

AVAILABLE FOR LEASE

Tigard Corporate Center

12259 and 12447 SW 69th Avenue, Tigard, Oregon 97223



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12123 SW 69th Ave - Building C



12123 SW 69th Ave - Building B

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ABUNDANT
PARKING



CENTRALLY
LOCATED



CAMPUS
SETTING



NUMEROUS
AMENITIES



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Tigard Corporate Center

12259 and 12447 SW 69th Avenue

- Institutionally owned, managed, and leased since completion
- Fully built-out, flexible Class A office space
- Above-average parking - 5.5:1,000 SF
- Convenient and central access to I-5 and Highway 217
- Immediate access to public transit
- Monument signage available
- Back-up generator serving both buildings
- Mature well, maintained landscaping
- Numerous surrounding amenities including: Major retail, lodging, restaurants, fitness and health services, diverse housing and educational institutions.

LEASE RATE: AVAILABLE UPON REQUEST

Building B & C Details

Total Available SF	61,605 SF
Building B SF	41,070 SF
Building C SF	20,535 SF
Demisable	10,000 SF



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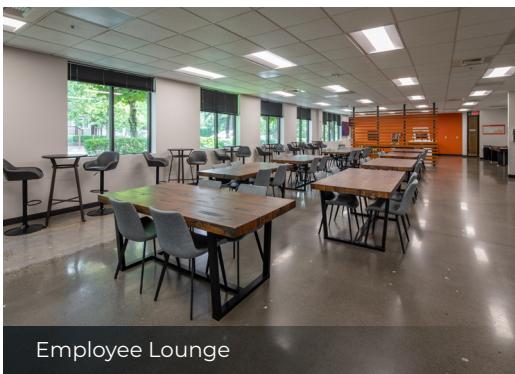
Building B Lobby



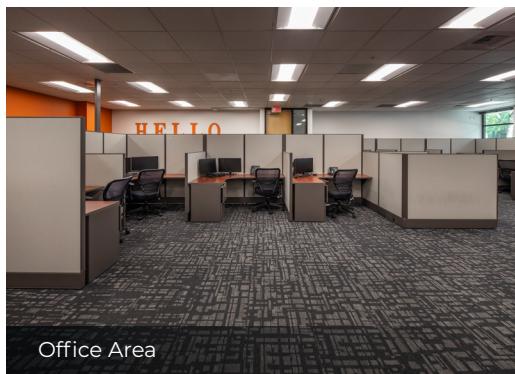
Collaboration Spaces Throughout



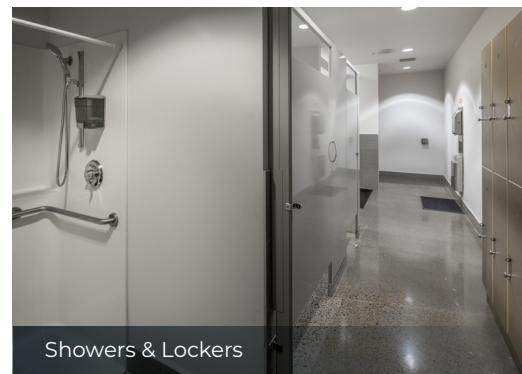
Large training rooms



Employee Lounge



Office Area



Showers & Lockers



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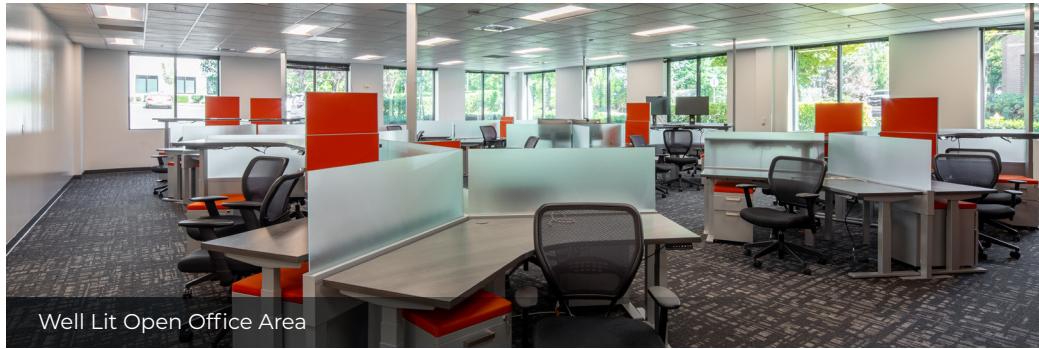
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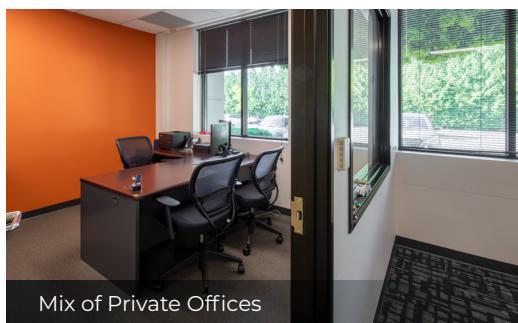
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Building B Lobby



Well Lit Open Office Area



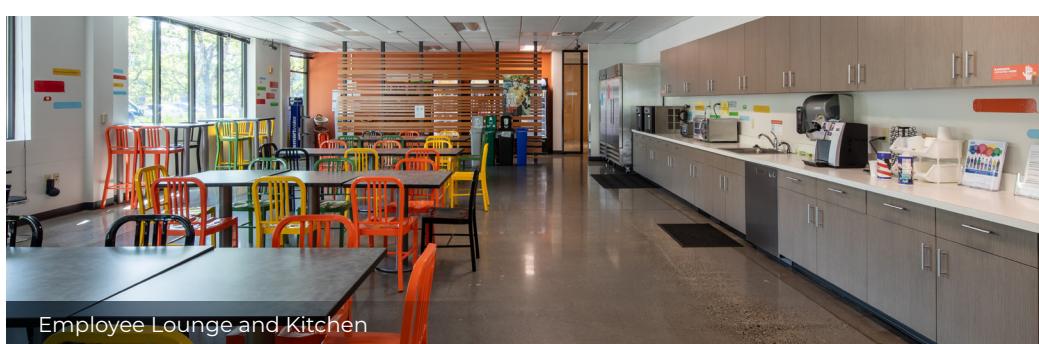
Mix of Private Offices



Large Conference Rooms



Functional Floor Plans



Employee Lounge and Kitchen



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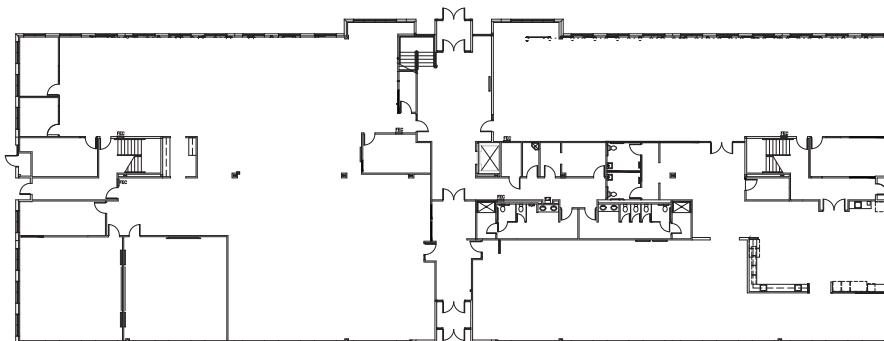
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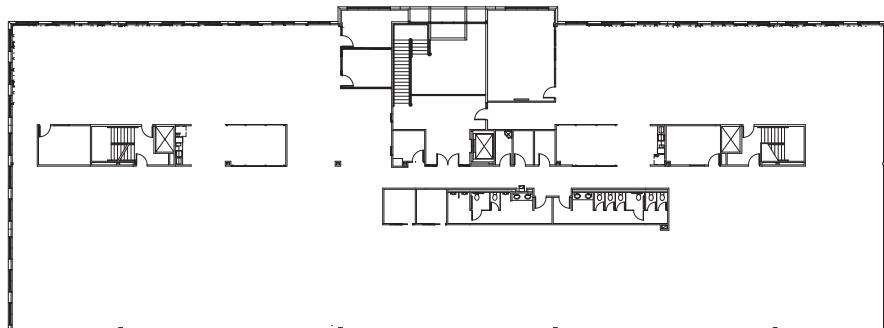
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Building B - Floor Plan

41,070 Total SF (Demisable $\pm 10,000$ SF)



Building B First Floor



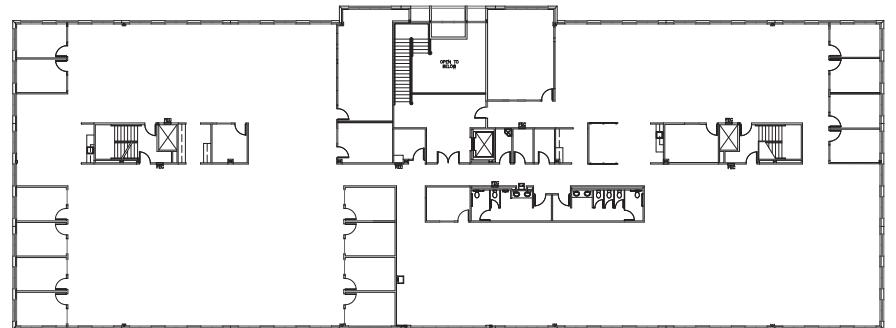
Building B Second Floor

Building C - Floor Plan

41,070 Total SF (Demisable $\pm 10,000$ SF)



Building C First Floor



Building C Second Floor



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ALL WITHIN MINUTES

Surrounded by an abundant mix of amenities, immediate access to Interstate 5, Highways 217 and 99. Exceptional access to public transit with a stop located onsite.



EXCELLENT
ACCESS



NUMEROUS
AMENITIES



PUBLIC
TRANSIT



CENTRAL
LOCATION



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CENTRAL LOCATION

Surrounded by an abundant mix of amenities, immediate access to Interstate 5, Highways 217 and 99. Exceptional access to public transit with a stop located onsite.



5 MILES **to** DOWNTOWN PORTLAND



1.5 MILES **to** DOWNTOWN VANCOUVER



4 MILES **to** DOWNTOWN BEAVERTON



3 MILES **to** DOWNTOWN TUALATIN



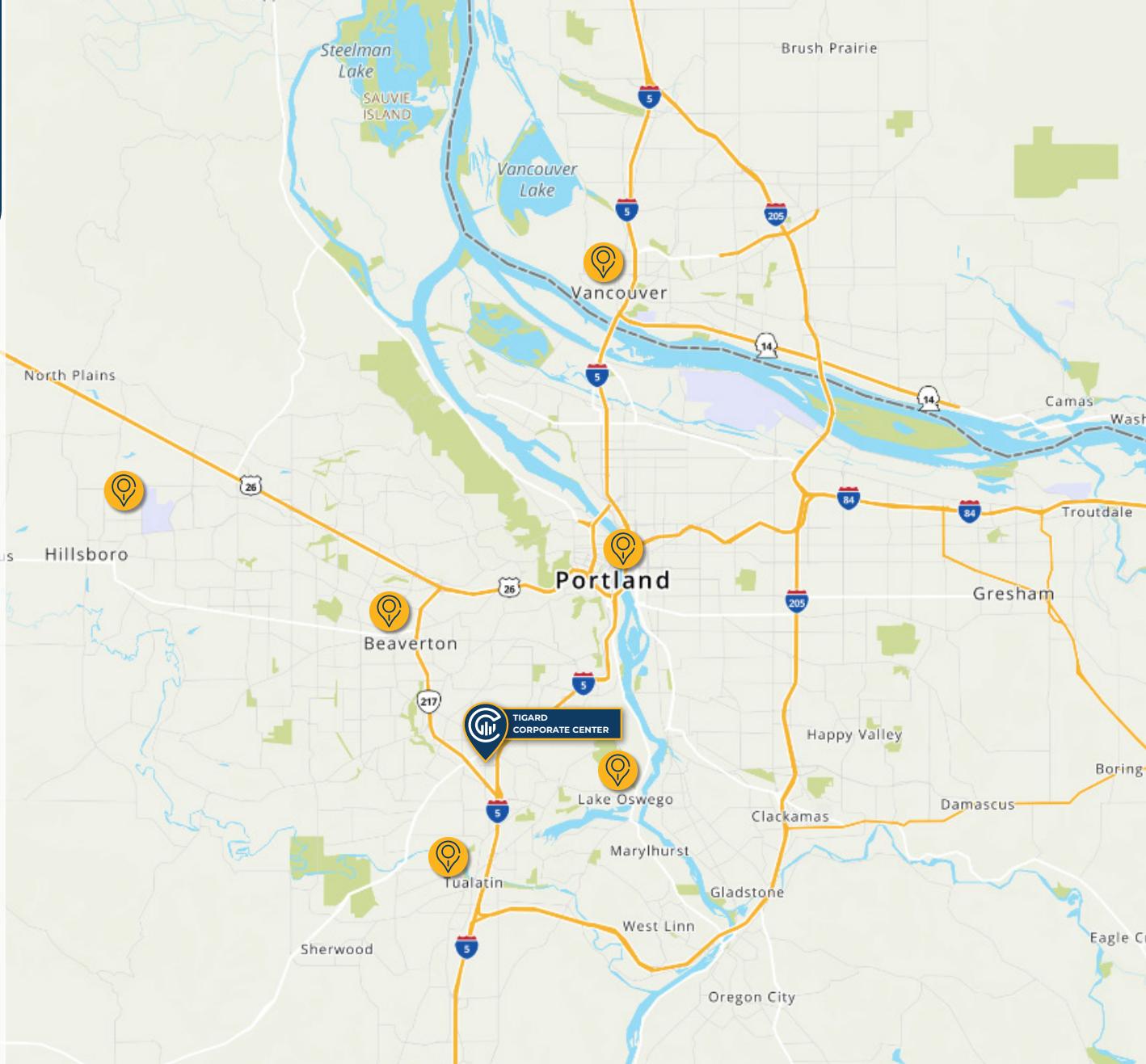
3 MILES **to** DOWNTOWN LAKE OSWEGO



11 MILES **to** PORTLAND INT. AIRPORT



10 MILES **to** HILLSBORO AIRPORT



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