#### Nearby Miscellaneous Services Include

The Streets of Tanasbourne	
U.S. Post Office	
Romano's Macaroni Grill	
Starbucks	
Chipotle	
P.F. Chang's	
Orenco Station	

McMenamin's		
Fred Meyer		
Costco		
Winco		
Kohl's		
LA Fitness		



Real value in a changing world

# For lease

## Ronler Corporate Center

23235 NW Evergreen Parkway | Hillsboro OR

Broadreach





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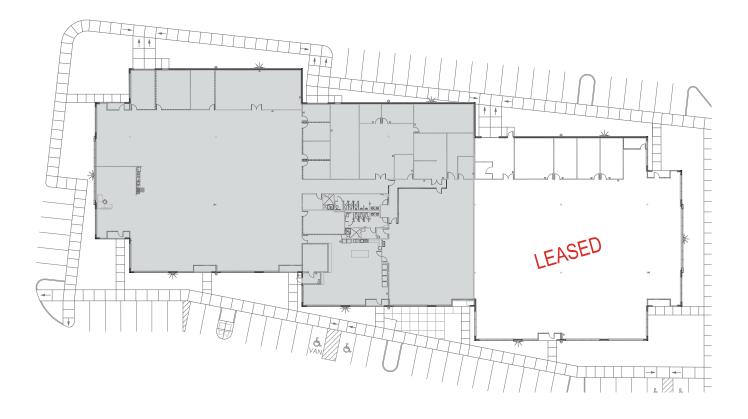


#### 26,093 s.f. available at the project

- Located in the heart of the Silicon Forest
- Easy access to Hwy 26
- Tilt with brick and glass exterior construction

- Heavy power, HVAC, and fiber (see inside for further details)
- Immediately adjacent to Intel's Ronler Acres
- 4 per 1,000 parking

## Bldg C 26,093 s.f.





#### **Technical Specs**

- » The building slab has grounding grid built in
- » Clear height: 15 1/2"
- » Grade level loading
- » 277/480-volt, 3 phase, 4-wire service with 1,600 amps
- » Zoned MP (Industrial Park)
- » ASCE/SEI 31-03 Seismic Evaluation completed
- » Total cooling capacity of 212.5 nominal tons to Bldg C

### Utility Providers

Water:	Tualatin Valley	
Sanitary Sewer:	Clean Water Services	
Electric:	PG&E	
Gas:	NW Natural	
Telephone:	Verizon	

#### Corporate Neighbors:

Intel	Electo Scientific Industries
Nike	Credence systems
Tektronix	Applied Materials
RadiSys Corp	Farmers Insurance Call Center
FEI	Volkswagon Call Center
Norm Thompson	Solar World AG
Genentech	
TriQuint Semiconductor	