

CLASS A OFFICE BUILDING

TRIANGLE CORPORATE PARK II

13190 SW 68TH PARKWAY | PORTLAND, OR 97223

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

13190 SW 68th Parkway, Portland, OR 97223



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Suite:	110
Building SF:	approx. 39,390 SF
Lease Type:	
Estimated NNNs:	\$8.50/SF/yr
Parking:	5/1000

PROPERTY OVERVIEW

Triangle Corporate Park II is a Class A office project comprising of approximately 39,390 square feet with a generous parking ratio of 5 per 1,000 RSF. Beautiful ground floor Class A office space with excellent window line. The space features 4 large private offices, a kitchenette, and ample open space. This professional office building is located in the Tigard Triangle and offers a wide range of office configurations, high quality finishes, superior I-5 frontage and signage and other great features, such as showers and an outdoor picnic area. Centrally located in the heart of the I-5 Corridor, restaurants, banks, shopping, hotels and other services are just minutes away.

Proudly Owned and Managed By

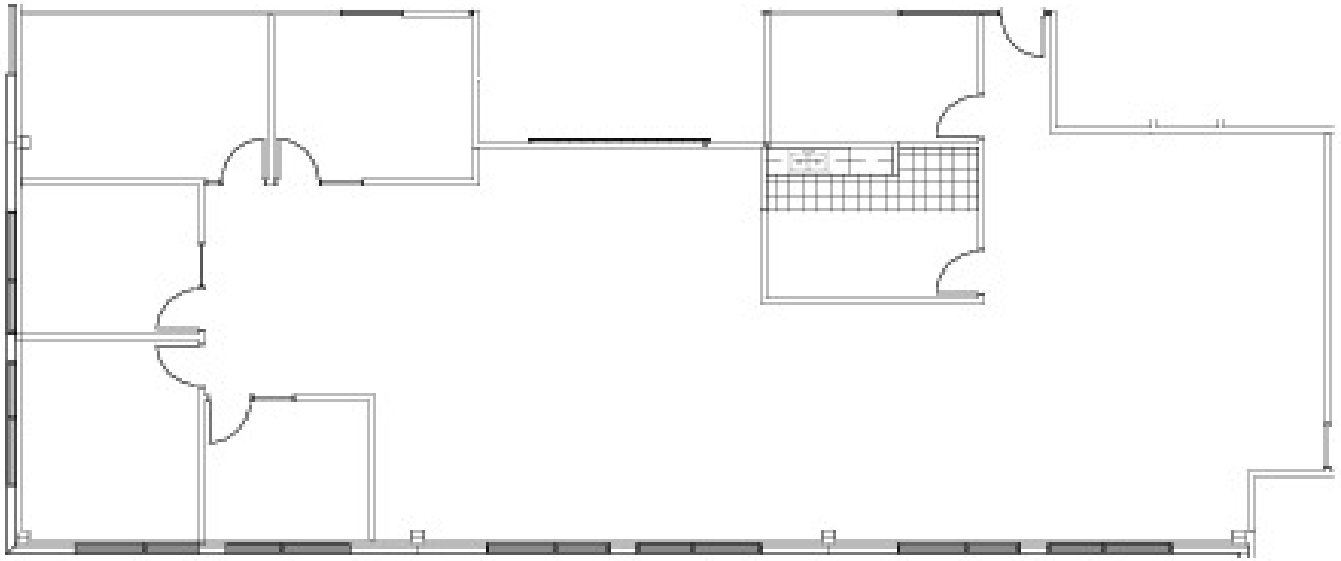


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SUITE 110

Beautiful ground floor Class A office space with excellent window line. The space features 4 large private offices, a kitchenette, and ample open space.



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WASHINGTON COUNTY TAX SAVINGS

approximate tax savings compared to tax costs within Multnomah County:



Businesses producing \$1M Pre-tax Income

save \$40,000/year



Businesses producing \$5M Pre-tax Income

save \$121,500/year

SAVE MONEY WITH FREE PARKING

approximate savings compared to parking costs within Downtown Portland:



save \$250/month per vehicle



save \$3,000/year per employee

For 125 employees, that's nearly \$375,000 of savings every year.



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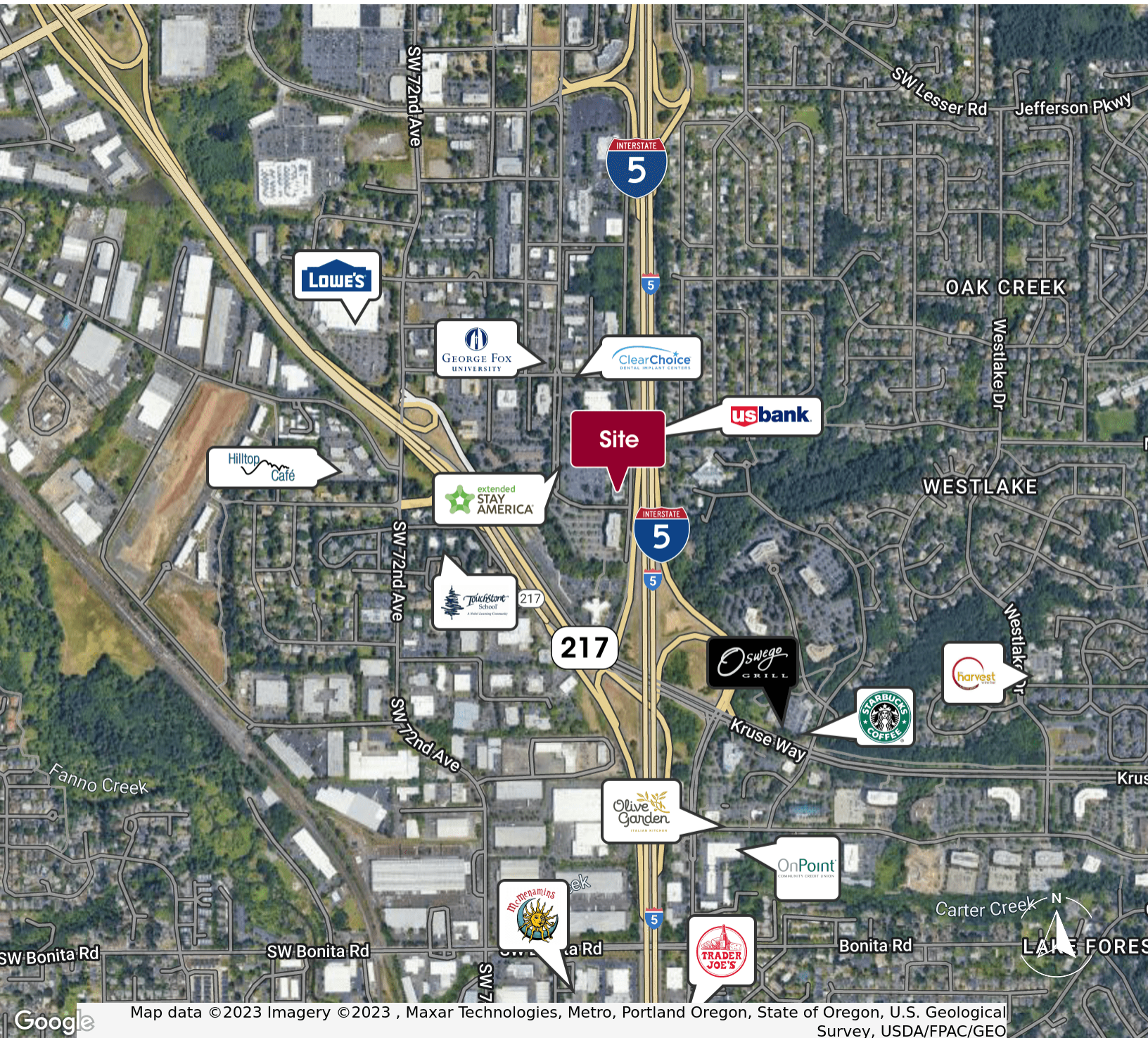
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