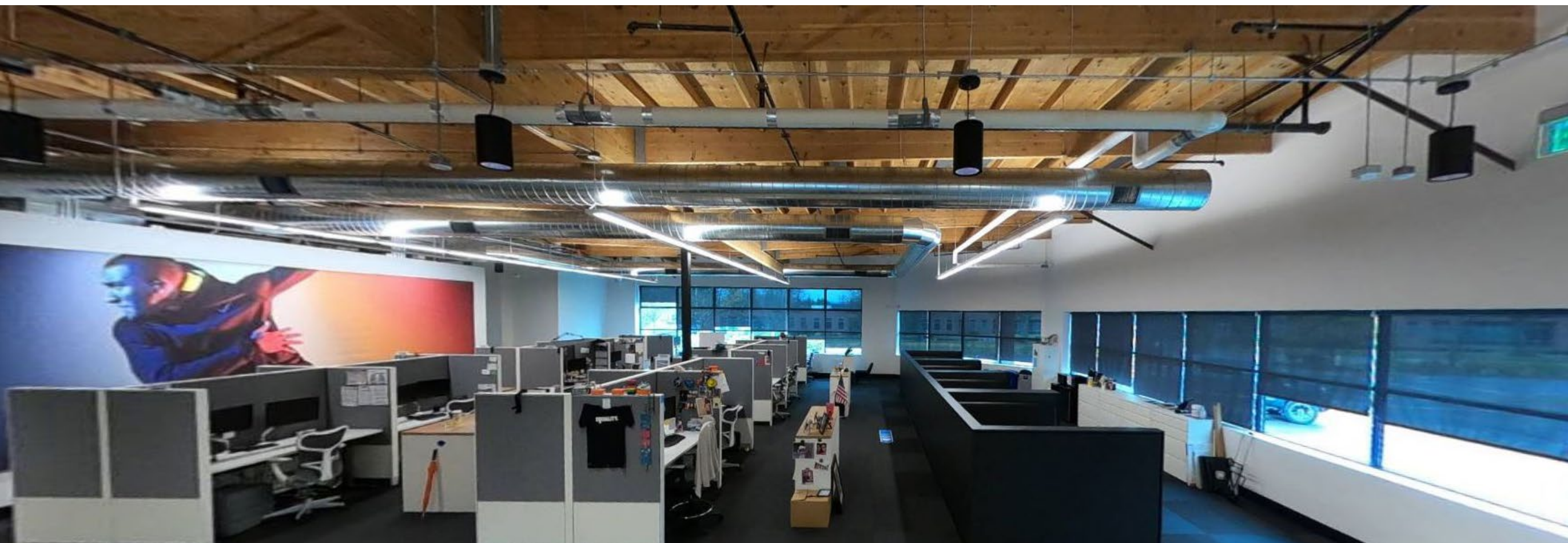
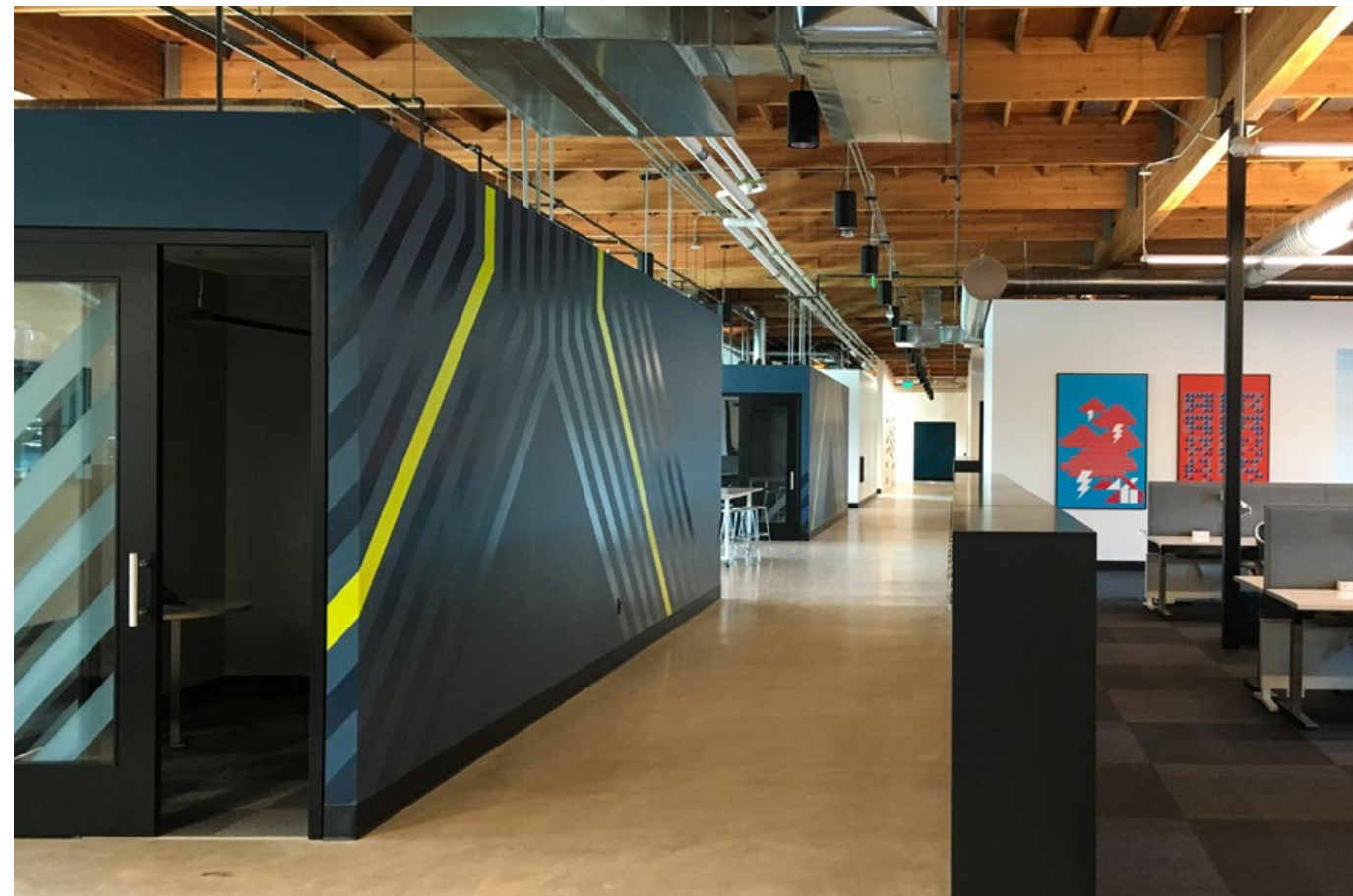
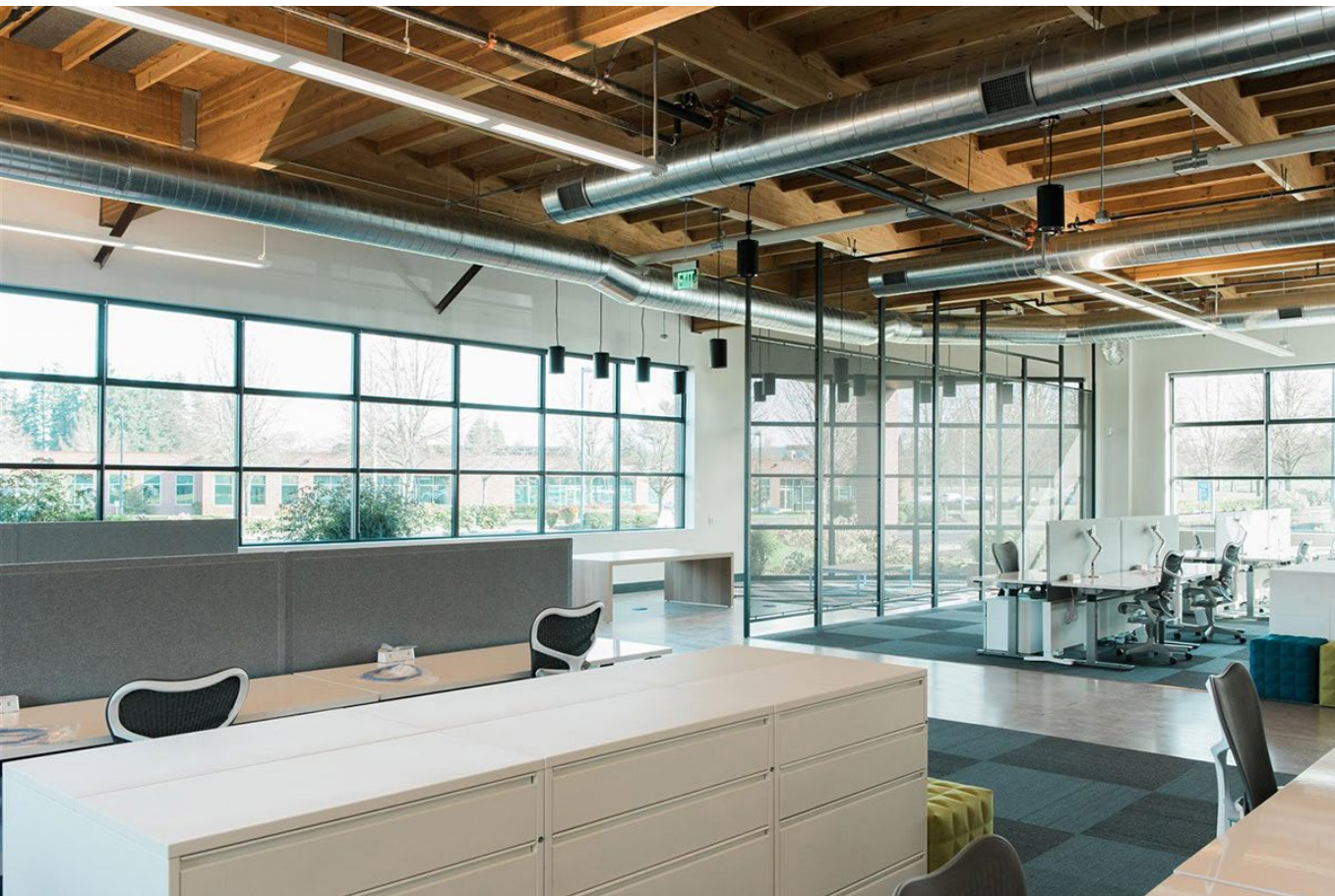


PARK FEATURES

The Park at AmberGlen offers functional flex space with an efficient buildout and plenty of open space. Amenities include showers and bike racks, outside seating and a convenient location adjacent to AmberGlen Park. The property features dock loading and abundant onsite parking. Tenants at The Park at AmberGlen enjoy close proximity to Streets of Tanasbourne, MAX Light Rail and a wide variety of retail and service outlets.

- Quality ownership and professional property management
- Onsite amenities include showers, bike racks and outside seating
- Adjacent to AmberGlen Park, with 14 acres of paved walkways, grassy open areas, picnic tables, and two fountains and a pond
- Parking ratio of 4.00 : 1,000 SF
- Open, creative space available
- Onsite EV Charging stations
- Business Friendly Washington County address plus tenants may qualify for the Hillsboro Enterprise Zone Tax Abatement Program





# FLEXIBLE INTERIORS



## LOCATED DIRECTLY IN THE HEART OF THE SUNSET CORRIDOR

**OVER 30** RESTAURANTS  
AND LOUNGES

**EXCELLENT** CONCENTRATED  
RETAIL OPTIONS

**5 PREMIERE**  
HOTELS NEARBY

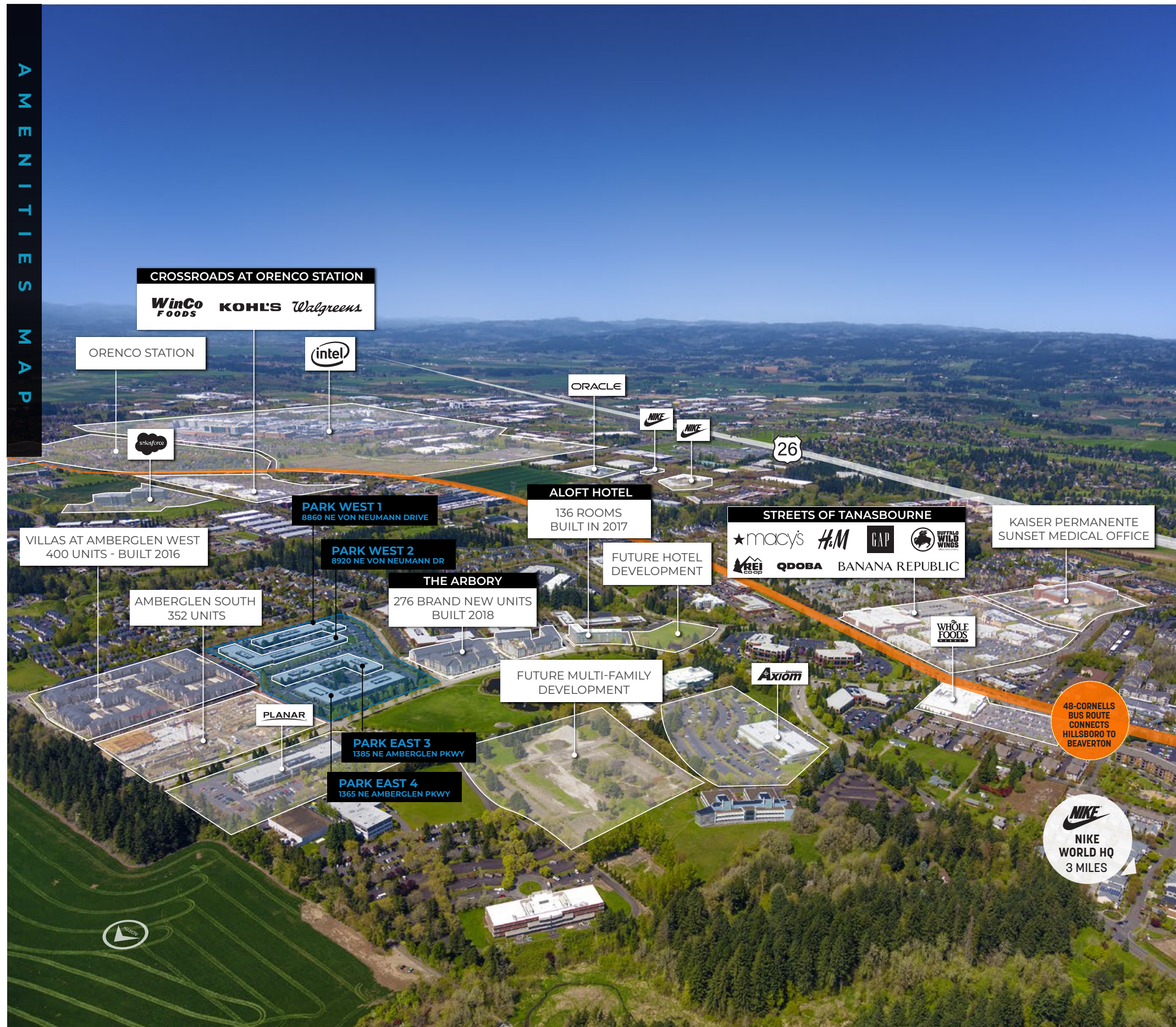
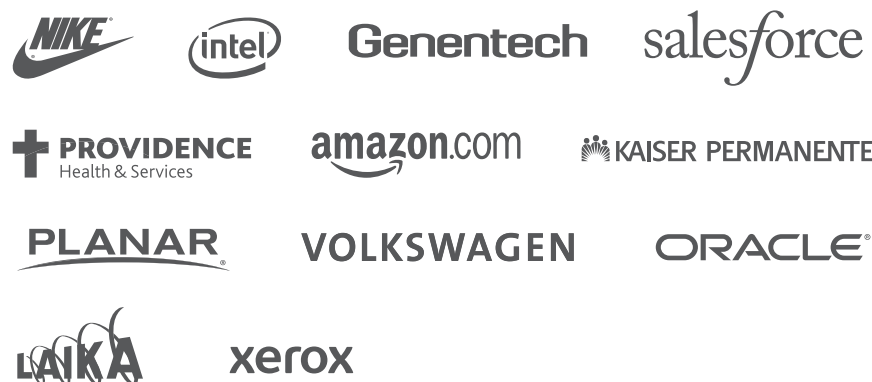
**5 FITNESS FACILITIES**  
NEARBY

**CONVENIENT**  
COMMUNITY SERVICES

**ABUNDANT**  
HOUSING OPTIONS

## INTERNATIONALLY RECOGNIZED CORPORATE NEIGHBORS

The area is home to some of Oregon's most significant employers including Fortune 500 Corporations Nike and Intel. Nike's World Headquarters is located in the Sunset Corridor and Intel has its largest concentration of workers in the world in Washington County (approximately 18,000).





# PARK WEST 2

**± 39,507 SF** OF PREMIUM  
OFFICE/FLEX SPACE  
**AVAILABLE FOR LEASE**

**62,747 SF**  
**BUILDING FOR SALE**

**YEAR BUILT: 1999**

**ZONING: UC-MU (Urban Center - Mixed-Use)**

**PROPERTY TAXES (2022): \$126,797.18**

**LOT SIZE: 211,266 SF (4.85 acres)**

CALL FOR SALE PRICE AND LEASE RATES







**PARK WEST 1**  
8860 NE VON NEUMANN DRIVE

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FULLY LEASED

**PARK WEST 2**  
8920 NE VON NEUMANN DRIVE

---

FULL BUILDING  
APPROXIMATELY 39,507 SF  
AVAILABLE FOR SALE OR  
FOR LEASE; CALL FOR RATES

**PARK EAST 3**  
1385 NE AMBERGLEN PARKWAY

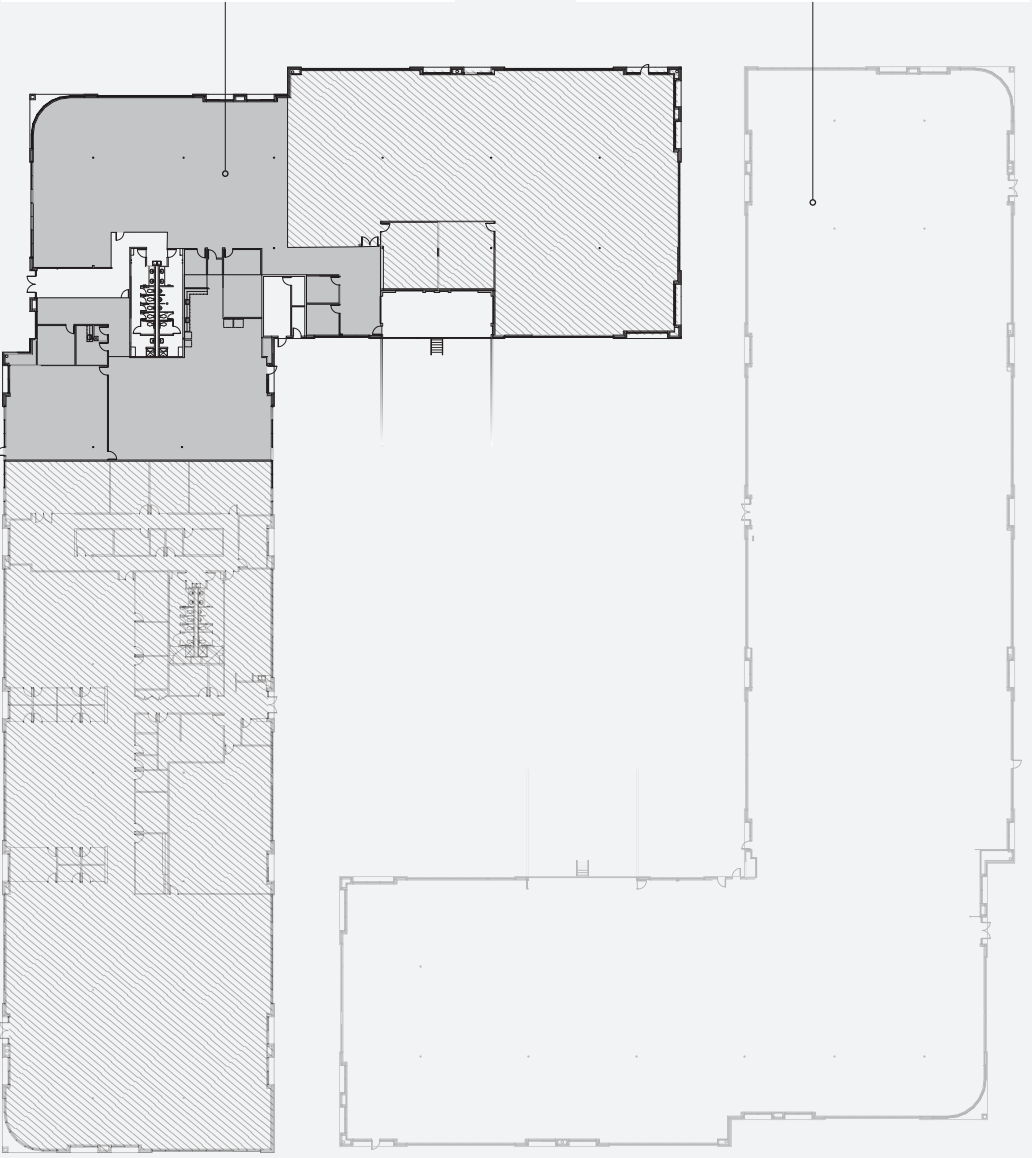
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FULLY LEASED

**PARK EAST 4**  
1365 NE AMBERGLEN PARKWAY

---

SEPARATE OWNERSHIP





# OUTDOOR TENANT AREA

PARK EAST 3 - COMPLETED



PARK EAST III





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