

AVAILABLE FOR SUBLEASE

55 WEST

BUILDING 3

5505 NE MOORE COURT
HILLSBORO, OREGON

\$250 Tour Incentive
For Qualified Tenants

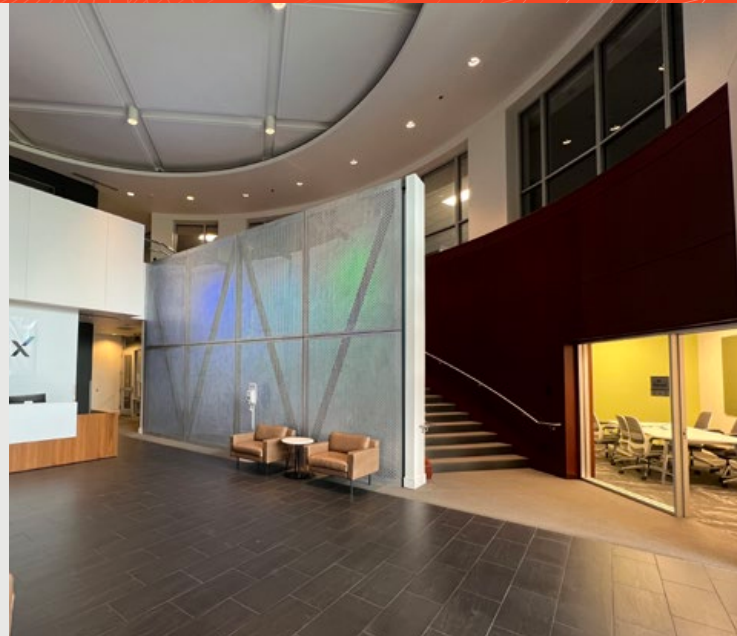


98,820 RSF OF HIGH-END OFFICE SPACE, DIVISIBLE TO 20,000 RSF

55 West offers an amenity-rich environment for tenants and their employees in a campus setting conveniently located in one of the Pacific Northwest's most livable cities, Hillsboro, Oregon.

- **Available Now**
- **Sublease expiration August 31, 2028**
- 20,000 RSF – 98,820 RSF
- Furniture negotiable
- 4.2 per 1,000 SF parking ratio
- 5-minute walk to MAX Station
- Massive one-of-a-kind 9,000 SF tenant lounge
- Multiple outdoor gathering areas, including a gas fire pit, barbecue grill and cornhole
- First-class landscaping and upgraded street appeal

SUBLEASE RATE: NEGOTIABLE



For further information and lease rates, please contact:

NEWMARK

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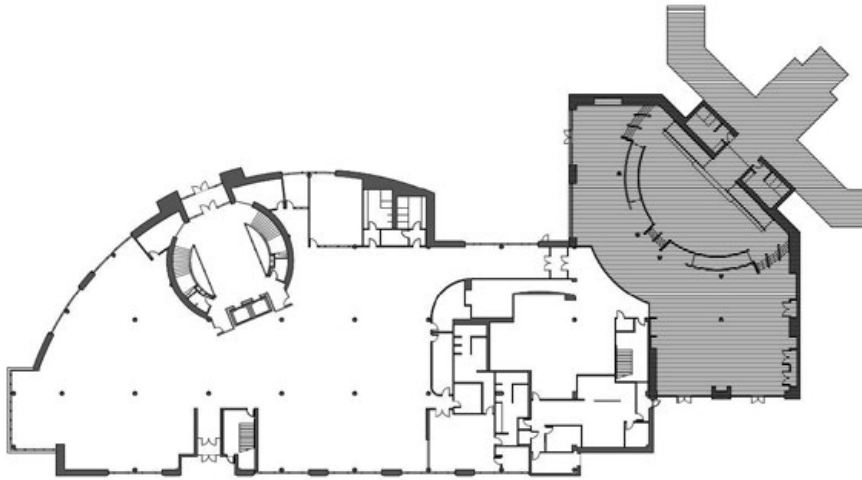
Licensed Oregon Real Estate Broker

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Licensed Oregon Real Estate Broker

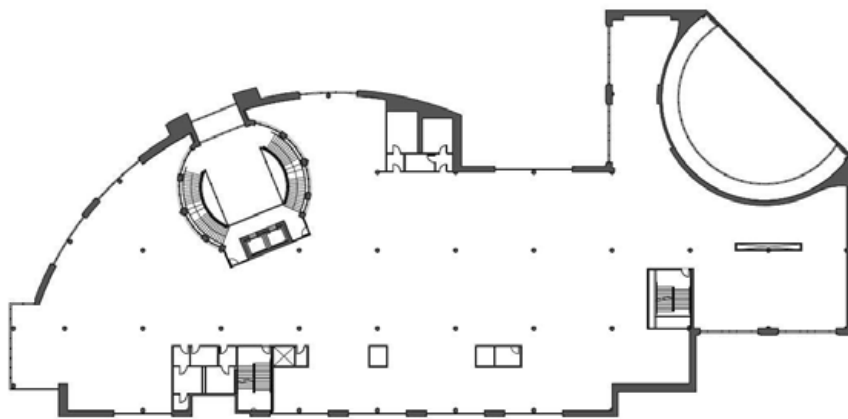
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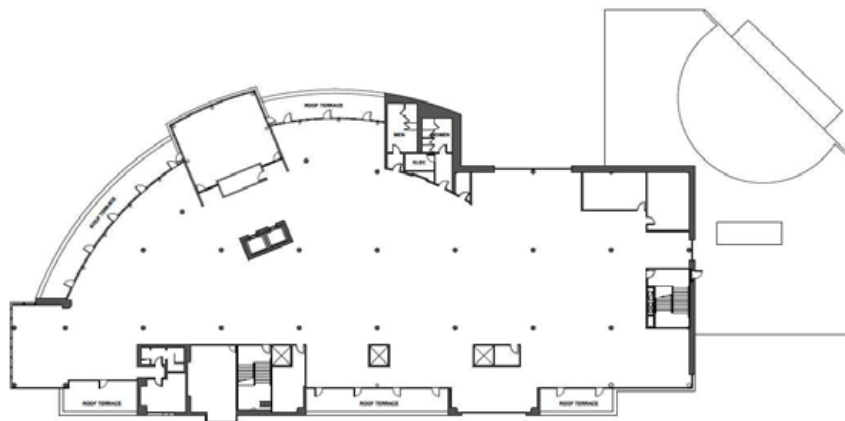


55 WEST - LEVEL 1

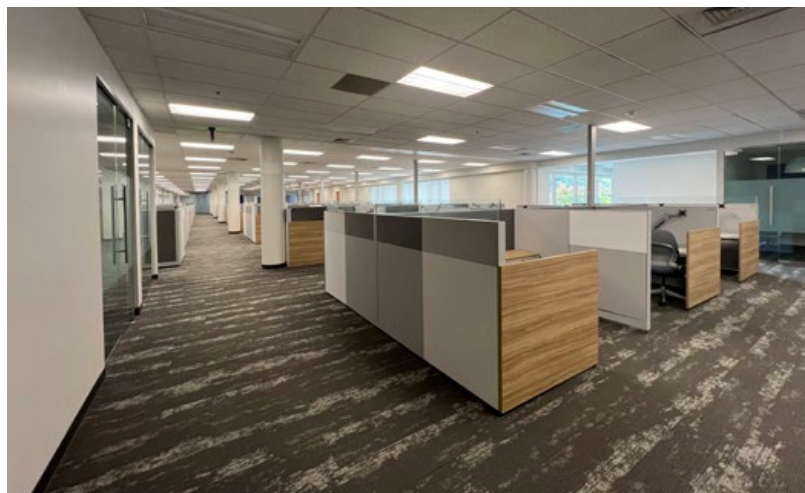
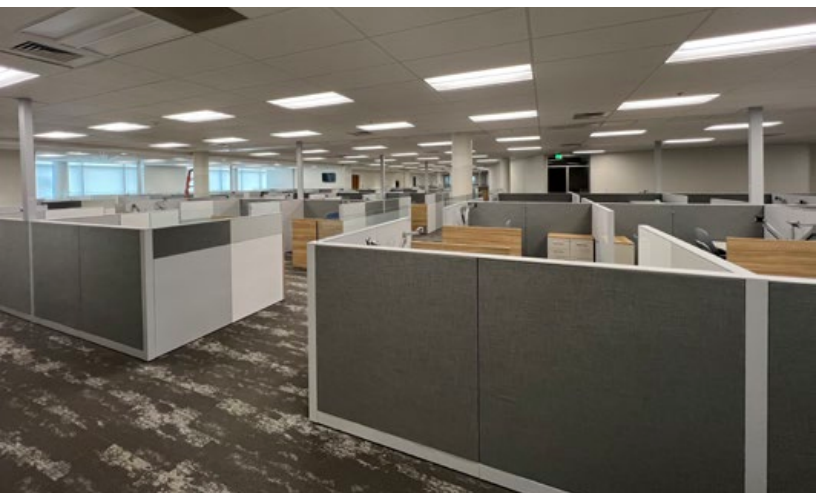
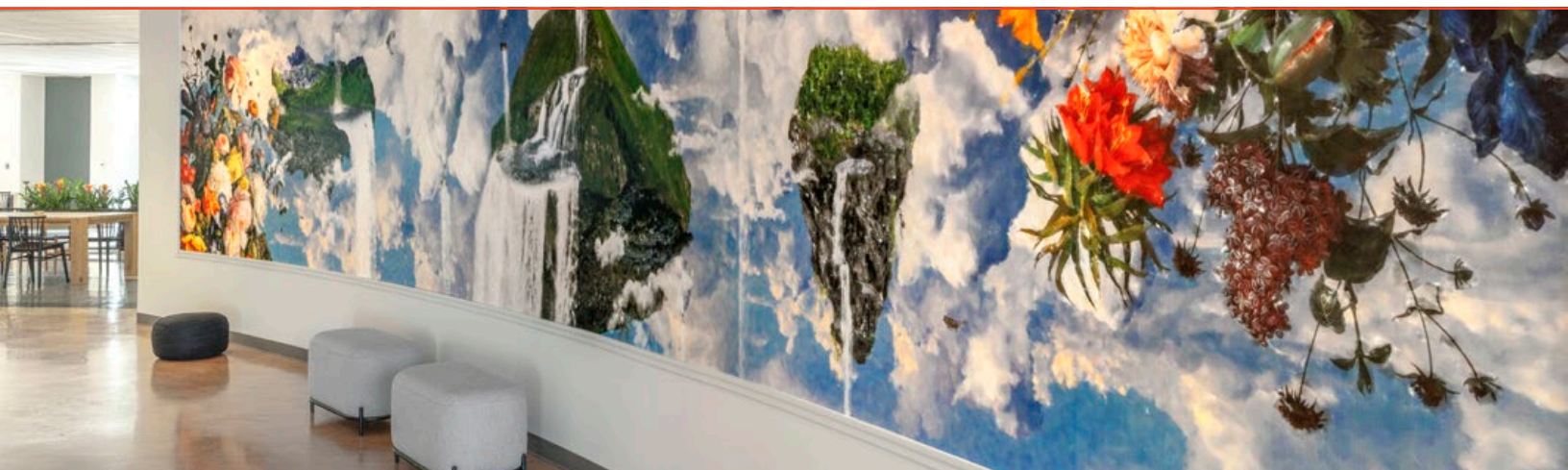
Building 3 offers a distinct corner campus prominence. At 98,820 SF, this 3 story building has a variety of expansive terraces giving employees the ability to step outside and work in the fresh air. The building also features an auditorium with a state-of-the-art audio/visual system and full cafeteria. The fully renovated lobby provides a modern, first class impression.



55 WEST - LEVEL 2



55 WEST - LEVEL 3



55 WEST OFFERS TENANTS THE LARGEST AMENITY ROOM IN THE MARKET

This makes it the perfect area for collaboration and social gatherings—ideal for group activities and sharing ideas.





UNIQUE, URBAN AMENITY-RICH EXPERIENCE

Consistently ranked as one of Oregon's "Best Places To Live," 55 West provides tenants and their employees easy access to shopping centers, restaurants and cafes, medical clinics, child care facilities and top-notch schools. The 55 West campus is a quick 5-minute walk from the Hawthorn Farm MAX station, and sits very close to 53rd Avenue Park, a 43-acre park offering lighted multi-sport fields, tennis and basketball courts, aquatic center, concessions and play structures.



NEWMARK