



BEST-IN-CLASS CREATIVE SPACE IN THE SUNSET CORRIDOR

HILLSBORO • OREGON

**83,588 SF FOR LEASE, WITH
62,747 SF FOR SALE OR FOR LEASE**



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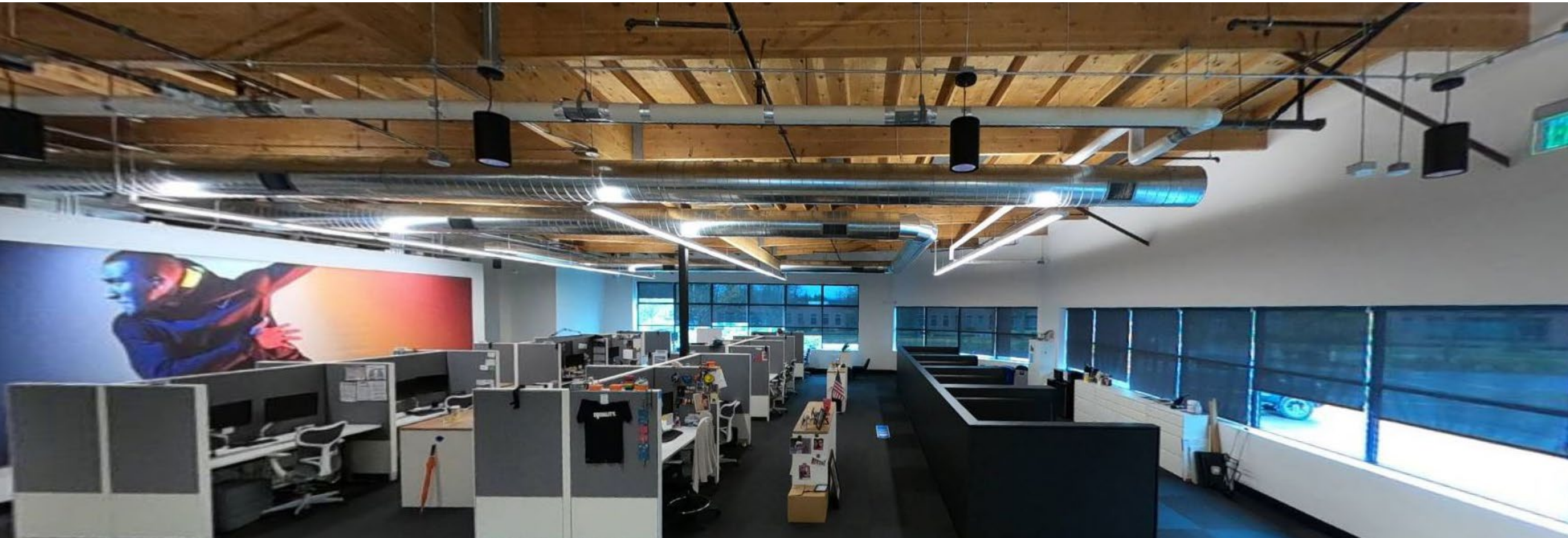
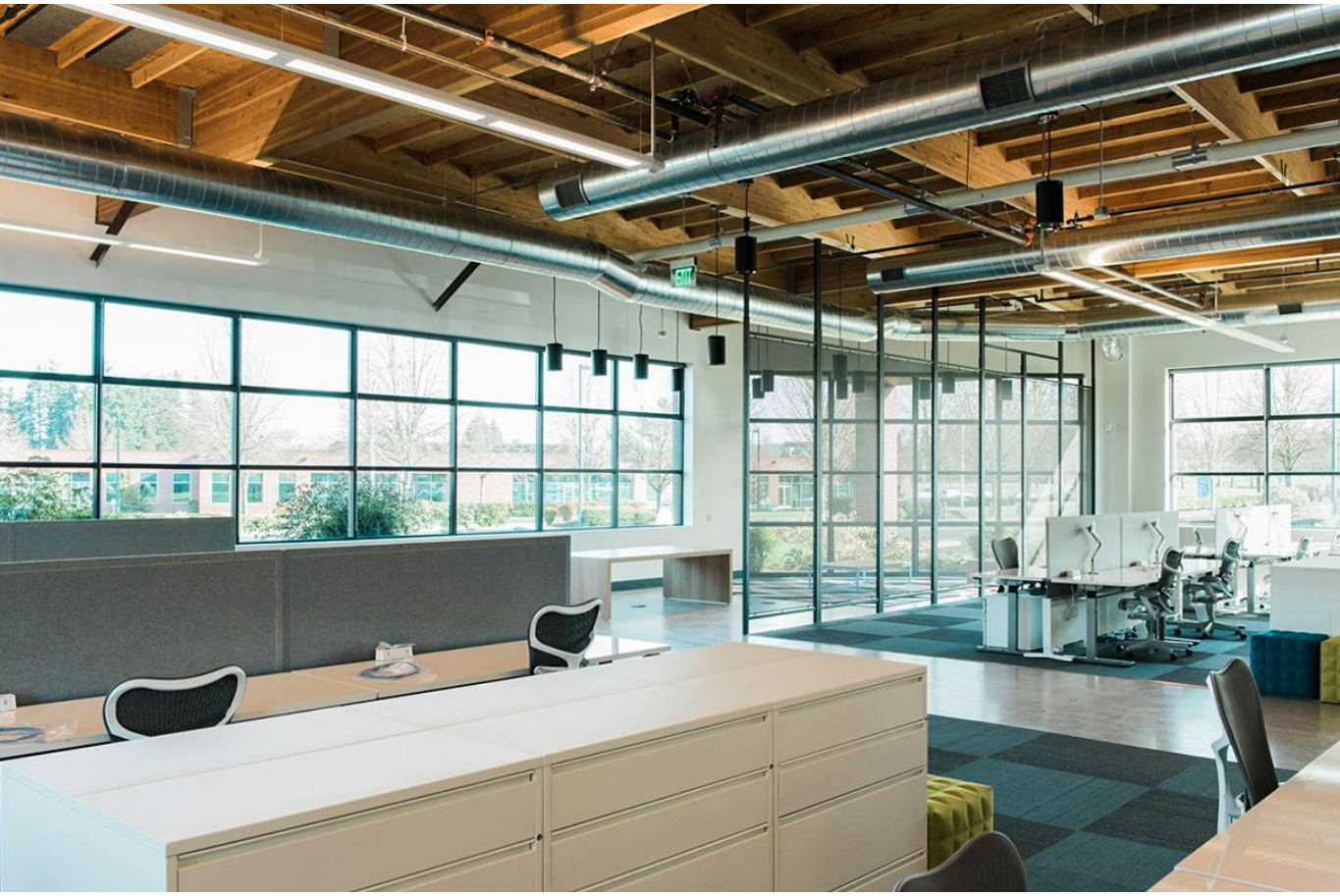




PARK FEATURES

The Park at AmberGlen offers functional flex space with an efficient buildout and plenty of open space. Amenities include showers and bike racks, outside seating and a convenient location adjacent to AmberGlen Park. The property features dock loading and abundant onsite parking. Tenants at The Park at AmberGlen enjoy close proximity to Streets of Tanasbourne, MAX Light Rail and a wide variety of retail and service outlets.

- Quality ownership and professional property management
- Onsite amenities include showers, bike racks and outside seating
- Adjacent to AmberGlen Park, with 14 acres of paved walkways, grassy open areas, picnic tables, and two fountains and a pond
- Parking ratio of 4.00 : 1,000 SF
- Open, creative space available
- Onsite EV Charging stations
- Business Friendly Washington County address plus tenants may qualify for the Hillsboro Enterprise Zone Tax Abatement Program



FLEXIBLE INTERIORS



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LOCATED DIRECTLY IN THE
**HEART OF THE
SUNSET CORRIDOR**

OVER 30 RESTAURANTS
AND LOUNGES

EXCELLENT CONCENTRATED
RETAIL OPTIONS

5 PREMIERE
HOTELS NEARBY

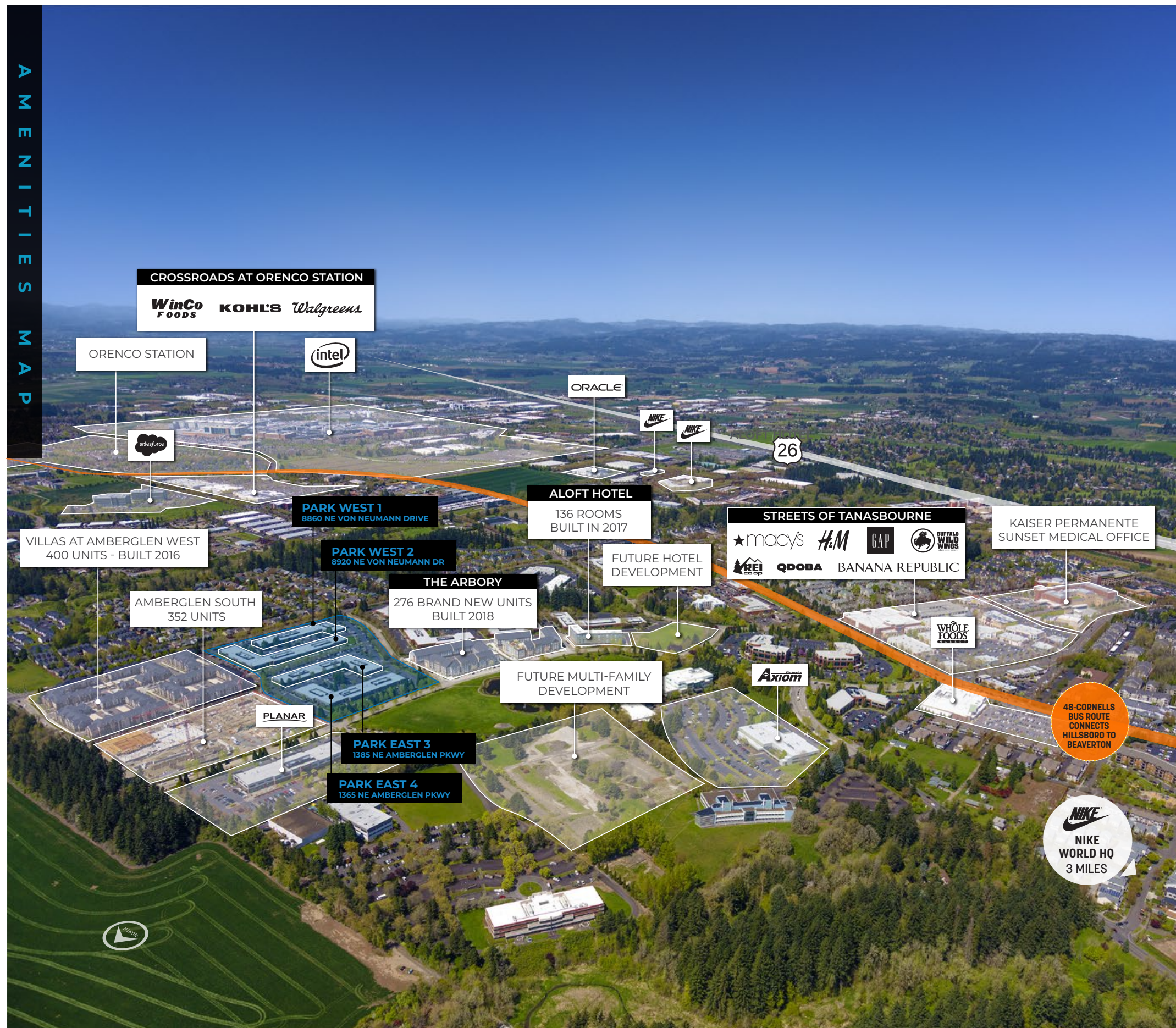
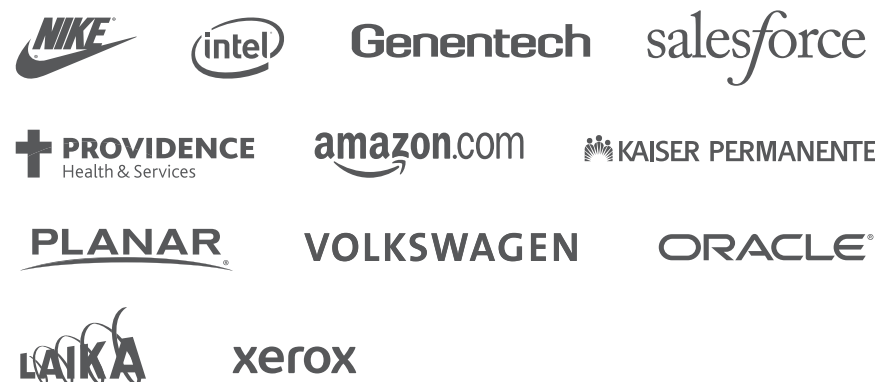
5 FITNESS FACILITIES
NEARBY

CONVENIENT
COMMUNITY SERVICES

ABUNDANT
HOUSING OPTIONS

INTERNATIONALLY RECOGNIZED
CORPORATE NEIGHBORS

The area is home to some of Oregon's most significant employers including Fortune 500 Corporations Nike and Intel. Nike's World Headquarters is located in the Sunset Corridor and Intel has its largest concentration of workers in the world in Washington County (approximately 18,000).



PARK WEST 1

12,794 SF OF PREMIUM OFFICE/FLEX SPACE
AVAILABLE FOR LEASE

CALL FOR LEASE RATES

PARK WEST 2

62,747 SF OF PREMIUM OFFICE/FLEX SPACE
AVAILABLE FOR SALE OR FOR LEASE

YEAR BUILT: 1999

ZONING: UC-MU (Urban Center - Mixed-Use)

PROPERTY TAXES (2022): \$126,797.18

LOT SIZE: 211,266 SF (4.85 acres)

CALL FOR SALE PRICE AND LEASE RATES

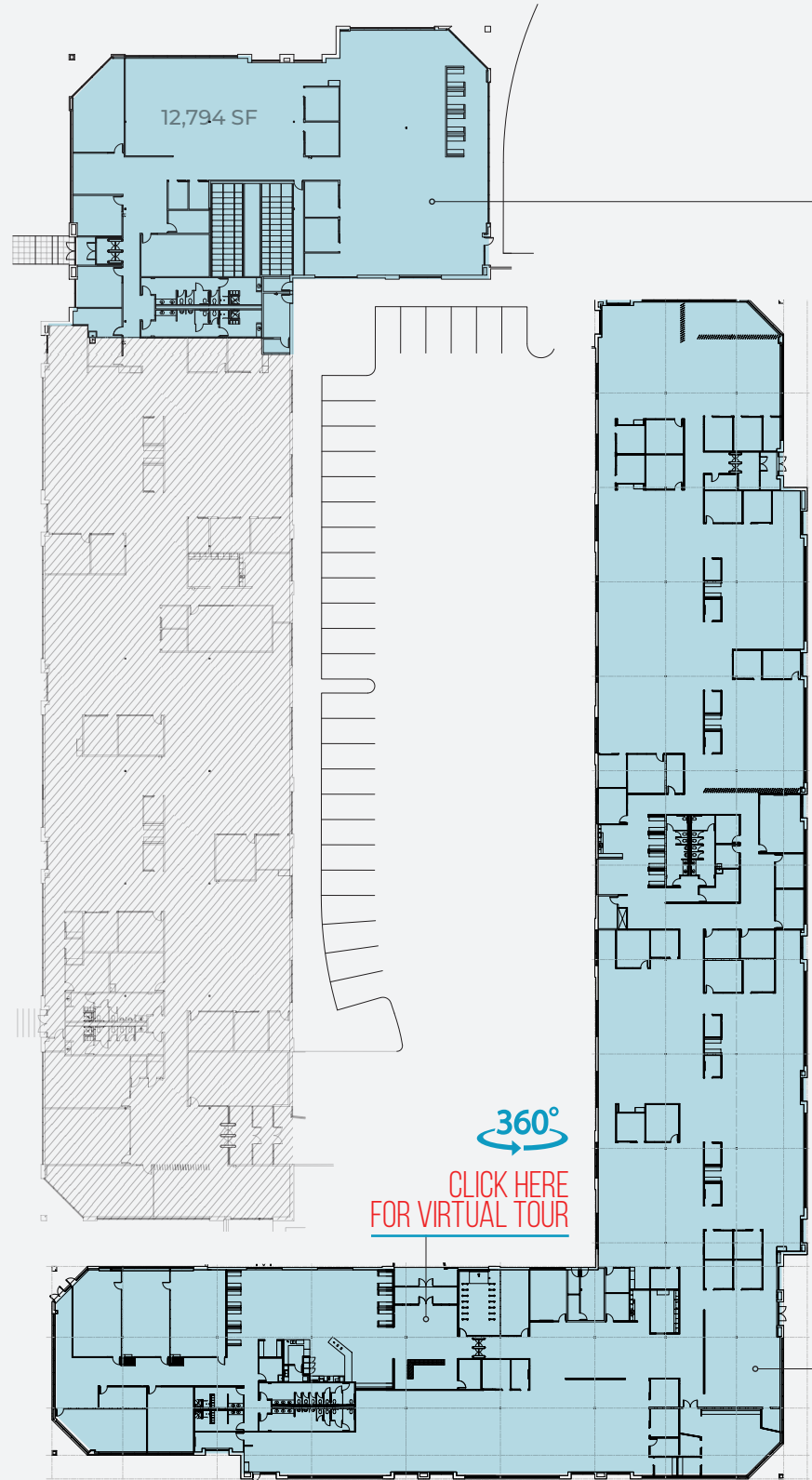
PARK EAST 3

8,047 SF OF PREMIUM OFFICE/FLEX SPACE
AVAILABLE FOR LEASE

CALL FOR LEASE RATES



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PARK WEST 1
8860 NE VON NEUMANN DRIVE

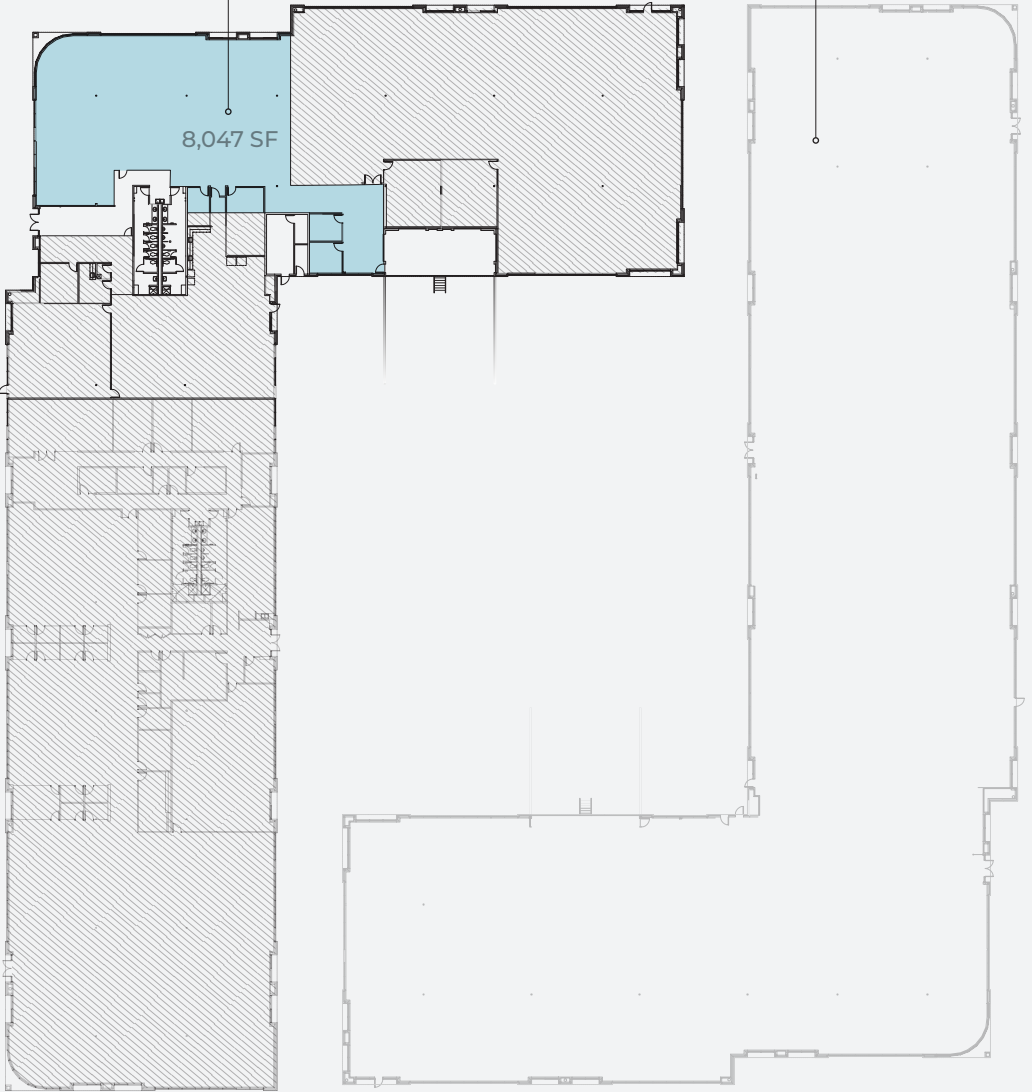
PARTIAL BUILDING
12,794 SF
CALL FOR LEASE RATES

PARK EAST 3
1385 NE AMBERGLEN PARKWAY

PARTIAL BUILDING
8,047 SF
CALL FOR LEASE RATES

PARK EAST 4
1365 NE AMBERGLEN PARKWAY

FULLY LEASED



PARK WEST 2
8920 NE VON NEUMANN DRIVE

FULL BUILDING
62,747 SF
AVAILABLE FOR SALE OR
FOR LEASE; CALL FOR RATES

OUTDOOR TENANT AREA

PARK EAST 3 - COMPLETED



PARK EAST III



 **THE PARK**
AT AMBERGLEN

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NEWMARK

 **GRAYMARK CAPITAL**