

OFFICE LEASE OPPORTUNITY

FOR LEASE | APPROXIMATELY ±894 SF OFFICE SPACE
4950 NE BELKNAP COURT, HILLSBORO, OR 97124



OFFERING SUMMARY

Lease Rate:	\$26.50 SF/yr (MG)
Building Size:	15,770 SF
Parking Ratio:	2.5 per 1,000 SF
Available SF:	894 SF
Year Built:	2000
Zoning:	Station Community Business Park (SCBP)

PROPERTY OVERVIEW

Located off of Cornell Road in the heart of Hillsboro. Adjacent to the Hawthorn Farm MAX light rail station & Intel campus and minutes away from Highway 26, Hillsboro Airport, Orenco Station, and Tanasbourne Mall.

PROPERTY HIGHLIGHTS

- Second floor office space with reception, private office, in-suite sink, & storage
- Elevator served building
- Abundant parking
- Marquee signage available
- Professionally managed
- Next to MAX Station & Intel Campus
- Other tenants include physical therapy, salon, restaurant, counseling services, and general office.

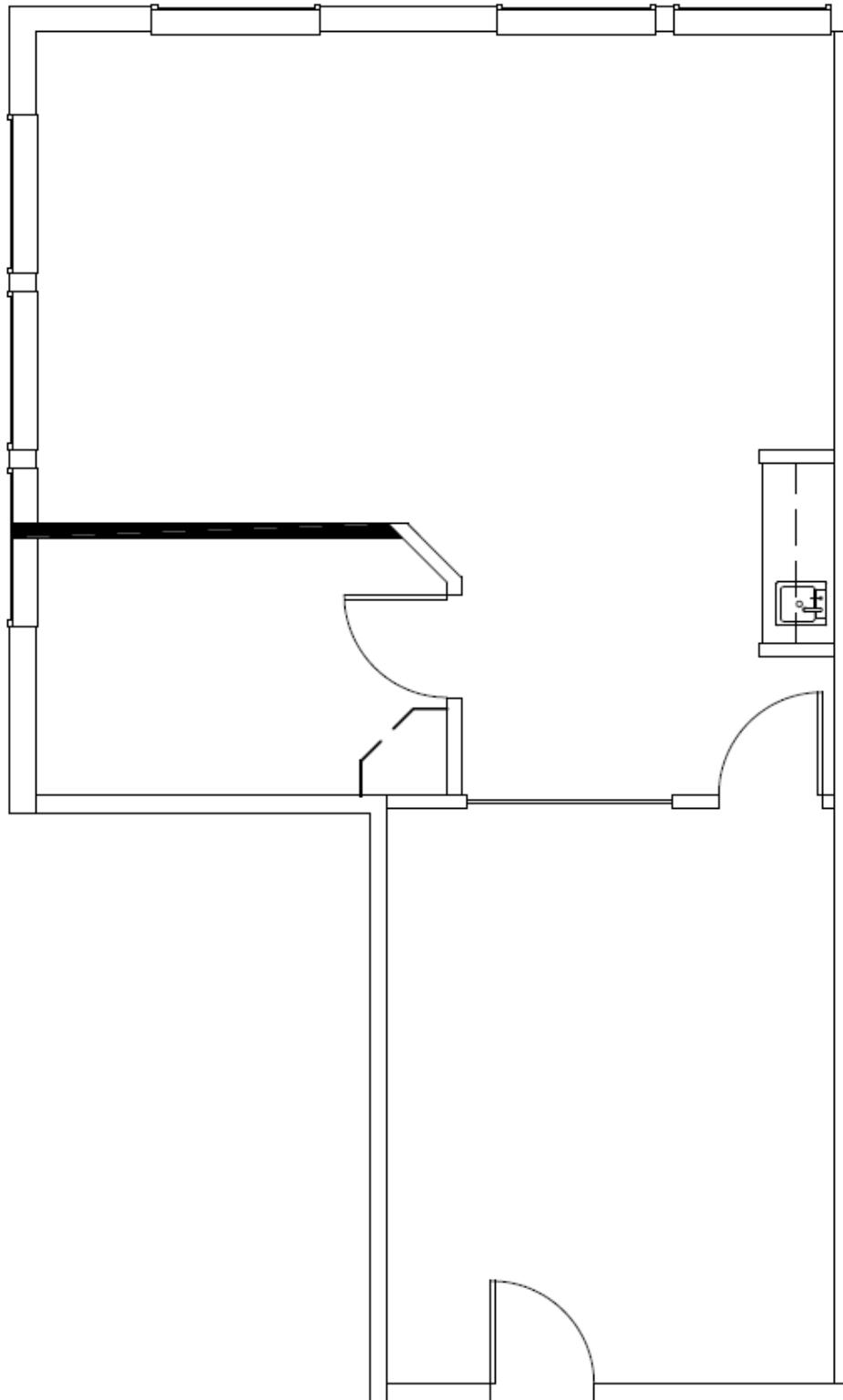
MICK GRIEP

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7320 SW Hunziker Rd, Ste 203
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FOR LEASE - SUITE 202 FLOORPLAN

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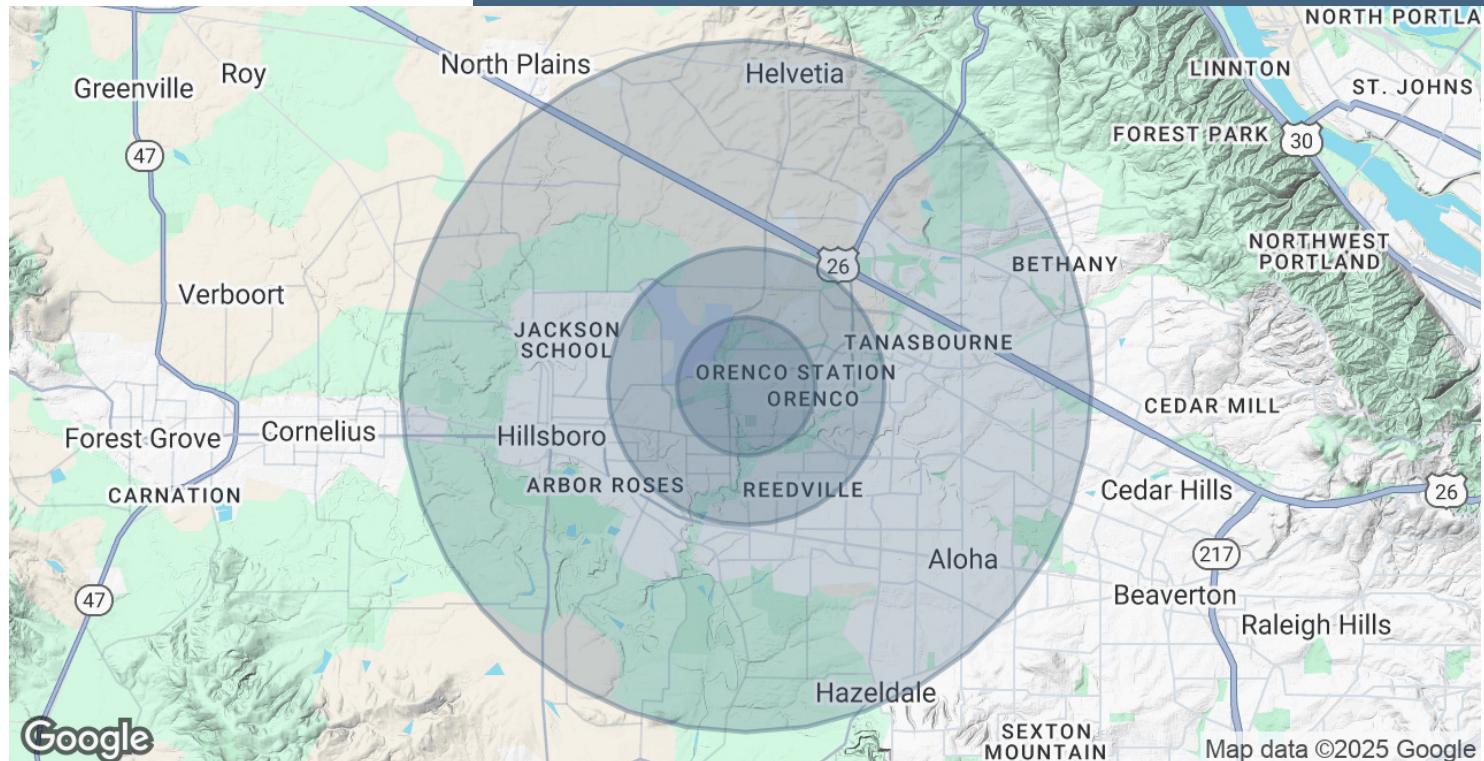
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POPULATION	1 MILE	2 MILES	5 MILES
Total Population	14,910	49,775	207,225
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	6,172	18,675	76,909
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$154,807	\$137,510	\$129,801
Average House Value	\$598,991	\$571,233	\$559,223

Demographics data derived from AlphaMap

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