



# Trellis WEST

HILLSBORO, OREGON

ADVANCED MANUFACTURING CAMPUS



APRIL 2026

**NEWMARK**  
**WEST COAST**  
CAPITAL MARKETS



# The Offering

Newmark (NMRK), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Trellis West (the "property") – a four-building suburban campus consisting of advanced manufacturing and R&D space strategically located in Hillsboro's Sunset Corridor. Spanning 214,152 rentable square feet, the property is 85% leased with 5.1 years of weighted average lease term. With less than 10% of the rentable square footage rolling over the first 48 months of the hold period and 39% investment-grade credit tenancy, Trellis West offers attractive in-place cash flow with limited near-term rollover risk.

Originally delivered in the 1990s, ownership has invested substantial capital to thoughtfully reposition Trellis West, focusing on creating a differentiated, amenity-rich environment that delivers a best-in-class tenant experience. Trellis West offers tenants a wide variety of on-site programming including rotating food trucks, outdoor seating and fire pits, and 10+ miles of walking paths throughout campus. Additionally, tenants benefit from access to The Mill – the campus amenity center designed to foster convenience, wellness, and community.

Located less than three miles from Intel's Ronler Acres and Hawthorn Farms campuses, the property is located in the heart of Washington County's Silicon Forest, one of the most diverse high-tech clusters in the United States. Supported by a young and highly educated workforce, industry giants such as Intel, Applied Materials, Tokyo Electron, Lattice Semiconductor, Lam Research, and many other long standing semiconductor companies have deep roots in the Silicon Forest, fostering a robust ecosystem of suppliers and manufacturers that play a critical role in the semiconductor industry. Featuring highly functional advanced manufacturing, research & development, and flex space used in a variety of ways, Trellis West is strategically positioned to meet evolving tenant demand and capitalize on continued growth within the Silicon Forest.

Trellis West offers investors the opportunity to acquire a stabilized suburban campus generating durable investment-grade cash flow, located within one of the West Coast's most diversified and resilient high-tech clusters.



## Property Overview

**214,152**  
RSF

**Four**  
NUMBER OF BUILDINGS

**85%**  
OCCUPANCY

**5.1 Years**  
WALT

**3.9 per 1,000 SF**  
PARKING RATIO\*

**18.2 Acres**  
SITE AREA

**1992 / 1995 / 1996**  
YEAR BUILT

\*Blended Parking Ratio

## Credit Tenancy



**APPLIED MATERIALS**  
57,827 SF  
27% of RSF  
S&P: A



**KLA CORPORATION**  
25,054 SF  
12% of RSF  
S&P: A

**Sterling Building**

**Apollo Building**

**Crystal Building**

**Perle Building**

Stabilized Rent Roll with Minimal Rollover Within the First 48 Months

Strong Tenant Mix Entrenched in Sunset Corridor's High-Tech Ecosystem

Highly Amenitized Suburban Location in Proximity to Oregon's Largest Economic Drivers

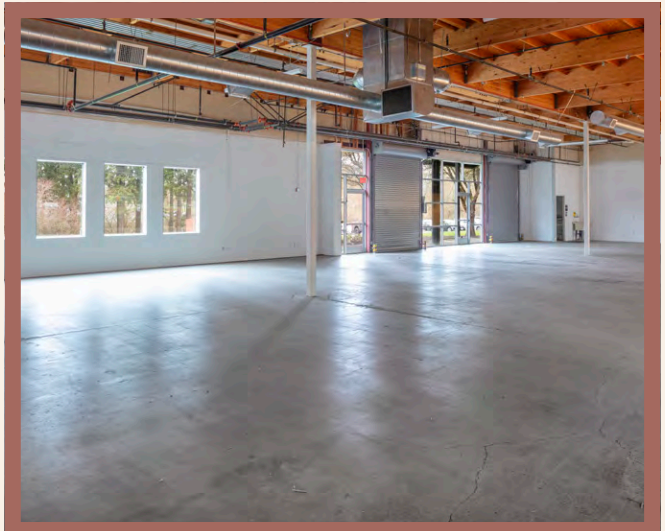
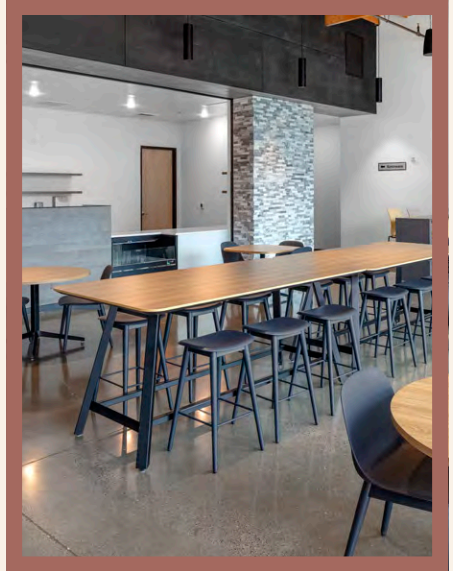
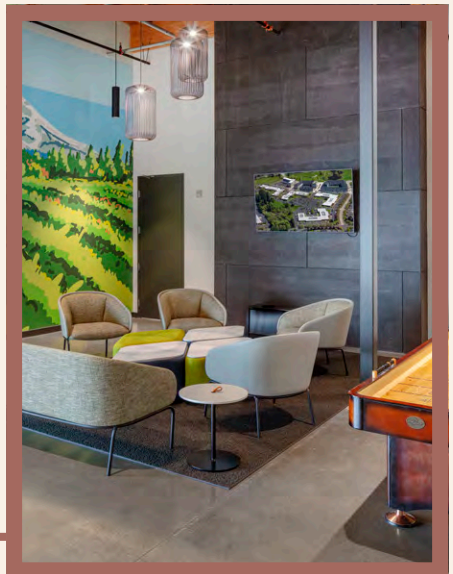
Abundant Employee Housing Options with over 8,500 Multi-Family Units within One Mile of Property

±39% of Rentable Square Footage Occupied by Investment Grade Credit Tenancy

Best-in-Class Campus Programming & Amenity Center

*Investment Overview*

# Trellis West – Campus Overview





**Perle Building**  
8875 NE VON NEUMANN DRIVE

**57,827** RSF  
**27.0%** of Campus  
**100%** Leased  
**1996** Year Built  
**20%** Advanced Manufacturing  
**80%** Flex/R&D/Office  
**1** Dock High Door / **1** Grade Level Door



**Crystal Building**  
9025 NE VON NEUMANN DRIVE

**51,224** RSF  
**23.9%** of Campus  
**100%** Leased  
**1995** Year Built  
**40%** Advanced Manufacturing  
**60%** Flex/R&D/Office  
**1** Dock High Door / **1** Grade Level Door



**Apollo Building**  
9170 NE TURING COURT

**46,818** RSF  
**21.9%** of Campus  
**77.2%** Leased  
**1995** Year Built  
**100%** Flex/R&D/Office  
**1** Dock High Door / **1** Grade Level Door



**Sterling Building**  
9225 NE TURING COURT

**58,283** RSF  
**27.2%** of Campus  
**63.7%** Leased  
**1992** Year Built  
**25%** Advanced Manufacturing  
**75%** Flex/R&D/Office  
**1** Dock High Door / **2** Grade Level Doors

# Oregon's Economic Powerhouse

## The Silicon Forest

### 40%

OREGON PRODUCES 40% OF THE NATION'S MICROCHIPS, ANCHORED HEAVILY IN THE SILICON FOREST

### \$36B

INTEL HAS COMMITTED MORE THAN \$36B TO EXPAND AND MODERNIZE ITS R&D AND MANUFACTURING FACILITIES, SOLIDIFYING ITS SILICON FOREST OPERATIONS AS THE COMPANY'S MOST ADVANCED HUB WORLDWIDE

### \$13B

INTEGRATED CIRCUITS (CHIPS) ACCOUNTED FOR \$13B, OR 31% OF STATEWIDE EXPORTS IN 2025, ATTRIBUTABLE TO THE SILICON FOREST'S INNOVATION-DRIVEN ECOSYSTEM

### 34,000

NEARLY 20% OF OREGON'S HIGH-TECH JOBS ARE IN SEMICONDUCTOR MANUFACTURING, EMPLOYING OVER 34,000 WORKERS

## #1 in Portland Metro

THE SILICON FOREST IS HOME TO THE PORTLAND METRO'S HIGHEST CONCENTRATION OF FORTUNE 500 COMPANIES

**amazon**

S&P: A+  
Fortune 500: #1

**Microsoft**

S&P: AAA  
Fortune 500: #11



S&P: A  
Fortune 500: #99

**ThermoFisher**  
SCIENTIFIC

S&P: A  
Fortune 500: #104



STREETS OF TANASBOURNE



TANASBOURNE TOWNE CENTER



**NVIDIA**  
S&P: AA+  
Fortune 500: #20

**ORACLE**  
S&P: BBB  
Fortune 500: #71

**CISCO**  
S&P: A+  
Fortune 500: #80

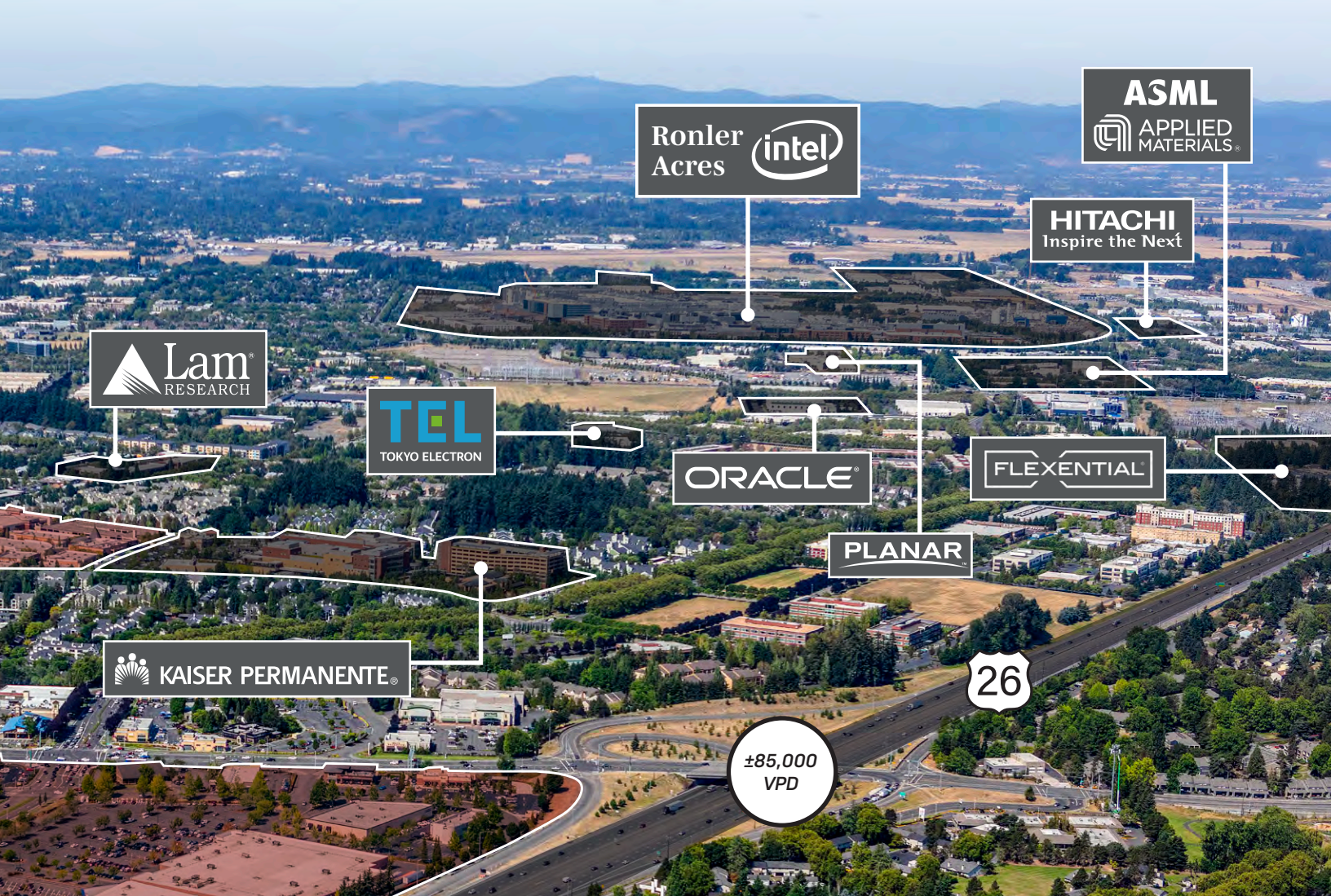
**intel**  
S&P: BBB  
Fortune 500: #87

**APPLIED MATERIALS**  
S&P: A  
Fortune 500: #152





**Lam RESEARCH**  
S&P: A  
Fortune 500: #219

**KLA**  
Keep Looking Ahead  
S&P: A  
Fortune 500: #342

**ANALOG DEVICES**  
S&P: A  
Fortune 500: #383



### In A 2-Mile Radius

 Thousands of single-family homes with median home value exceeding \$460,000	 15,250 multifamily units with sub 10% vacancy	 Young and educated demographic with 50% of population holding Bachelor's degree or higher	 Zero SF of office/flex product under construction
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## NEWMARK WEST COAST CAPITAL MARKETS

*The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and NMRK that broker shall not look to NMRK for payment of such a commission or any other compensation.*

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