



AVAILABLE FOR SALE OR LEASE

55
WEST

5505 NE Moore Ct
Hillsboro, OR

55 WEST

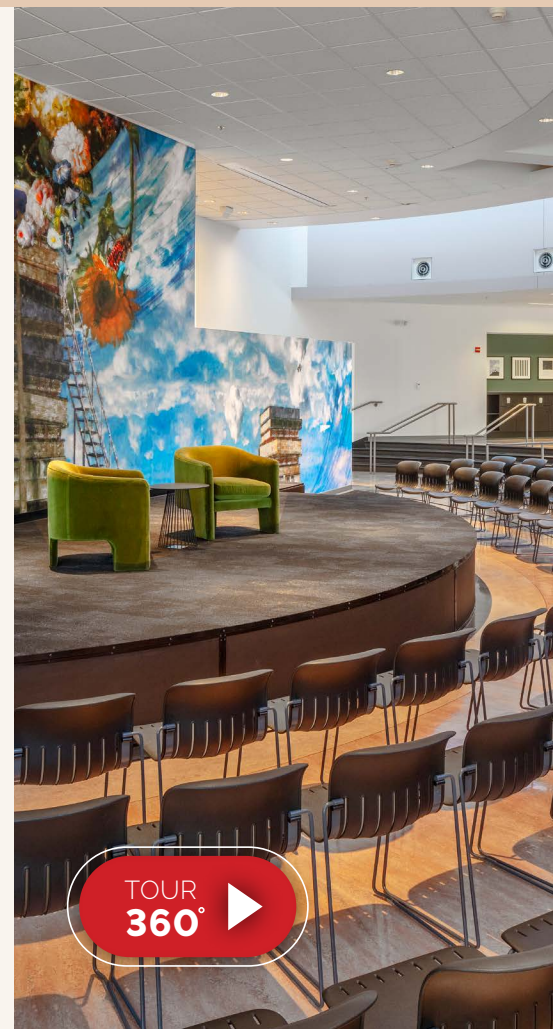
55 West is a 3-building office park located in the center of an amenity-rich environment that cultivates collaboration with a community-centric feel. The beautifully landscaped campus provides additional spacious outdoor collaborative areas for employees to connect and share ideas. 55 West offers its tenants first-class corporate spaces in a park-like environment.

Tenants of this project will enjoy a variety of unique amenities that are rare in other locations. Overall, 55 West is designed to promote high morale among its occupants and help facilitate recruitment and overall employee satisfaction.



FEATURES

-  Abundant parking available
-  Enjoy expansive patios with seating throughout property
-  Visit various outside gathering areas, including fire pits
-  Go for a run or walk on one of our many pedestrian paths
-  Auditorium with high speed wifi available for tenant functions
-  Newly refreshed tenant lounge offers breakout areas, shuffle board, a pool table, and arcade games to recharge your mind outside of the office
-  Take a break with coworkers and play a quick game at the cornhole court



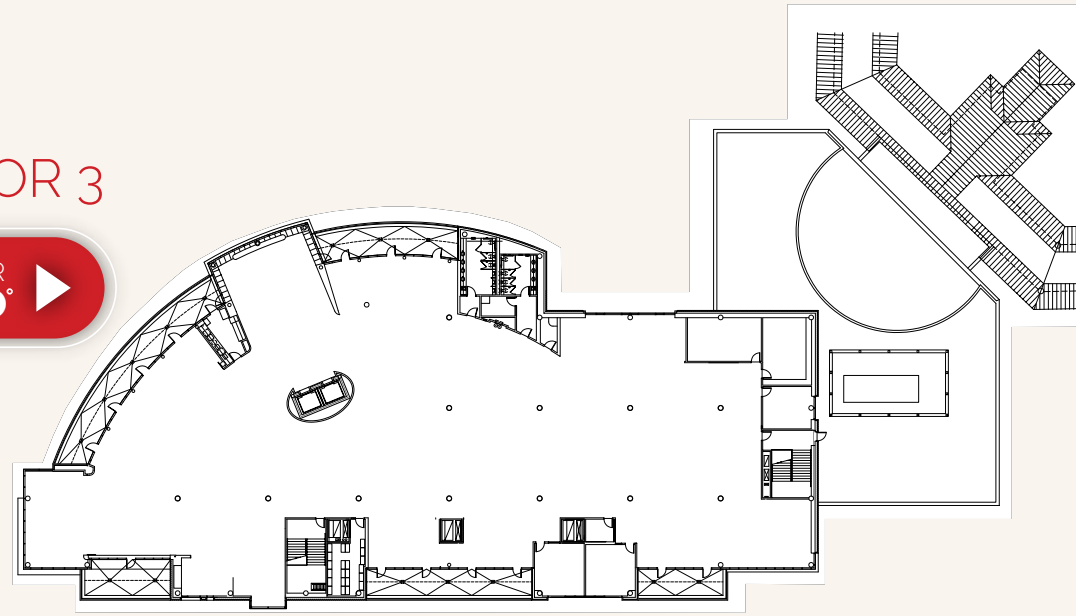
BUILDING 3

91,768 RSF of flexible workspace

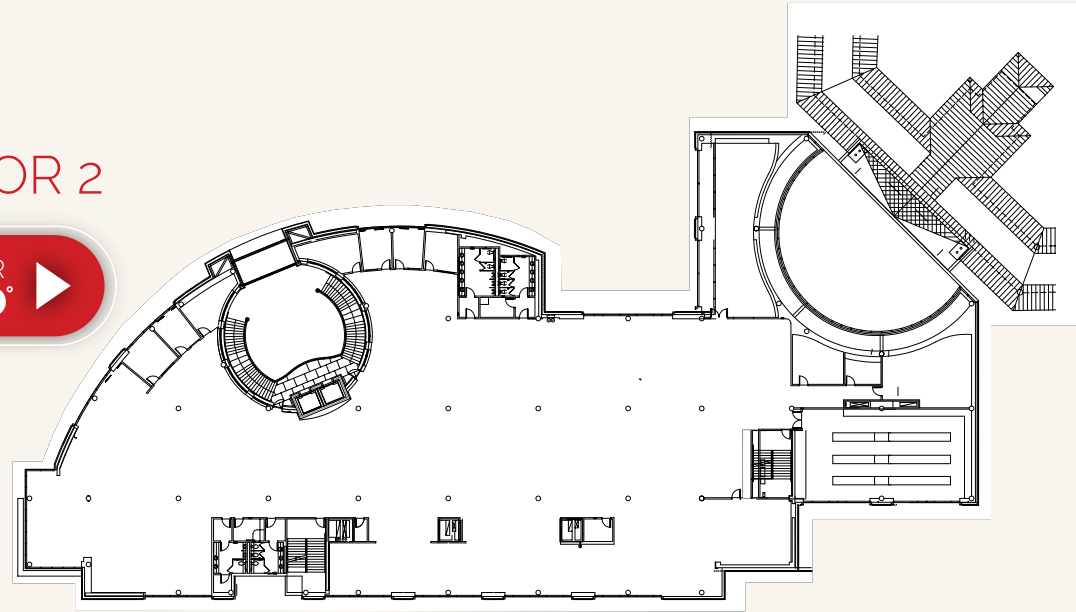
- 2 grade loading doors
- 15' slab-to-slab
- 3-phase with 2,500 amps 277/480v
- Divisible to 32,940 SF
- Fiber available by multiple providers
- Cafeteria with full kitchen
- Fitness facility with lockers and showers



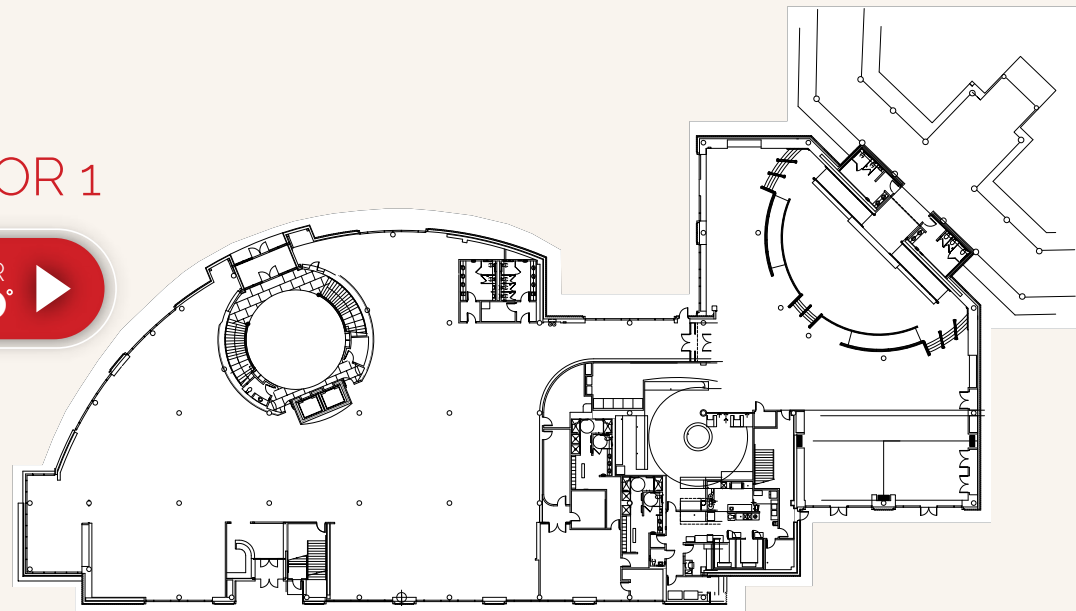
FLOOR 3



FLOOR 2



FLOOR 1



AMENITIES





TRANSIT AND LOCATION

Tenants of the 55 West campus can utilize the region's transit system with its close proximity to the Hawthorne Farm MAX station. Within a mile of the campus, a variety of services can be found such as shopping centers, restaurants, medical clinics, child care facilities and schools.

Around the corner is 53rd Avenue Park; Hillsboro's newest 43-acre park offering lighted multi-sport fields, tennis and basketball courts, aquatic center, concessions and play structures.

55 WEST IS ZONED SC-BP (STATION COMMUNITY BUSINESS PARK)

Many uses are permitted in SC-BP that support Office and Industrial industries.



HOUSING

The 55 West campus is ideally located to offer a full range of housing options for its tenants. Single family homes, condominiums, and apartments are available at the popular master planned community, Bethany Village. Tanasbourne is a quick 3 miles east with a multitude of apartment and townhome options and executive housing surrounds 55 West in nearby Helvetia, North Plains, Laurel/Bald Peak, west Hillsboro.



55 WEST

LEASING CONTACTS

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