

CLASS A OFFICE BUILDING

# FULL FLOOR OPPORTUNITY AT TRIANGLE CORPORATE PARK II

13190 SW 68TH PARKWAY | PORTLAND, OR 97223

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**FOR LEASE**

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COMMERCIAL REAL ESTATE SERVICES





### OFFERING SUMMARY

<b>Lease Rate:</b>	\$20.00 SF/yr
<b>Available SF:</b>	7,023 - 28,038 SF
<b>Suites Available:</b>	120 & 200 (can be combined)
<b>Building SF:</b>	approx. 39,000 SF
<b>Lease Type:</b>	NNN
<b>Estimated NNs:</b>	\$8.50/SF/yr
<b>Parking:</b>	5/1000

### LOCATION OVERVIEW

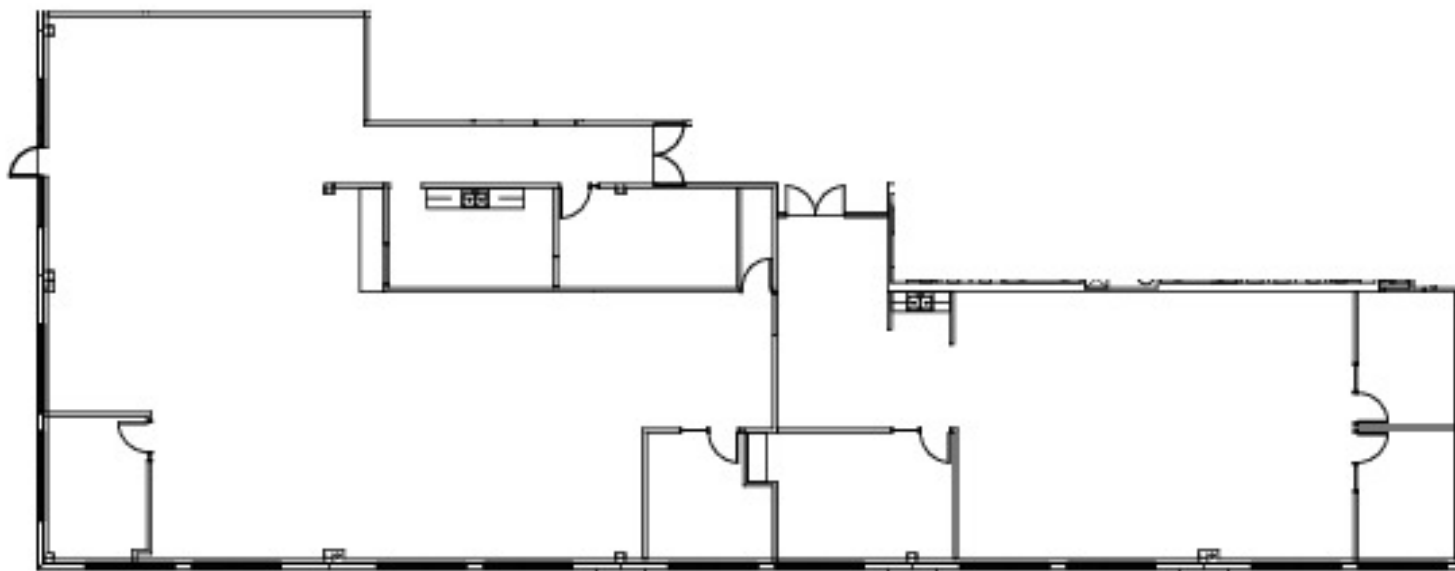
Triangle Corporate Park II is a Class A office project comprising of approximately 55,000 square feet with a generous parking ratio of 5 per 1,000 RSF. This professional office building is located in the Tigard Triangle and offers a wide range of office configurations, high quality finishes, superior 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 120

### SPACE HIGHLIGHTS

- Lobby exposure
- Abundant natural light
- Breakroom with mix of open and private offices
- I-5 Frontage

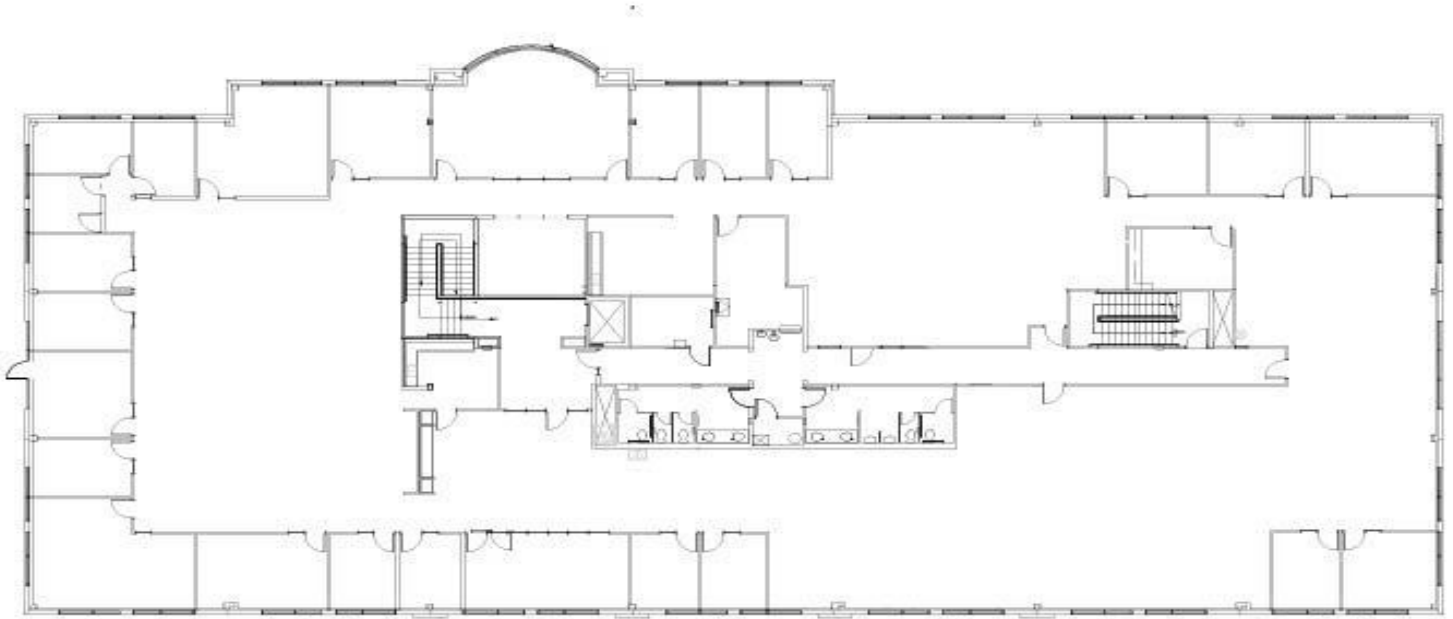
### PROPERTY DESCRIPTION

This 7,023 SF space will be available November 1st, 2020. The space offers I-5 visibility, building showers, and extensive glass line creating abundant natural light. Building signage is also available.



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## SUITE 200

### SPACE HIGHLIGHTS

- 4 sides of glass
- Superior I-5 frontage
- Blend of open spaces and private offices
- Multiple break rooms
- Building showers
- Multiple large conference rooms with glass panels

### PROPERTY DESCRIPTION

Hard-to-find, full second floor space measuring approximately 21,015 square feet. It's served with a prominent reception area, multiple conference rooms, private offices, break rooms and a flexible, open bullpen area. Freeway signage visible to the 180,000+ cars which pass the building on I-5 is available at no charge to the next tenant who occupies the building.



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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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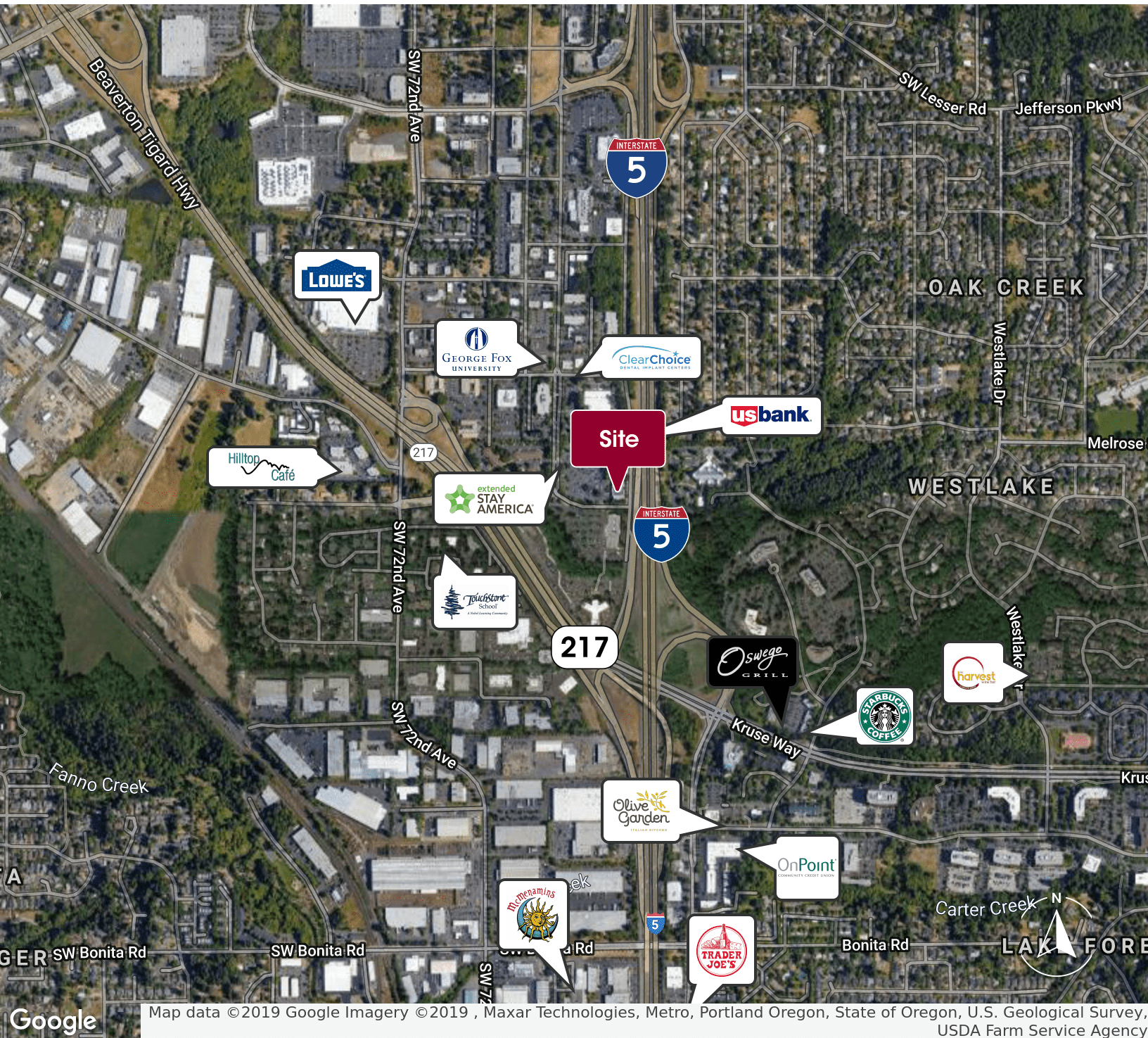
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