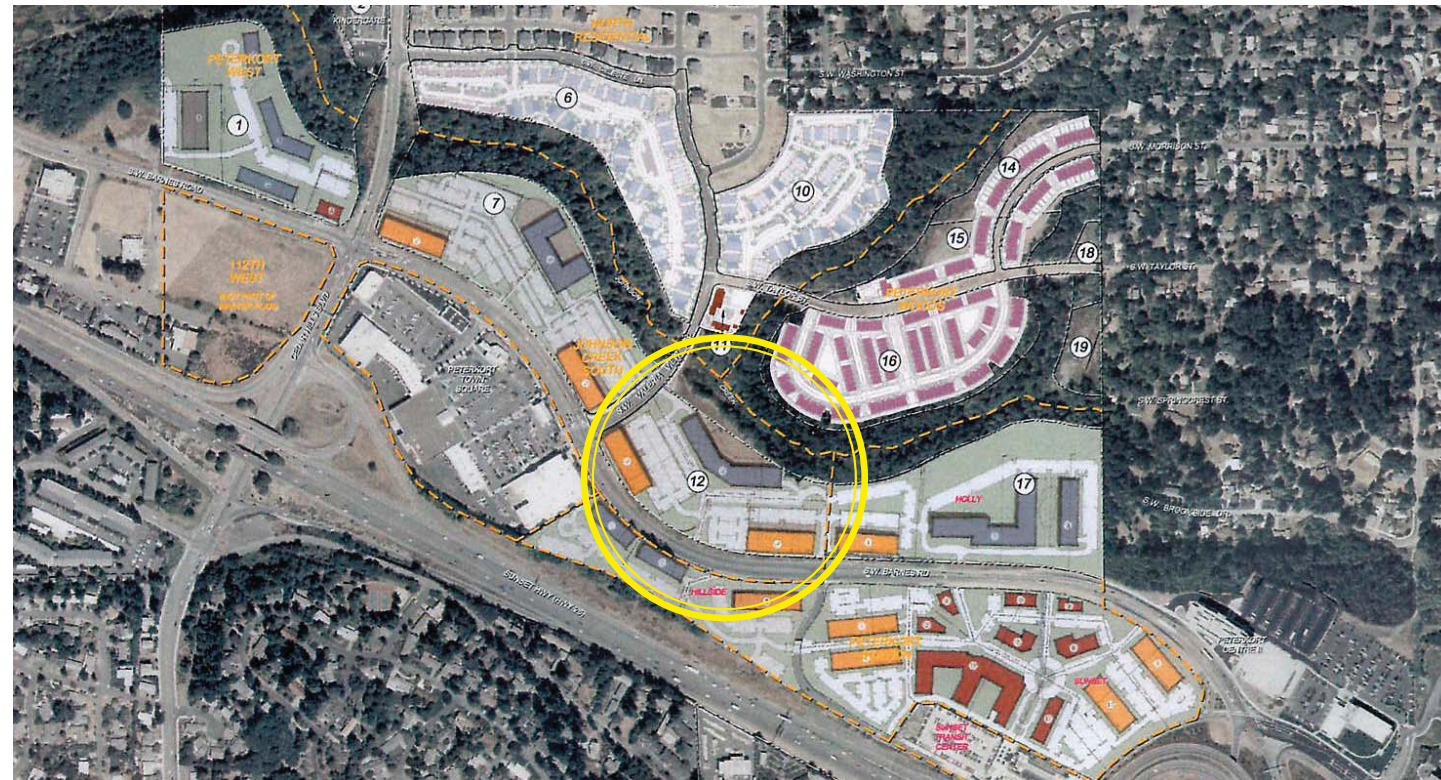


# PETERKORT IV BARNES ROAD



# PROPOSED PROJECT

# PETERKORT IV BARNES ROAD

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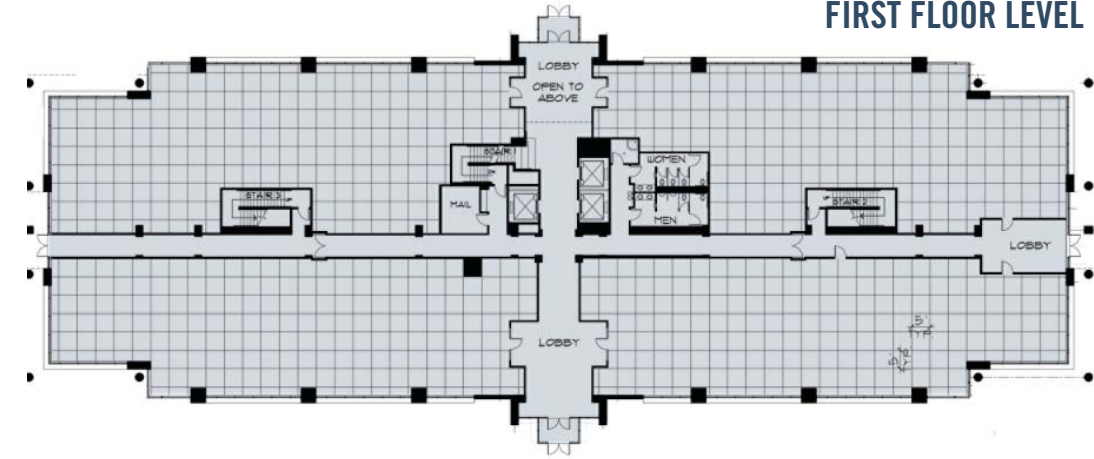
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

**CAPACITY COMMERCIAL GROUP, 805 SW BROADWAY SUITE 700, PORTLAND, OR 97205**

### LOWER LEVEL



### FIRST FLOOR LEVEL



- **RATE (FS):** \$31.00-\$33.00/Sq.Ft.
- **TERM:** 5 - 10 Years
- **T.I.'S:** \$25.00/RSF
- **TOTAL SPACE:** Appx. 145,000 RSF
- **PARKING:** 4/1,000 (surface & covered)
- **LOAD FACTOR:** 15%



### FEATURES

- A gracious two-story atrium lobby with high end interior finishes
- Top floor terraces
- Brick and concrete exterior with green-tinted, low-e glass to reduce solar gain
- Dramatic glass line with multiple possibilities for corner offices
- Common athletic room and showers
- Common conference room
- Underground and structured parking as well as generous free parking
- Retail center across the street with numerous amenities

