



# TANASBOURNE CORPORATE CENTER

3030 NW Aloclek Drive | Hillsboro, OR

*With Northwest textures and colors in its two-story atrium lobby, this Class A office building graciously welcomes employees and visitors alike. It is ideally located in the heart of the high-tech Sunset Corridor, surrounded by corporate neighbors, wetland views, and neighboring amenities, such as the Streets of Tanasbourne.*

## AREA AMENITIES

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| 1 Starbucks Drive-thru   | 6 Old Spaghetti Factory  |
| 2 Crossroads at Orenco Station<br><i>includes: Kohls, OfficeMax, Champion Cleaners</i> | 7 Tanasbourne Town Center<br><i>includes: Target, Best Buy, Office Depot</i>                                     |
| 3 Amberglen Marketplace<br><i>includes: Buggati's, Cingular, Quizno's</i>              | 8 Tanasbourne Village Shopping Center<br><i>includes: Safeway, RiteAid, Kinkos, Chevy's, Rock Creek Cleaners</i> |
| 4 Bally's Total Fitness  | 9 Peet's Coffee  |
| 5 Streets of Tanasbourne<br><i>includes: Buffalo Wild Wings, P.F. Changs, Romano's</i> | 10 Whole Foods   |

## ADDITIONAL FEATURES

- ◆ Rental rate: \$12.00 NNN per RSF
- ◆ 52,000 RSF (26,000 RSF per floor, divisible)
- ◆ Rectangular floorplates, conducive to flexible layouts
- ◆ Increased power (200 amp service) and structural load capacities
- ◆ High ceilings on both floors
- ◆ Signage opportunity available
- ◆ Parking ratio: 5.5/1,000

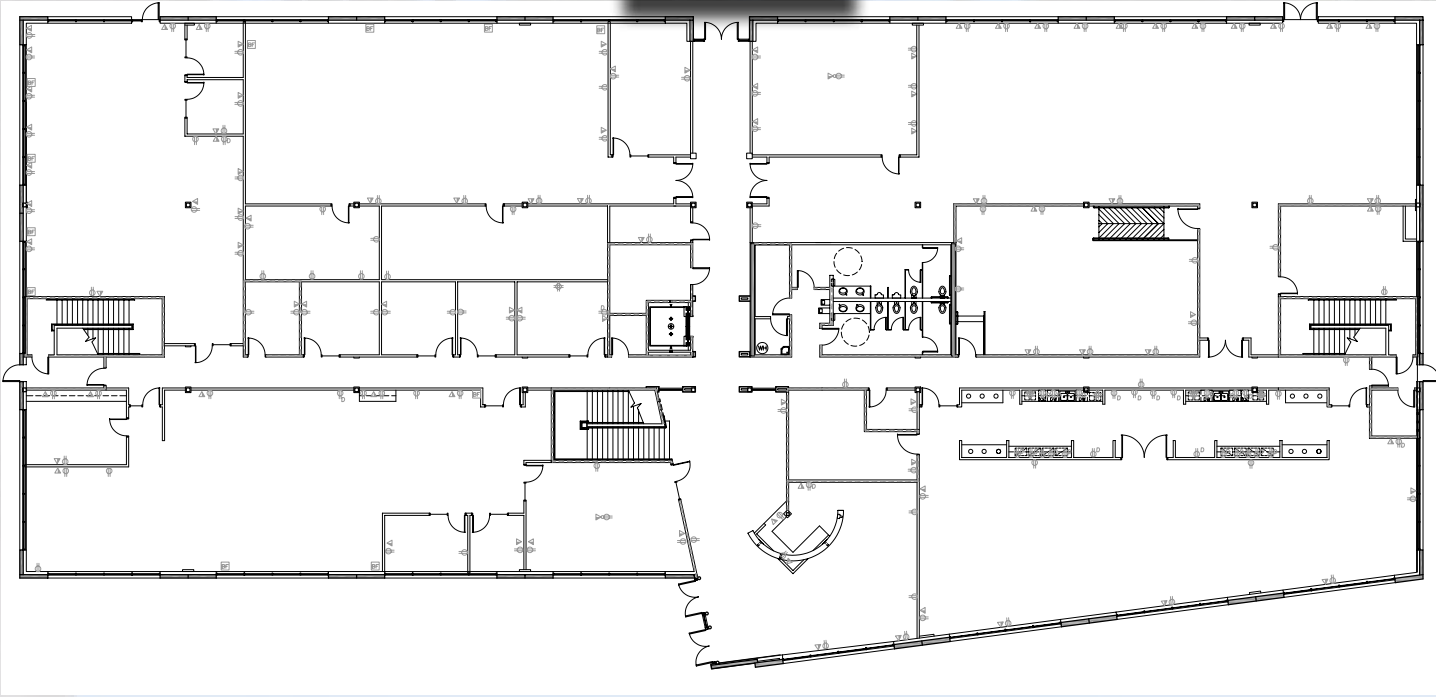
## Contact:

Mark McFarland, SIOR  
503.972.8095  
mark.mcfarland@pacific-re.com

Josh Stohr  
503.972.8602  
josh.stohr@pacific-re.com



1st Floor



2nd Floor

