

Trellis

FLEX



GROW YOUR BUSINESS

NEWMARK

TALON

PCCP



AVAILABILITIES

FLEX

BUILDING	SUITE	SIZE (RSF)
Apollo*	100	25,054
	150	10,691
Golding	120	9,923***
	122	5,823***
Meridian**	110	50,623
Sterling	140	21,176

* Contiguous up to 46,818 RSF

** Available for Sale

***Contiguous up to 15,746 RSF Available 4/1/2026



GROW YOUR BUSINESS

The flex buildings at Trellis offer versatile single-story suites featuring **19' ceilings**, **dock-high and grade-level roll-up doors**, and ample power to support your operations. From lab space and light industrial to creative office and a variety of other uses, these modern flex buildings are designed for maximum adaptability.

Renowned as one of the most amenitized projects in the Sunset Corridor, Trellis sets the standard for **suburban flex space** in the region.





A CONNECTED WORKPLACE WITH ROOM TO EXPAND

Trellis at AmberGlen is a forward-thinking, flexible and modern workplace situated at the intersection of health and productivity.

Featuring **2 office buildings & 6 flex buildings** totaling over **520,016 RSF**, this **36-acre** campus provides Class A solutions for a broad range of uses for large and small businesses, corporate headquarters, tech and more.

With quick access to **AmberGlen Park** and our thoughtfully programmed outdoor spaces, Trellis at AmberGlen aims to bolster connection and well being.

2

OFFICE BUILDINGS

6

FLEX BUILDINGS

±520,016 SF





A CAMPUS AMENITIZED WITH YOU IN MIND



36-acre campus with engaging outdoor spaces



Close proximity to several dining and retail options



Expansion opportunities



On-site property management



Highly committed and responsive ownership

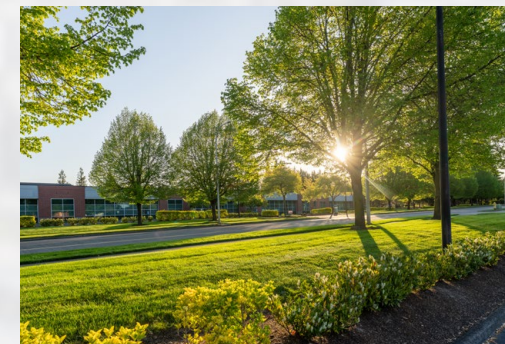


4/1,000 parking with EV charging stations



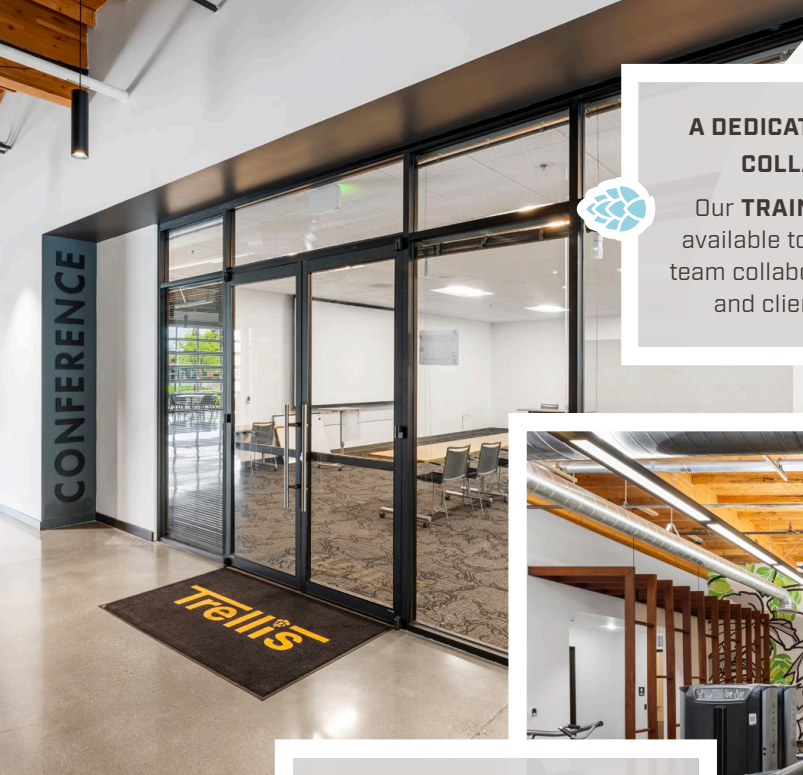
Dynamic health & wellness on-site amenities at The Mill





Trellis LOCATION AMENITIES





A DEDICATED SPACE TO COLLABORATE

Our **TRAINING ROOM** is available to all tenants for team collaboration sessions and client meetings.



A NEW VISION OF WELLNESS

Trellis at AmberGlen creates an ecosystem where the workplace and nature are mutually celebrated. Our brand-new amenity center, **The Mill**, offers more than you've come to expect.

Integrating workplace with wellness heightens employee productivity and retention, reduces health-related absences, and improves employee morale.



WORK OUT WHEN IT'S CONVENIENT FOR YOU

Our **new fitness center** features a variety of classes and specialized workshops to fit any busy schedule.



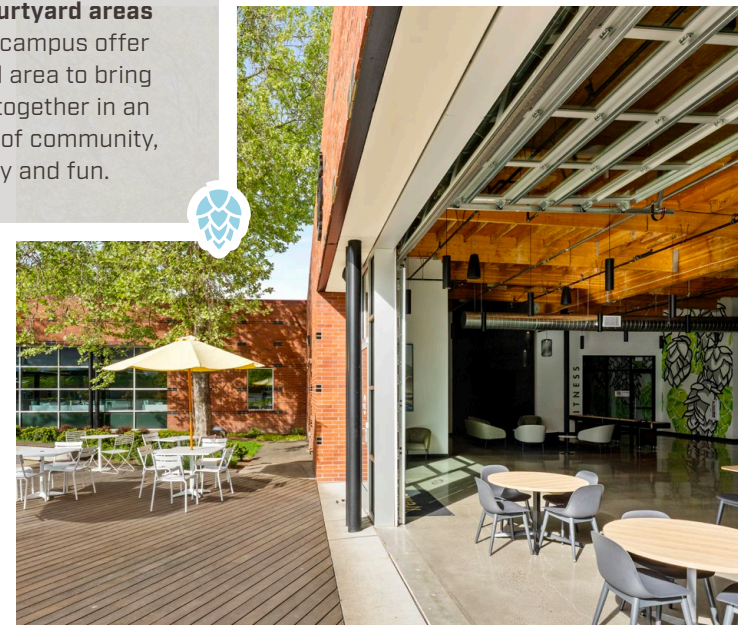
ENJOY THE OUTDOORS

BBQ and courtyard areas throughout campus offer a communal area to bring individuals together in an atmosphere of community, creativity and fun.



TASTES THAT CHANGE WITH THE SEASONS

Our **rotating food trucks** give our tenants the opportunity to try new cuisines every week. New onsite cafe coming soon!





Trellis

4 miles to nearby attractions
including TopGolf and Ron Tonkin Field, home of the Hillsboro Hops

47 shops, restaurants and spas at the Streets of Tanasbourne

10+ miles of walking paths and walking distance to AmberGlen Park

1,300 hotel rooms within 5 miles

15k nearly 15,000 multifamily units nearby

**A SUBURBAN HUB
WHERE EMPLOYEES
LIVE & WORK**

Trellis at AmberGlen is located in a vibrant, walkable community featuring food, retail, public park, hospitality, business and housing.



THE MILL AMENITY CENTER
with onsite cafe coming soon!

TRELLIS AT AMBERGLEN





THE MILL AMENITY CENTER
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TRELLIS AT AMBERGLEN



GROW YOUR BUSINESS AT

Trellis

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