

CLASS A OFFICE BUILDING

TRIANGLE CORPORATE PARK I

13010 SW 68TH PARKWAY | PORTLAND, OR 97223



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

Seth Platsman
503.416.0091
seth@macadamforbes.com
Licensed in OR

1800 SW First Avenue, Suite 650 | Portland, OR 97201
WWW.MACADAMFORBES.COM | 503.227.2500

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

13010 SW 68th Parkway Portland, OR 97223

TRIANGLE CORPORATE PARK I

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,920 – 8,881 RSF
Building SF:	55,650 SF
Lease Type:	NNN
Estimated NNN's:	\$8.50/SF/yr
Parking:	5/1,000
Zoning:	TMU, City of Tigard
Year Built:	1997
Lease Type:	

PROPERTY OVERVIEW

Class A office space with excellent window line on the ground floor. The space features a great blend of perimeter private offices and open work space to go along with the reception area, kitchenette, and large conference rooms. The space can be demised in a number of different ways.

PROPERTY HIGHLIGHTS

- Abundant glass line
- Superior I-5 frontage
- Blend of open space and private offices
- Multiple break rooms
- Building showers
- Multiple large conference rooms with glass panels



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OFFICE SPACE

Class A office space with excellent window line on the ground floor. The space features a great blend of perimeter private offices and open work space to go along with the reception area, kitchenette, and large conference rooms. The space can be demised in a number of different ways. Additionally, the landlord can remove the existing corridor to meet the needs of a single tenant looking to occupy the entire 8,881 SF.



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