

TRAILHEAD OFFICE PROJECT

Brand New Construction in Tualatin, Oregon

SW WALL STREET | TIGARD, OR 97223



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Licensed in OR



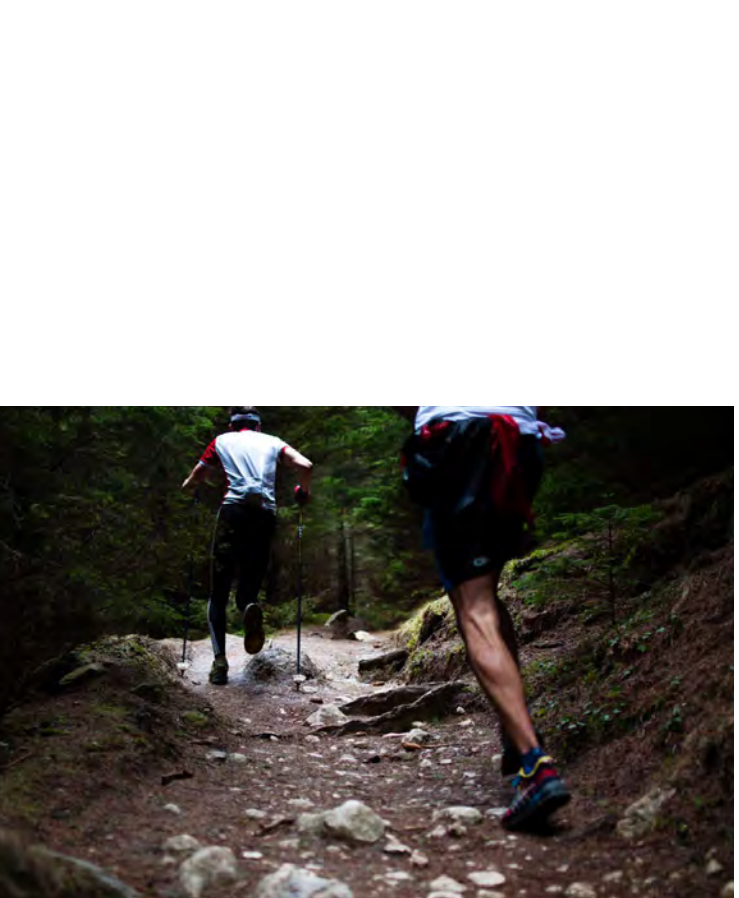
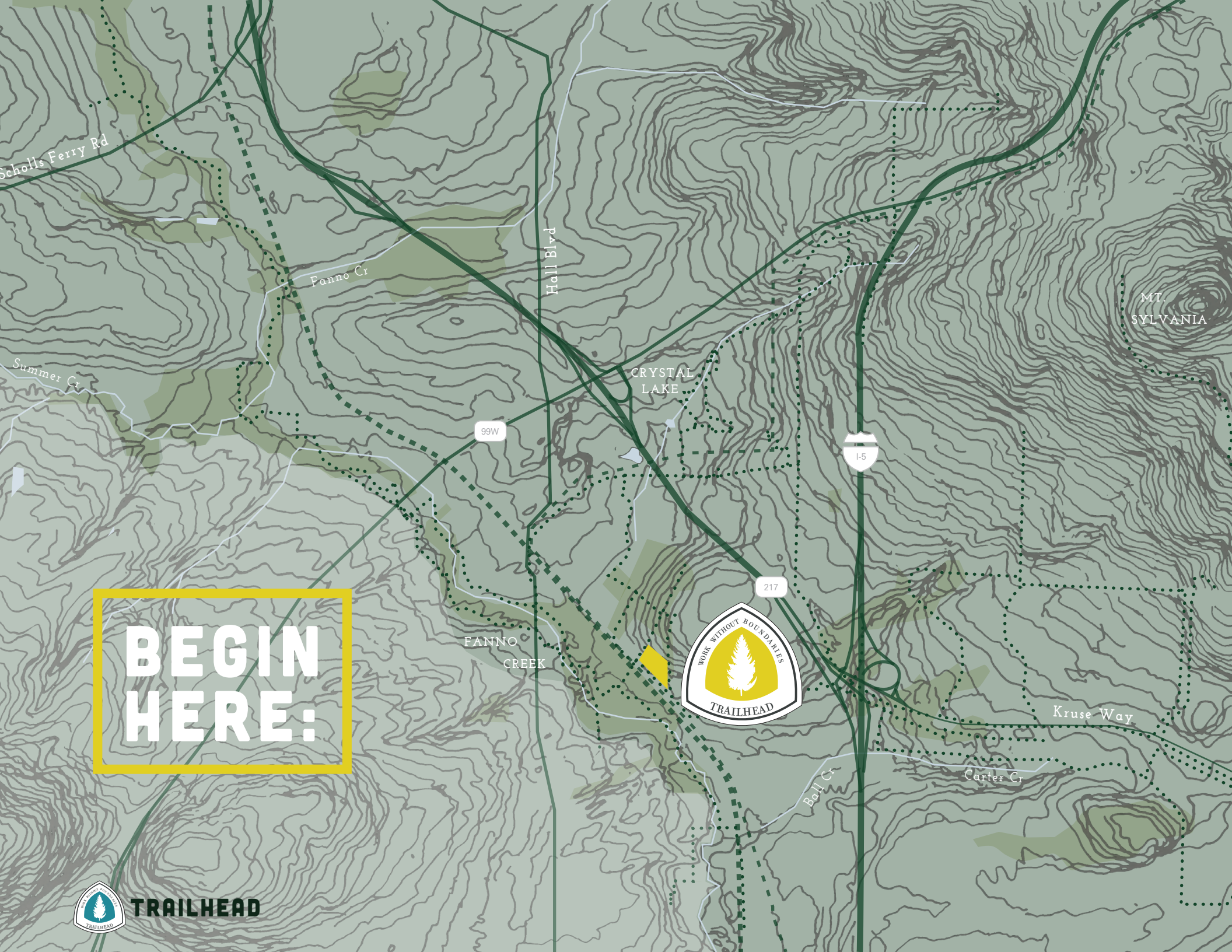
Video Tour
Available

FOR SALE
& LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | 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.



WORK WITHOUT BOUNDARIES

GETTING HERE

From easy access to commuter rail lines, a network of regional trail and a unique location convenient to several major highways, you can get here no matter your preference.

BEING HERE

Attract top talent and keep them engaged with panoramic views overlooking 80 acres of nature and opportunities to work flexibly indoors and out.



FIND YOUR BEARINGS

RETAIL & WELLNESS

- 1 Tigard Farmer's Market
- 2 Whole Foods Market
- 3 Trader Joe's
- 4 The Circuit Bouldering Gym
- 5 Twist Yoga
- 6 24 Hour Fitness

DINING & CAFES

- 1 Choza
- 2 Sinju Sushi
- 3 Thirsty Lion
- 4 Stanford's
- 5 Symposium Coffee
- 6 Well & Good Coffee Shop





SERVICES & HOSPITALITY

- 1 USPS
- 2 Tigard Public Library
- 3 Zoom Care+
- 4 Residence Inn by Marriot
- 5 Hilton Garden Inn

LIGHT RAIL

-  WES Stop
-  MAX* Stop
-  WES Commuter Rail Line
-  Trimet MAX Blue Line*

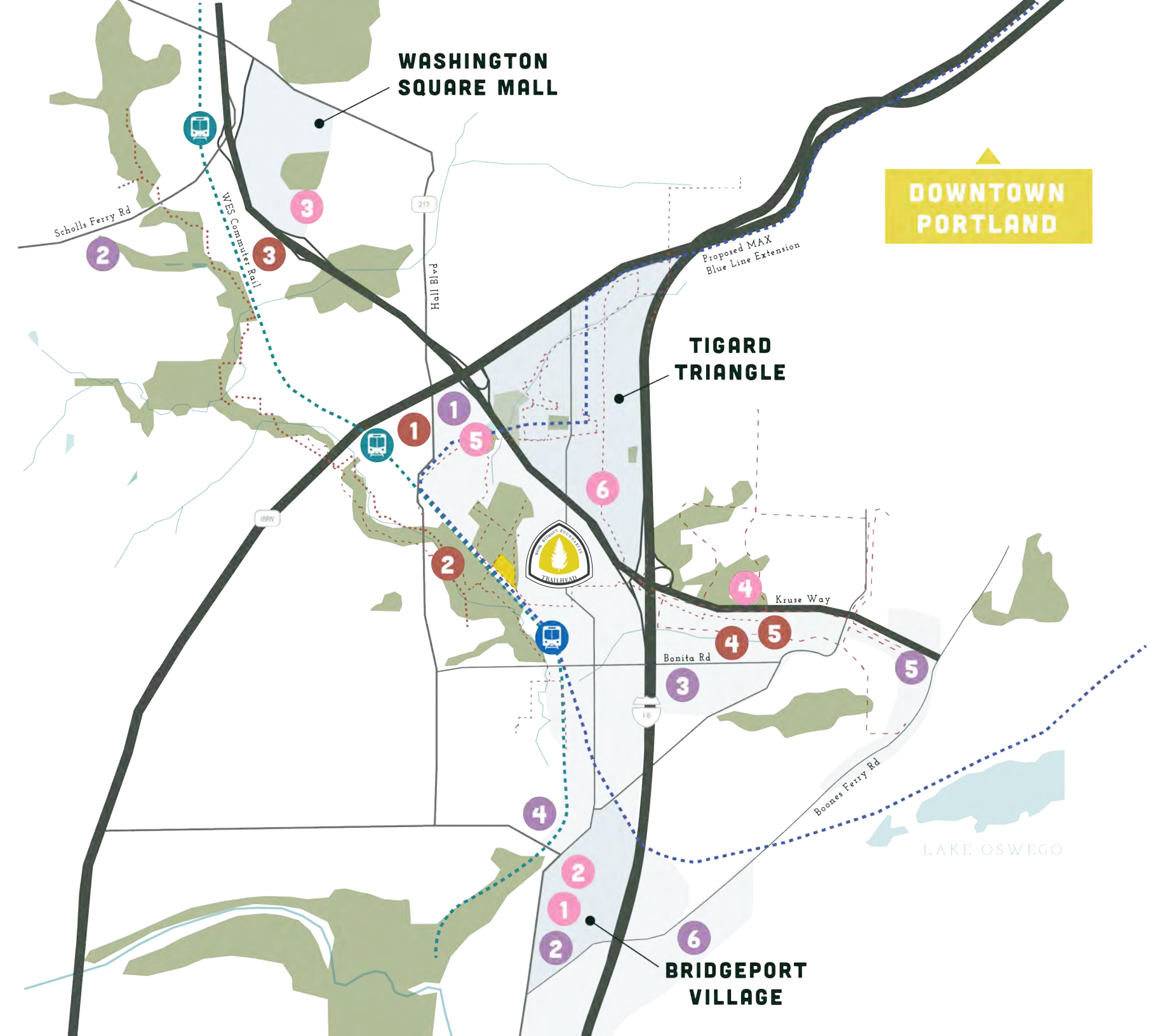
TRAIL

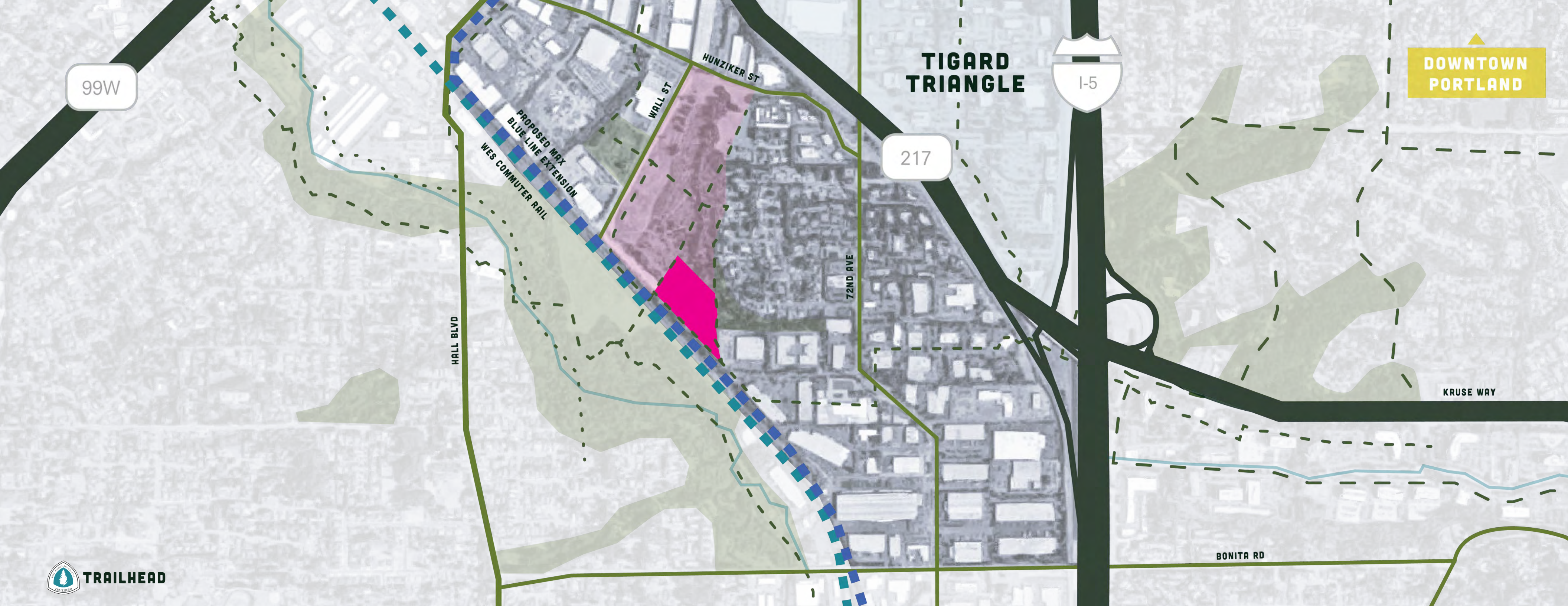
-  Fanno Creek Trails
-  Red Rock Creek Trails*
-  Lake Oswego Trails
-  Heritage Trail

**Includes proposed rail & trail extensions*



TRAILHEAD





99W

217

I-5

DOWNTOWN
PORTLAND

TIGARD
TRIANGLE

HALL BLVD

WALL ST

HUNZIKER ST

72ND AVE

KRUSE WAY

BONITA RD



TRAILHEAD



CAMP

On a bluff with sweeping views over 80 acres of park land and nestled between two office buildings lives the heart of Trailhead- 'Camp'. Enjoy a semi-private outdoor area with a customizable Lookout Shelter, and integrate the outdoors into every workday.

THE LOOKOUT

THE STANDARD

- Demising wall with utilities
- Concrete slab floor
- Wood columns & roof structure
- Bike storage & restrooms

OPTIONAL UPGRADES

- A** Gourmet kitchen & fireplace
- B** Conference room
- C** Wellness room
- D** Break out rooms



INTERIOR FEATURES

BIOPHILIC DESIGN

270 degree views of nature
Heavy timber interior structure
Operable windows
Natural daylighting

FLEXIBLE & CONVENIENT

Work untethered indoors & out
Weekday lunch delivery hub
Online delivery lockers
Roof deck & Penthouse options



BRING THE OUTDOORS IN

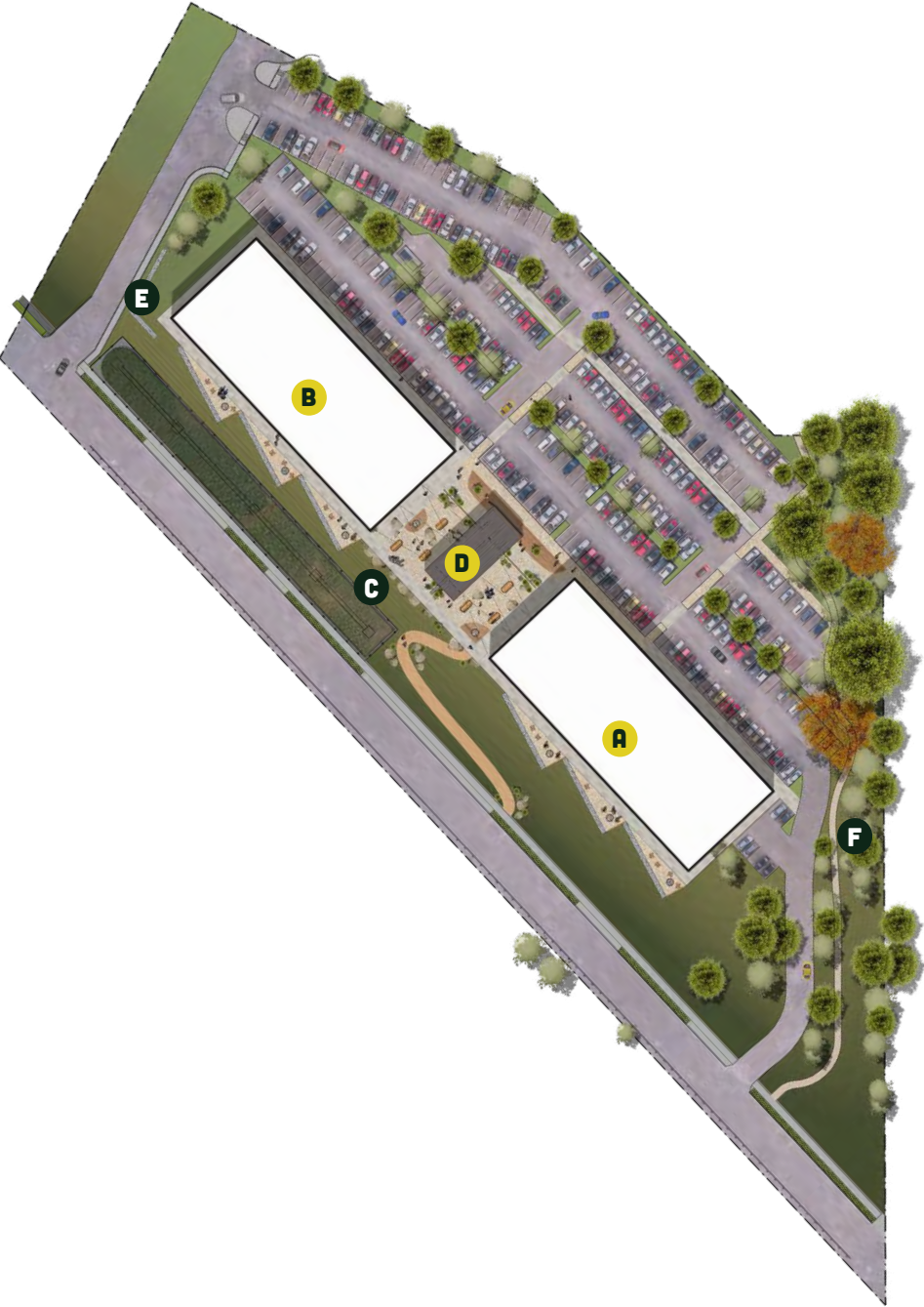
Even when the weather isn't beckoning, let nature indoors with large windows, an exposed timber interior structure, and incredible views.



OPTION 1

SITE

- A BLDG 1 / TWO STORY OFFICE**
100' x 250' : 25,000 SF
50,000 GSF
- B BLDG 2 / TWO STORY OFFICE**
100' x 250' : 25,000 SF
50,000 GSF
- C CAMP**
Boardwalk pavers & decomposed granite
Fire pits & picnic tables
- D LOOKOUT SHELTER**
Demising wall for shared use
- E PUBLIC LANDING**
Planned Red Rock Creek Trailhead &
Pedestrian Bridge Landing
- F TRAIL LOOP**



OPTION 2

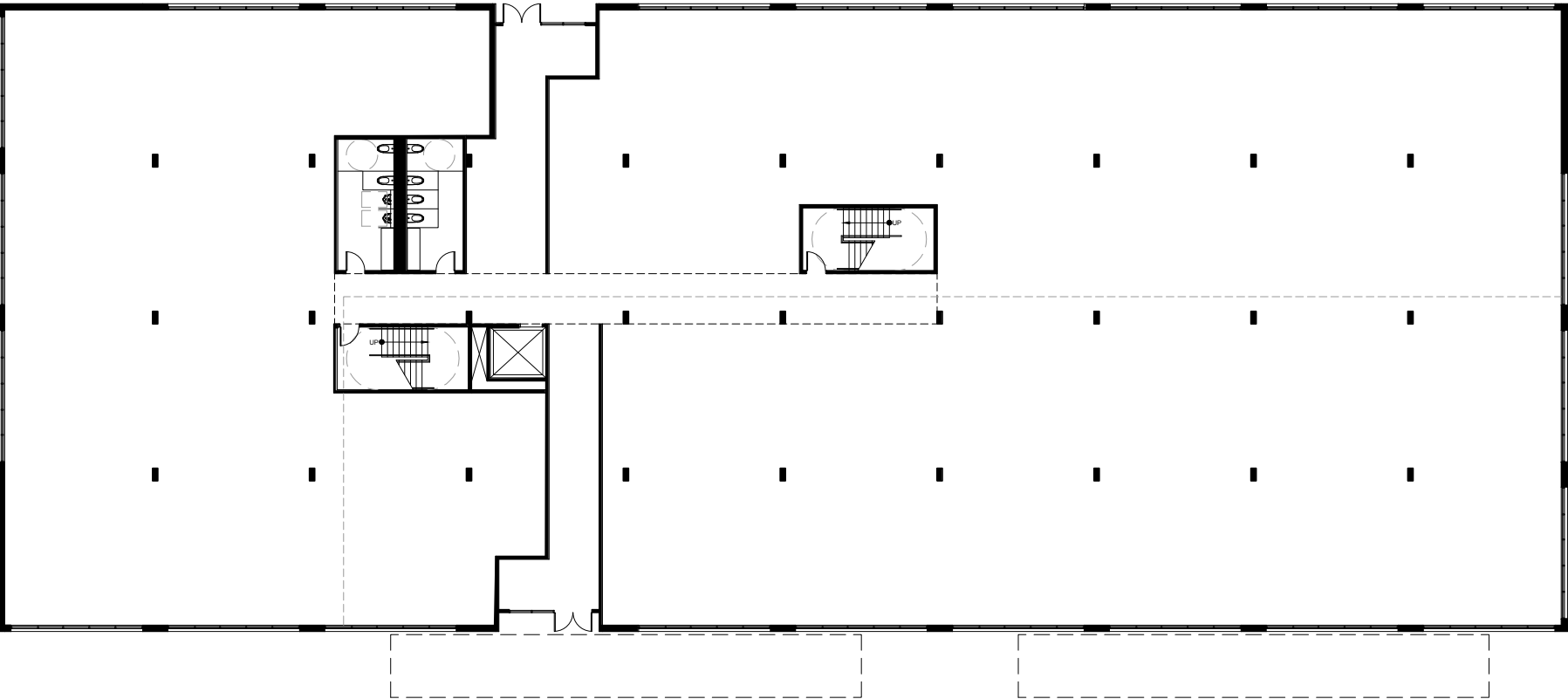
SITE

- A BLDG 1 / WAREHOUSE**
60' x 170' : 10,200 SF
- B BLDG 1 / TWO STORY OFFICE**
100' x 250' : 25,000 SF
50,000 GSF
- C BLDG 2 / TWO STORY OFFICE**
100' x 250' : 25,000 SF
50,000 GSF
- D CAMP**
Boardwalk pavers & decomposed granite
Fire pits & picnic tables
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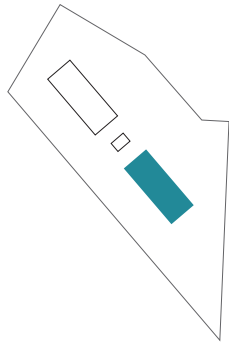
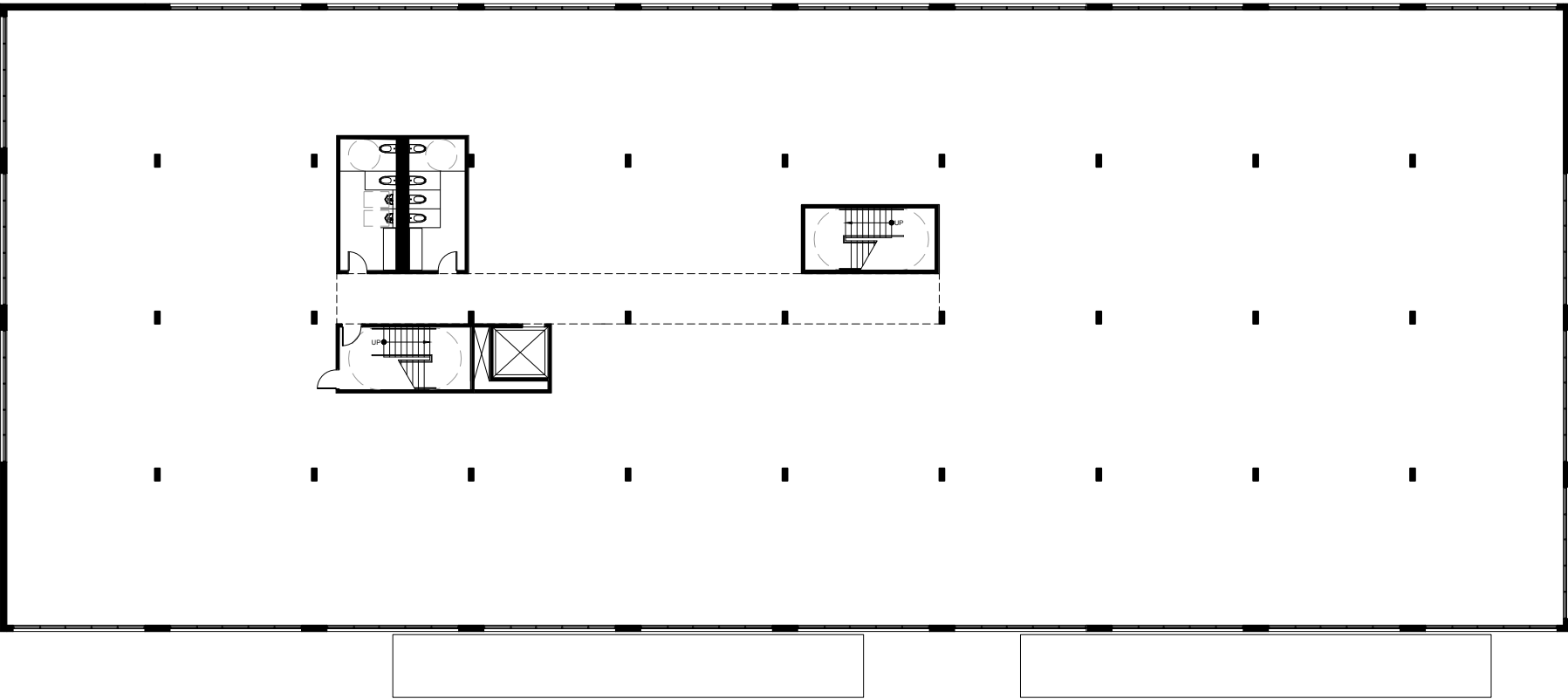


BUILDING 1

GROUND FLOOR | OFFICE 25,000 RSF
OPTIONAL WAREHOUSE BELOW 10,700 RSF

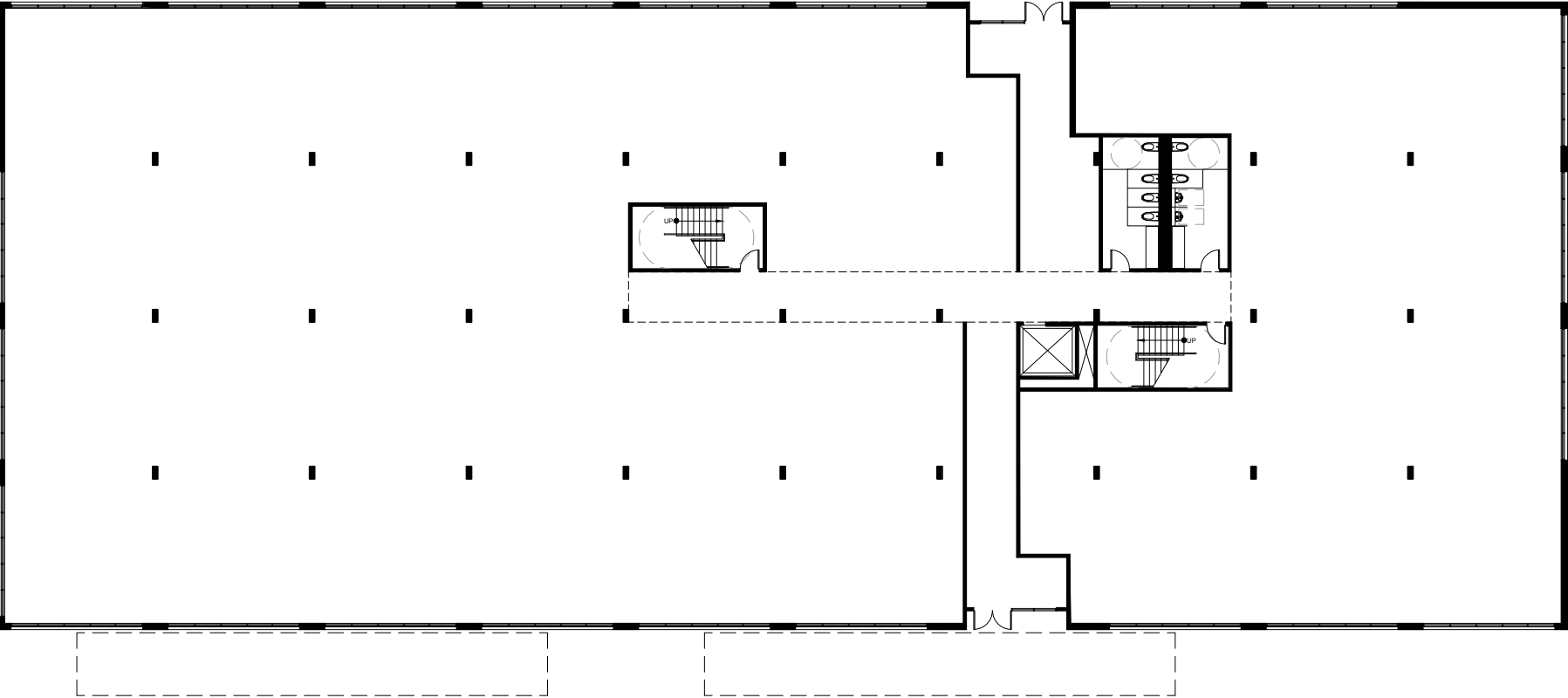


SECOND FLOOR | OFFICE 25,000 RSF

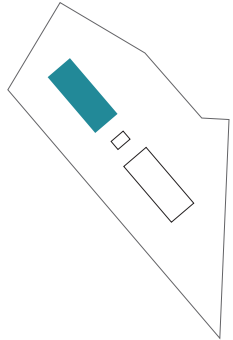
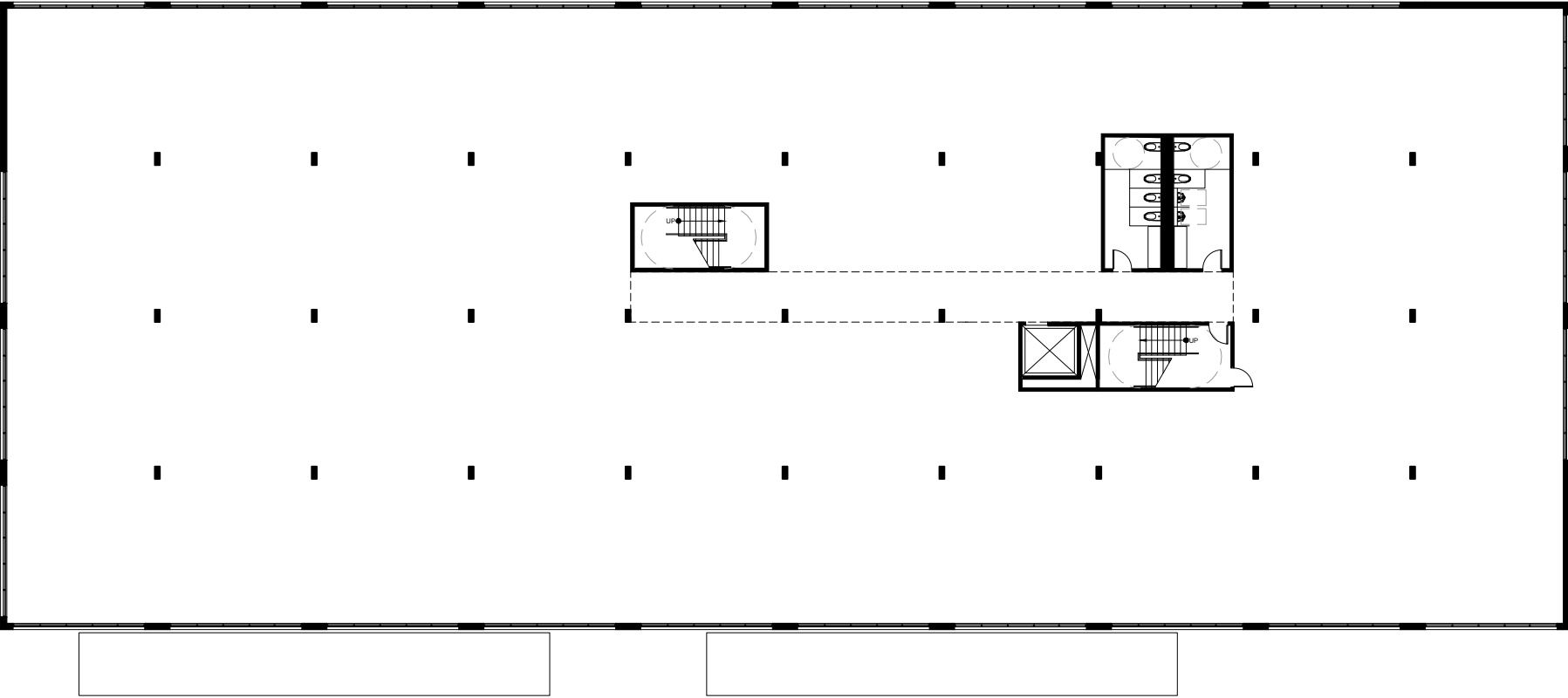


BUILDING 2

GROUND FLOOR | OFFICE 25,000 RSF



SECOND FLOOR | OFFICE 25,000 RSF



OPTION 3

SITE

A BLDG 1 / THREE STORY OFFICE

100' x 300' : 30,000 SF
90,000 GSF

B BLDG 2 / FLEX SPACE

100' x 100' : 10,000 SF
10,000 GSF

C PARKING

4.7 per 1000sf

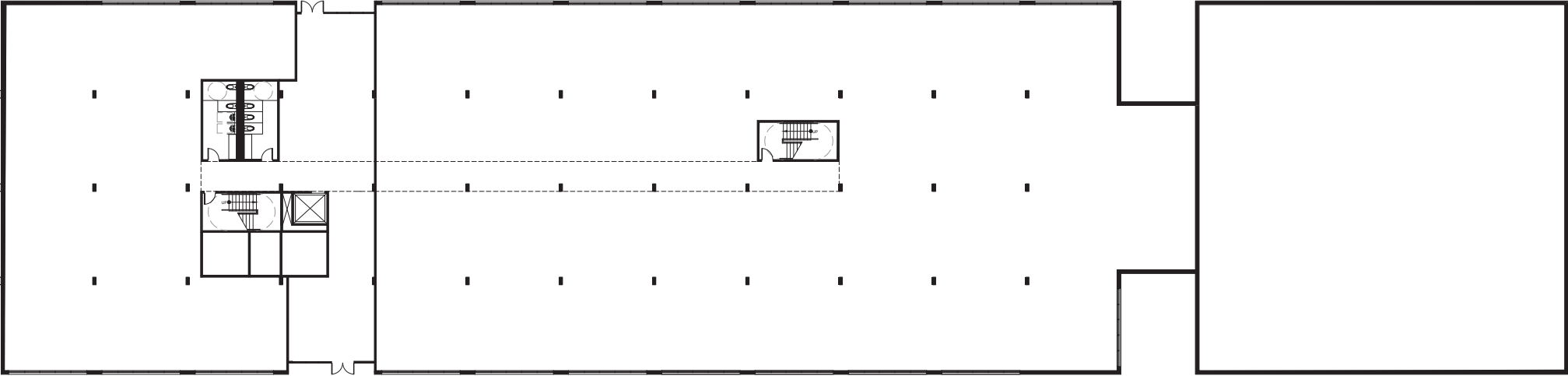
D PUBLIC LANDING

Planned Red Rock Creek Trailhead &
Pedestrian Bridge Landing

E TRAIL LOOP



TYPICAL FLOOR | OFFICE 30,000 RSF



TRAILHEAD

Noun

Your journey begins here.

Proudly offered by

CAPSTONE PARTNERS

For more information, contact:

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