

AVAILABLE FOR LEASE

# Tigard Corporate Center

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



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





12123 SW 69th Ave - Building C



12123 SW 69th Ave - Building B

## Tigard Corporate Center

12259 and 12447 SW 69th Avenue  
Tigard, Oregon 97223



**ABUNDANT  
PARKING**



**CENTRALLY  
LOCATED**



**CAMPUS  
SETTING**



**NUMEROUS  
AMENITIES**



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



AVAILABLE FOR LEASE



# 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

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



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



AVAILABLE FOR LEASE

# Tigard Corporate Center

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



Building B Lobby



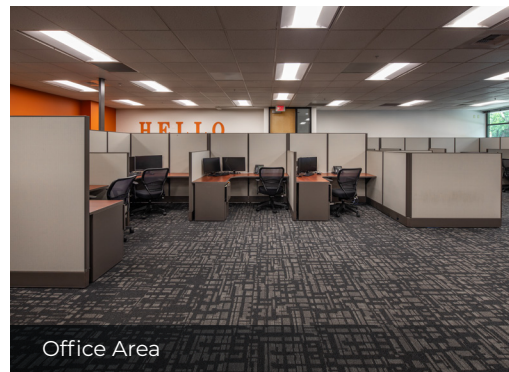
Collaboration Spaces Throughout



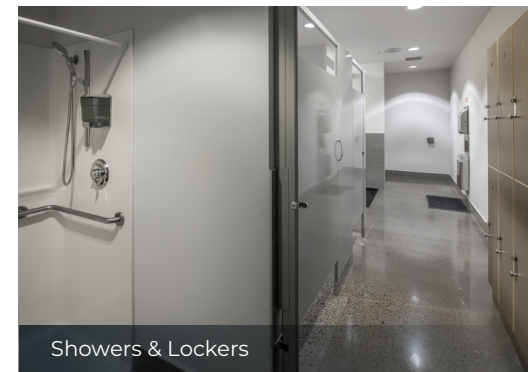
Large training rooms



Employee Lounge



Office Area



Showers & Lockers



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



AVAILABLE FOR LEASE

# Tigard Corporate Center

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



Building B Lobby



Well Lit Open Office Area



Mix of Private Offices



Large Conference Rooms



Functional Floor Plans



Employee Lounge and Kitchen



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



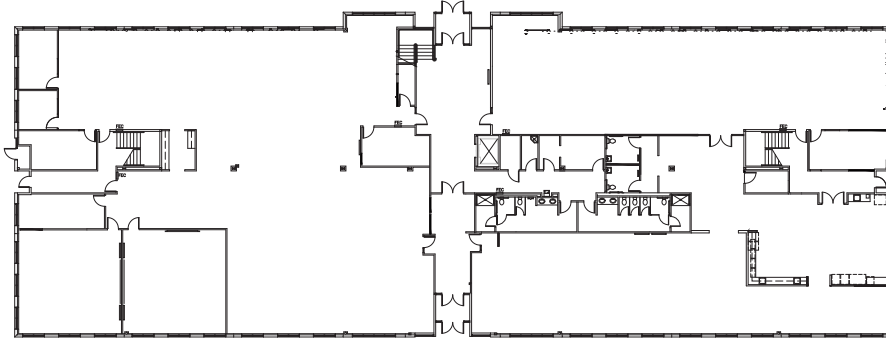
AVAILABLE FOR LEASE

# Tigard Corporate Center

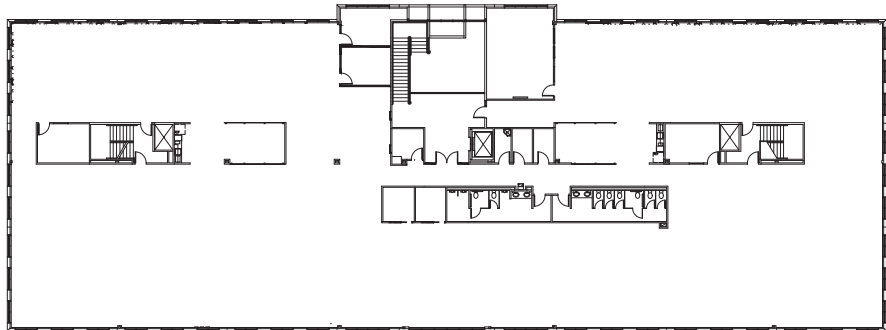
12259 and 12447 SW 69th Avenue, Tigard, Oregon 97223

## Building B - Floor Plan

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



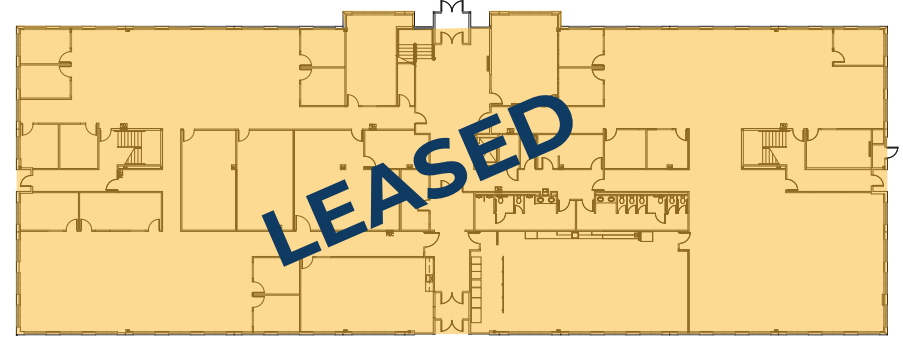
Building B First Floor



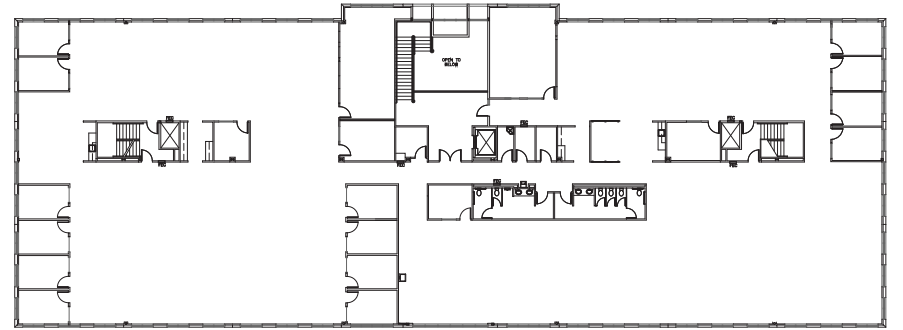
Building B Second Floor

## Building C - Floor Plan

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



Building C First Floor



Building C Second Floor



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# Tigard Corporate Center

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

## 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



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# 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



**13**  
MILES TO DOWNTOWN  
VANCOUVER



**4**  
MILES TO DOWNTOWN  
BEAVERTON



**3**  
MILES TO DOWNTOWN  
TUALATIN



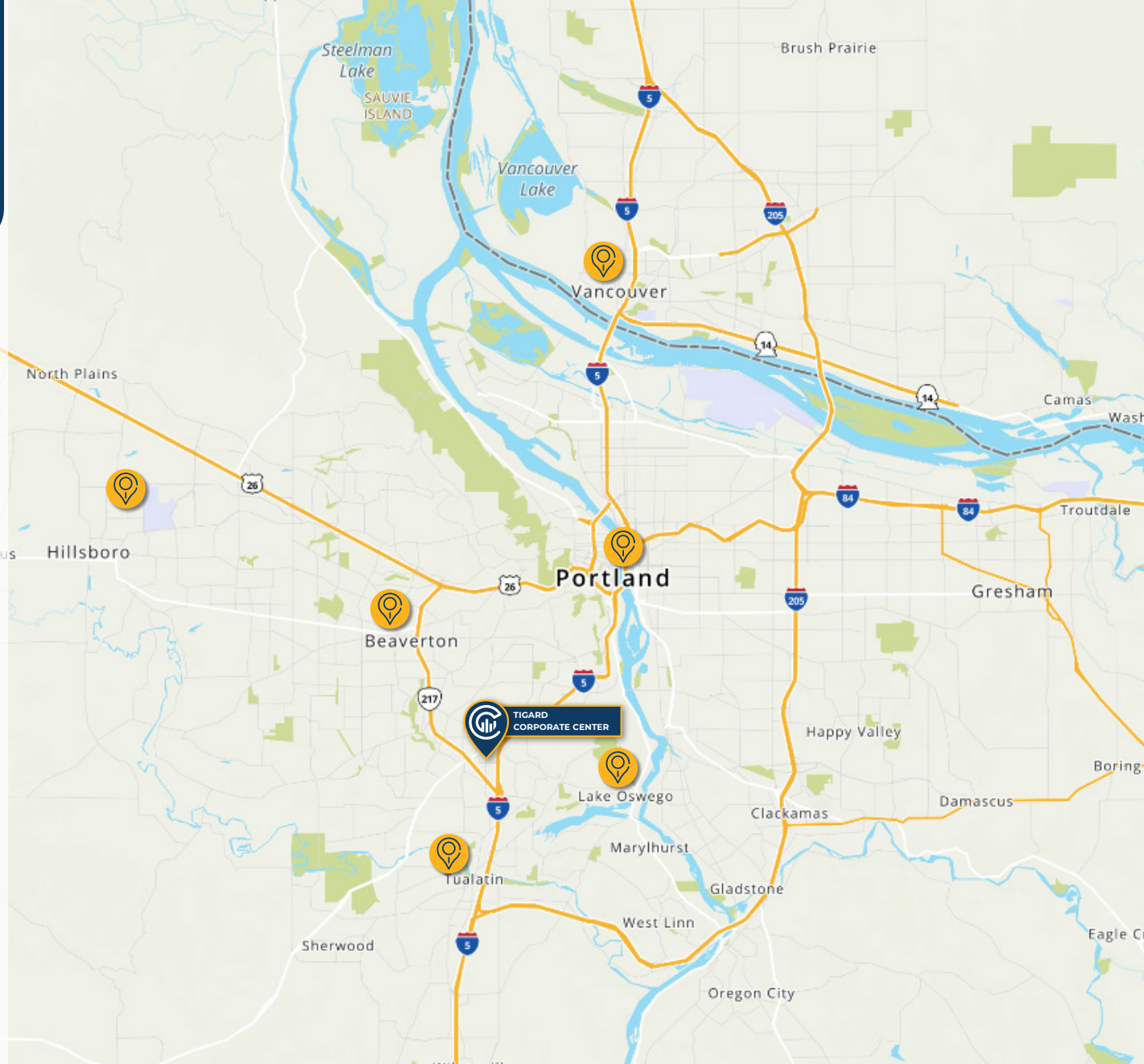
**3**  
MILES TO DOWNTOWN  
LAKE OSWEGO



**11**  
MILES TO PORTLAND INT.  
AIRPORT



**10**  
MILES TO HILLSBORO  
AIRPORT



**Mike Nye, SIOR** | Principal  
**503-542-4345**  
mike@capacitycommercial.com  
Licensed in OR

**Jeff Falconer, SIOR** | Principal  
**503-542-4346**  
jeff@capacitycommercial.com  
Licensed in OR

**Capacity Commercial Group** | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.