

QUAD 217 CORPORATE CENTER

9610-9735 SW Sunshine Court ■ Beaverton, OR

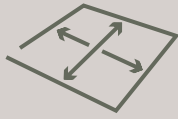
Quad 217 Corporate Center is a 5 building light industrial business park near downtown Beaverton, Oregon. Its Washington County location east of Highway 217, south of Highway 26 and west of Interstate 5 makes it an attractive location for shipping and commercial activity around the Portland Metro area and beyond.



PROPERTY ATTRIBUTES



Easy freeway access



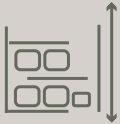
105, 992 total sf



Fully sprinklered



Parking ratio
4/1,000



14-17'
clear height



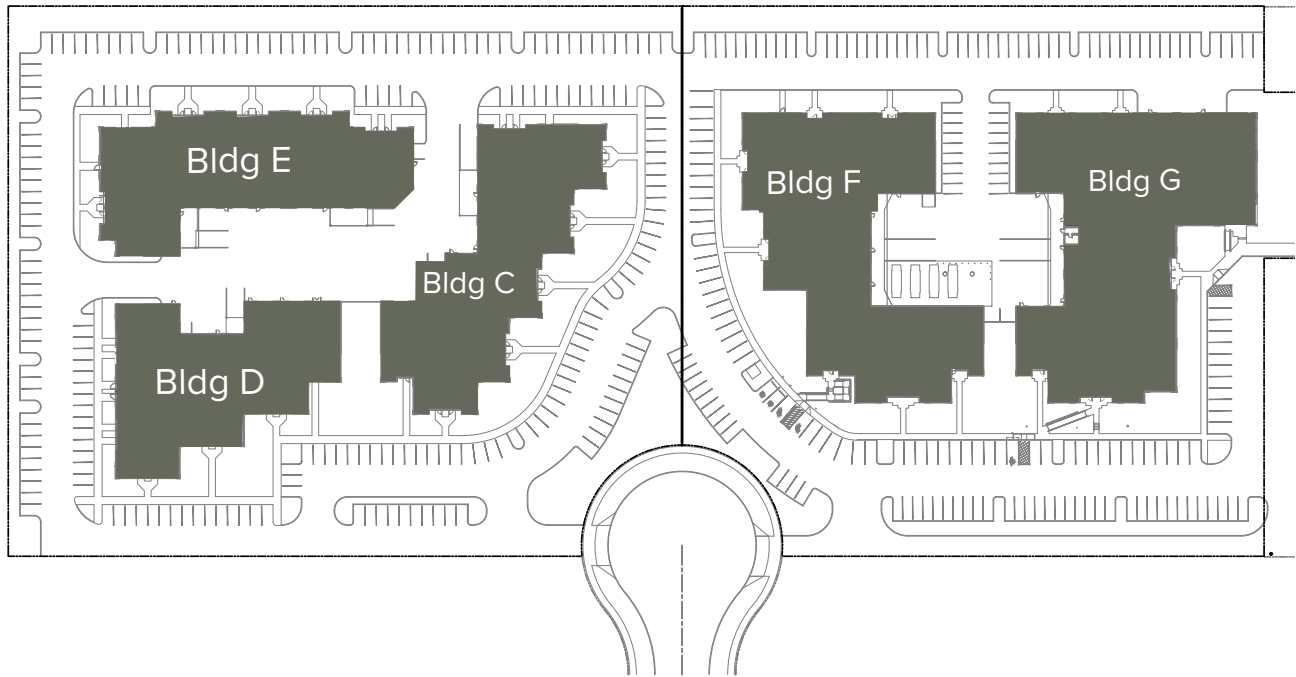
Dock &
grade loading



Zoning: IND



Office & Flex
buildings



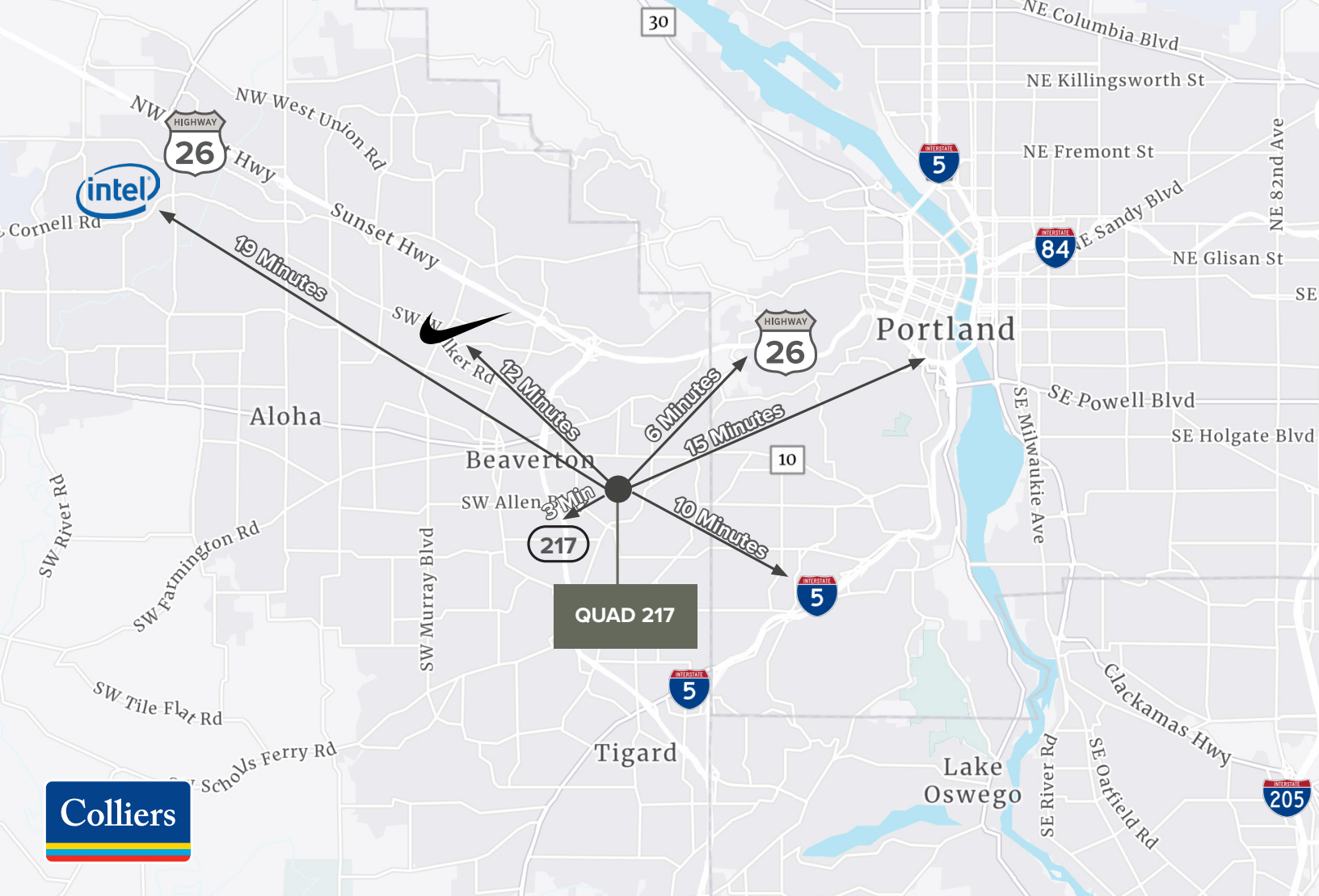


HIGHLIGHTS

- › 3 minutes to Hwy 217
- › Easy access Highway 26, and I-5
- › Dock & grade loading
- › Parking ratio: 4/1,000 SF
- › Local, engaged ownership
- › Flexible zoning
- › Exterior upgrades pending - summer of 2023



CALL FOR
LEASE RATES



BEAVERTON ENTERPRISE ZONE

Quad 217 Corporate Center is located within Beaverton's Enterprise Zone (Zone Area 2). These zones offer substantial tax benefits designed to encourage continued economic development in the area.

- › 3–5 year personal property tax abatement for new investment located within the zone
- › Credit for 25% of capital asset investment used inside the zone
- › Additional exemption on any newly-installed personal property, machinery, and equipment (costing \$1,000 or more per item)
- › For more information, visit [Beaverton's Enterprise Zone Program informational website](#)

FOR MORE INFORMATION, CONTACT:

KAREN LISIGNOLI
 karen.lisignoli@colliers.com
 503 740 1679

MIKE THOMAS
 mike.thomas@colliers.com
 503 499 0059



COLLIERS | PORTLAND
 851 SW Sixth Avenue, Suite 1200
 Portland, OR 97204
www.colliers.com/portland