

Nearby Miscellaneous Services Include:

- | | |
|----------------------------|-------------|
| The Streets of Tanasbourne | McMenamin's |
| U.S. Post Office | Fred Meyer |
| Romano's Macaroni Grill | Costco |
| Starbucks | Winco |
| Chipotle | Kohl's |
| P.F. Chang's | LA Fitness |
| Orengo Station | |

For lease

Ronler Corporate Center

23235 NW Evergreen Parkway | Hillsboro OR



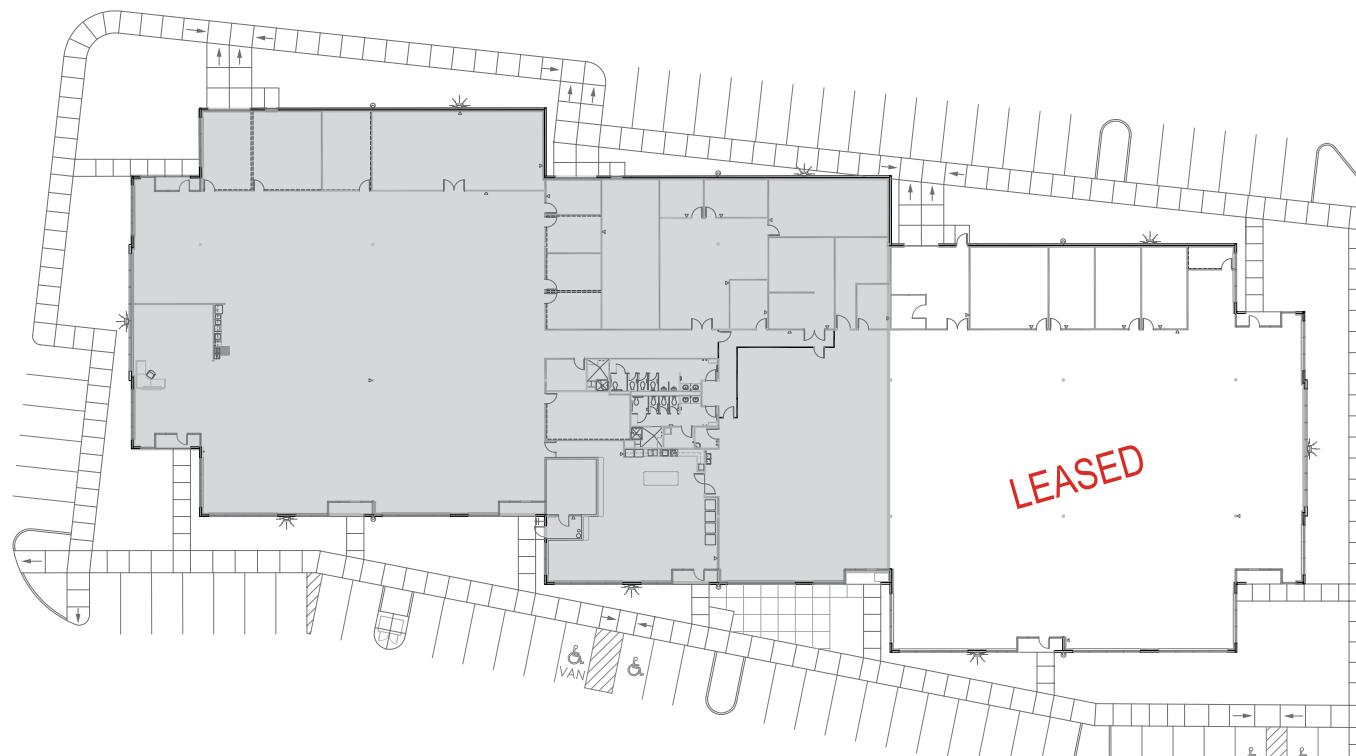
\$1.00/r.s.f. NNN

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	