



55 WEST

5505 NE Moore Court
Hillsboro, OR








55 WEST

55 West is a 3-building office park located in the center of an amenity-rich environment that cultivates collaboration with a community-centric feel. The beautifully landscaped campus provides additional spacious outdoor collaborative areas for employees to connect and share ideas. 55 West offers its tenants with first-class corporate spaces within in a park-like environment.

Tenants of this repositioned will enjoy a variety of unique amenities that are rare in other locations. Overall, 55 West is designed to promote high morale among its occupants and help facilitate the recruitment and overall employee satisfaction.



FEATURES

-  Abundant parking available
-  Enjoy expansive patios with seating throughout park
-  Visit various outside gathering areas, including fire pits
-  Go for a run or walk on one of our many pedestrian paths
-  Auditorium with high speed wifi available for tenant functions
-  Newly refreshed tenant lounge offers breakout areas, shuffle board, a pool table, and arcade games to recharge your mind outside of the office
-  Take a break with coworkers and play a quick game at the cornhole court



BUILDING 1

48,846 RSF of flexible workspace

\$16.50/NNN

- 2020 Estimated NNNs \$4.26/SF
- 2 dock loading doors and 1 grade loading door
- Shell condition creating a clean starting point for tenant improvements
- 15'2" minimum clearance ceilings which allow for an abundance of natural light throughout with 2 new skylights
- Divisible to 20,000 SF
- Fiber available by multiple providers



SINGLE TENANT



RESTROOMS, FITNESS, BIKE STORAGE WELLNESS

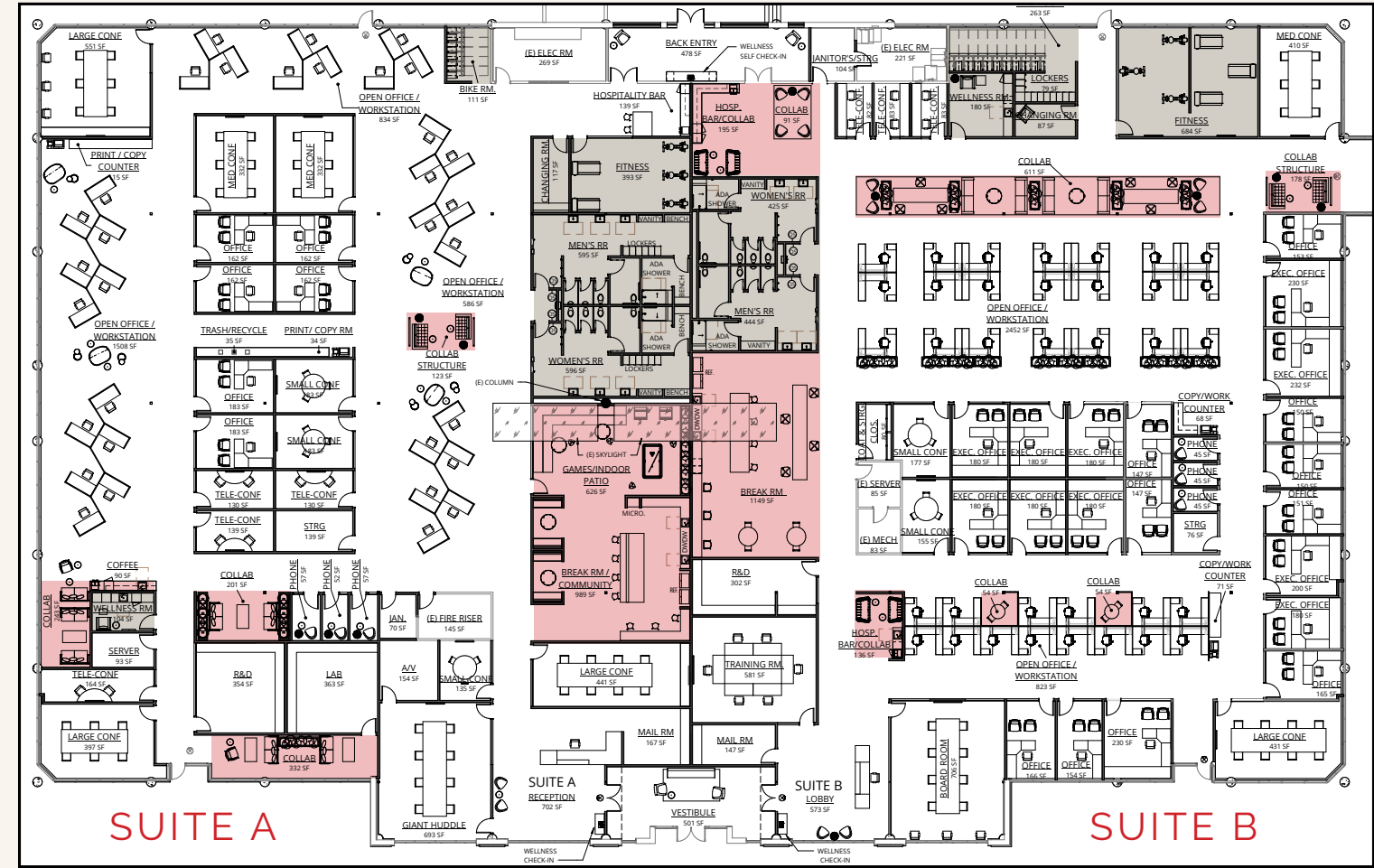
COLLABORATION, COMMON AREAS

120 cubes

114 private offices

234 total occupants

TWO TENANT



SUITE A

SUITE B

RESTROOMS, FITNESS, BIKE STORAGE WELLNESS

COLLABORATION, COMMON AREAS

33 cubes

18 private offices

51 total occupants

35 cubes

30 private offices

65 total occupants

AMENITIES





TRANSIT AND LOCATION

Tenants of the 55 West campus can utilize the regions transit system with its close proximity to the Hawthorne Farm MAX station. Within a mile of the campus, a variety of services can be found such as shopping centers, restaurants, medical clinics, child care facilities and schools.

Around the corner is 53rd Avenue Park; Hillsboro's newest 43-acre park offering lighted multi-sport fields, tennis and basketball courts, aquatic center, concessions and play structures.

55 WEST IS WITHIN THE CITY OF HILLSBORO'S ENTERPRISE ZONE.

This tax exemption program allows a 100% property tax abatement for eligible businesses on new capital assets within the designated enterprise zone for a three to five-year period.



HOUSING

The 55 West campus is ideally located to offer a full range of housing options for its tenants. Single family homes, condominiums, and apartments are available at the popular master planned community, Bethany Village. Tanasbourne is a quick 3 miles east with a multitude of apartment and townhome options and executive housing surrounds 55 West in nearby Helvetia, North Plains, Laurel/Bald Peak, west Hillsboro.



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LEASING CONTACTS

JESSICA RAMEY

+1 503 972 8604

jessica.ramey@am.jll.com

Licensed in OR

ANDREW ROSENGARTEN

+1 503 972 8097

andrew.rosengarten@am.jll.com

Licensed in OR

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