



ATRIUM WEST

9600 SW OAK ST.



Strategic Interior Renovations Almost Complete | Debuting 1Q 2017

For leasing information, please contact:

Josh Schweitz
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Travis Parrott
Vice President
503.721.2735
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 **Kidder
Mathews**



Eclectic, contemporary lobby renovation with a welcoming ambiance, new flooring, exposed brick, and wood accent walls

Project Overview

Prominently located at Highway 217, minutes from Interstate 5 and immersed in an abundant, diverse amenity base, Atrium West, 9600 SW Oak Street, is a solid environment for tenants seeking unique office space with unobstructed potential. Tenants benefit from the opportunity to position themselves as either a Tigard or Portland address.

Currently under strategic interior and exterior renovation and new, established ownership, now is the perfect time to rediscover Tigard's prime office address.

Space availabilities range from 800 square feet to a full floor.



Suite 380 | Creative, contemporary build-out with upgraded lighting, flooring, and fishbowl conference room

CURRENT AVAILABILITIES

2nd Floor	16,607 RSF	\$22.00 PSF, FS
Suite 340	1,603 RSF	\$22.00 PSF, FS
Suite 380	5,576 RSF*	\$22.00 PSF, FS
Suite 520	3,585 RSF	\$22.00 PSF, FS
Suite 525	792 RSF	\$22.00 PSF, FS

*Spec Suite

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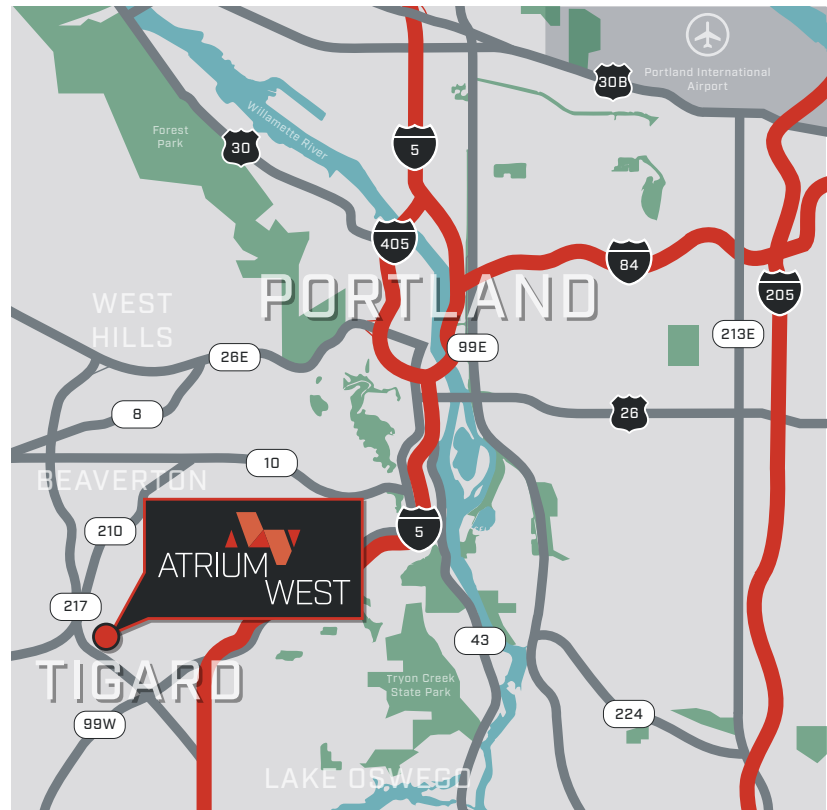
Location Overview

Adjacent to Washington Square Mall (anchored by Nordstrom, Apple, Pottery Barn, and Coach), Atrium West boasts an unmatched walkable amenity base.

Its direct ingress / egress to Highway 217, and short drive time to Interstate 5 and surrounding highways, makes it a well-connected location, close to several nearby residential communities.

DRIVE TIMES

Interstate 5	2.0 miles
Beaverton	3.9 miles
Tualatin	5.4 miles
Lake Oswego	6.4 miles
Portland	10.7 miles
West Linn	11.6 miles
Portland International Airport	23.1 miles

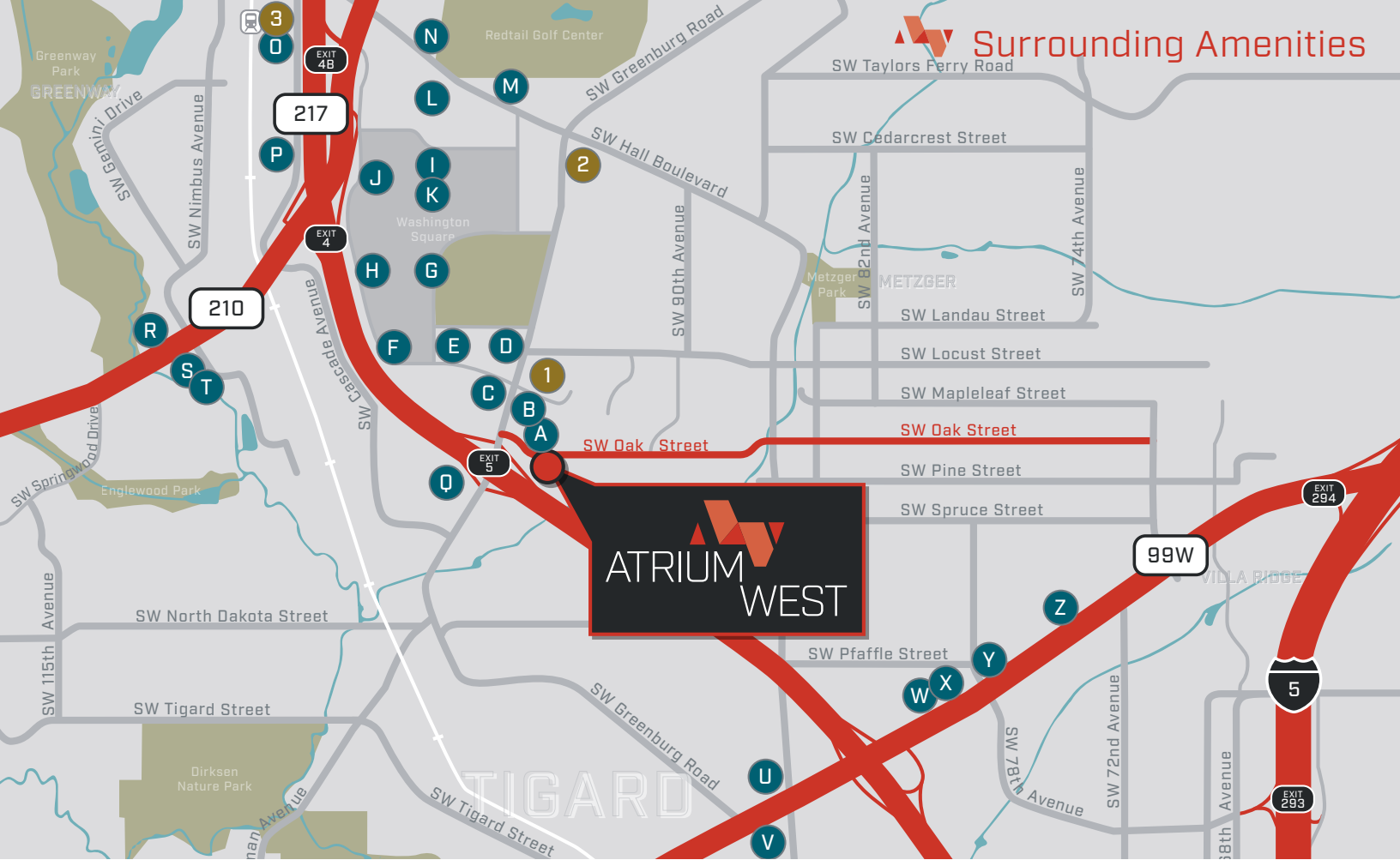


Well-connected location, close to several residential communities and less than 11 miles to Portland

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Surrounding Amenities

ATRIUM WEST

Restaurants

- A** Gustav's German Pub and Grill
- B** Red Lobster
- C** Thirsty Lion Pub and Grill
- D** Pieology Pizzeria
- E** Red Robin
- F** Braganza Tea
- G** Portland Seafood Company
- H** Nordstrom Marketplace Cafe
- I** Cheesecake Factory
- J** Noodles & Company
- K** Panda Express, Panera Bread, sbarro, Subway, Sonic Burgers, taco time
- L** Sushi Hana
- M** Chipotle
- N** Jimmy John's
- O** Fresh Grill Burgers & Fries
- P** Benihana
- Q** Starbucks
- R** Red Curry Restaurant
- S** Burger King

- T** Shiraz Restaurant
- U** Gaffer's Fish & Chips, Tigard Pizza Kitchen, Taqueria Seven Estrellas
- V** McDonald's
- W** Thong Thai Restaurant
- X** Sushi Hana
- Y** Baja Fresh
- Z** Taco Bell

Banks

- 1** Beal Bank
- 2** Bank of America
- 3** US Bank
- 4** Wells Fargo
- 5** Silicon Valley Bank
- 6** Washington Trust Bank
- 7** Bank of the West
- 8** Wells Fargo
- 9** Key Bank

Lodging

- 1** DoubleTree Hotel
- 2** Embassy Suites
- 3** Courtyard Marriott

Gas

- 1** 76
- 2** Shell
- 3** Chevron
- 4** Chevron
- 5** Plaid Pantry
- 6** Costco Gas
- 7** Shell
- 8** 7-Eleven

Grocery and Rx

- 1** Target
- 2** Costco
- 3** WinCo Foods
- 4** Walmart
- 5** Fred Meyer Pharmacy



*All amenities detailed are within a 1.5 mile drive radius.

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Project Address	9600 SW Oak Street Tigard, Oregon 97223
Ownership	HighBrook Investors
Property Management	Gil Fitzpatrick 503.499.0073 gil.fitzpatrick@colliers.com
Year Built / Year Renovated	1983 / 2016 (actively in progress)
Project Architect	Fluent Design
RBA	66,603 square feet
Stories	Five (5)
Elevators	Two (2) overhead traction passenger elevators
Ceiling Height	Nine (9) feet
Parking Ratio	2.8 : 1,000 (reserved covered parking available for \$38 per month with abundant street parking located directly in front of the building on SW Oak Street)
Building Construction	Steel and masonry structural components with EFIS and glass exterior walls
HVAC	Central roof-mounted HVAC with forced air heating system
Fiber	Redundant fiber by CenturyLink
Electrical	Low voltage power
Fire / Life Safety	Fire sprinklers / Exterior monitors
Surrounding Area	<ul style="list-style-type: none">• Well-connected location, close to several residential communities and less than 11 miles to Portland• Adjacent to Washington Square mall• Less than 2 miles to RedTail Golf Center• Close proximity to Trimet bus lines
On-Site Amenities	<ul style="list-style-type: none">• Complimentary building conference room

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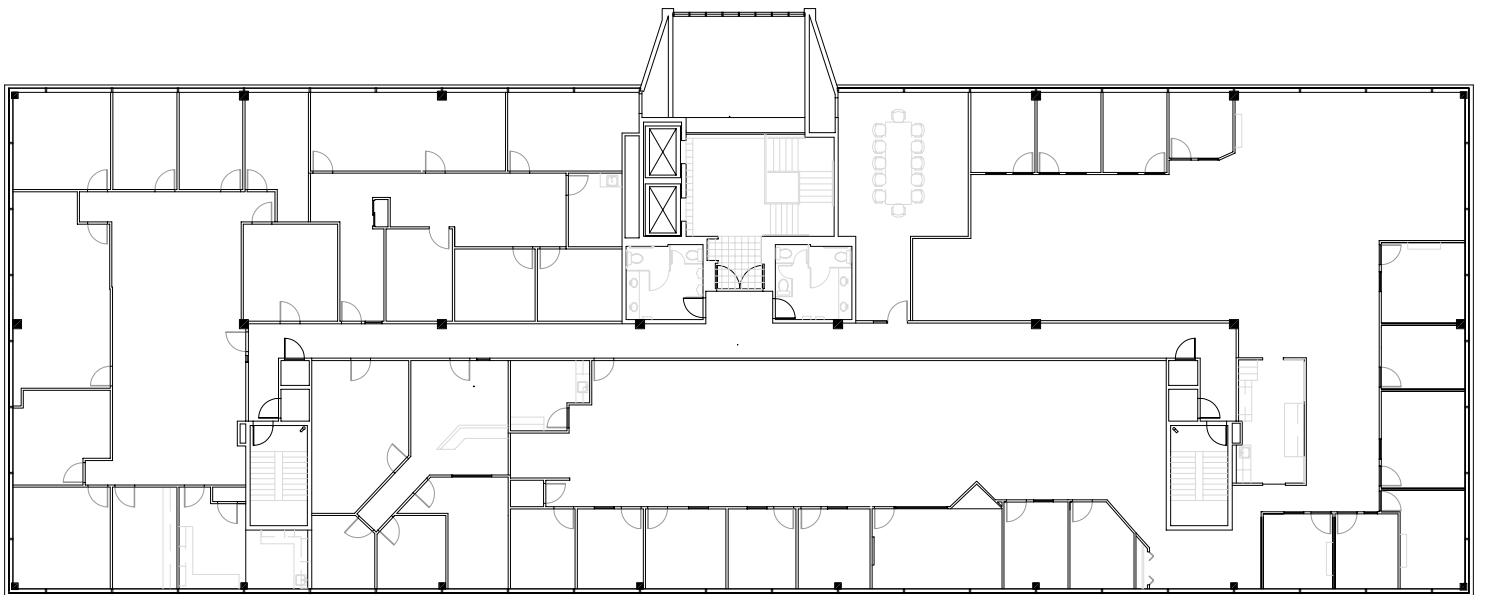
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Second Floor
16,607 RSF

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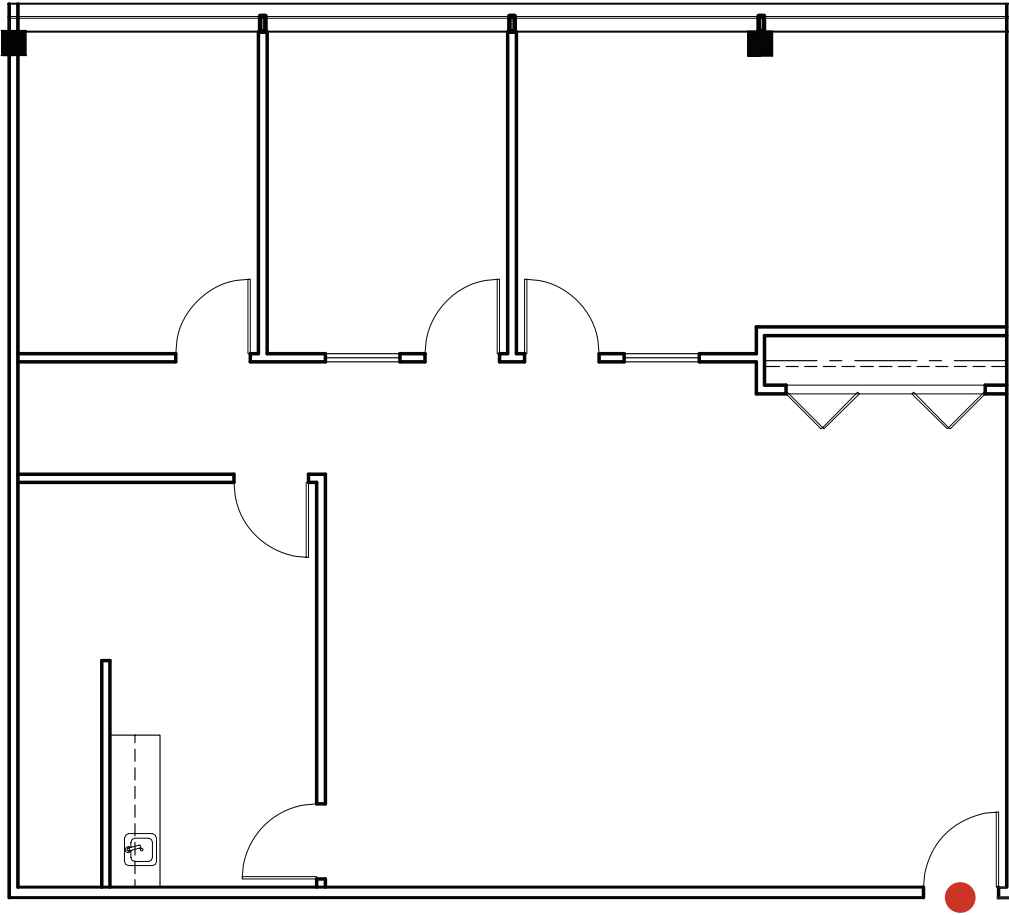


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Suite 340
1,603 RSF

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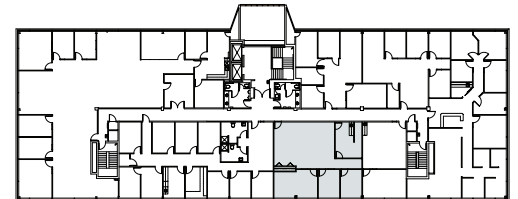


PRIMARY ENTRANCE



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KEY PLAN



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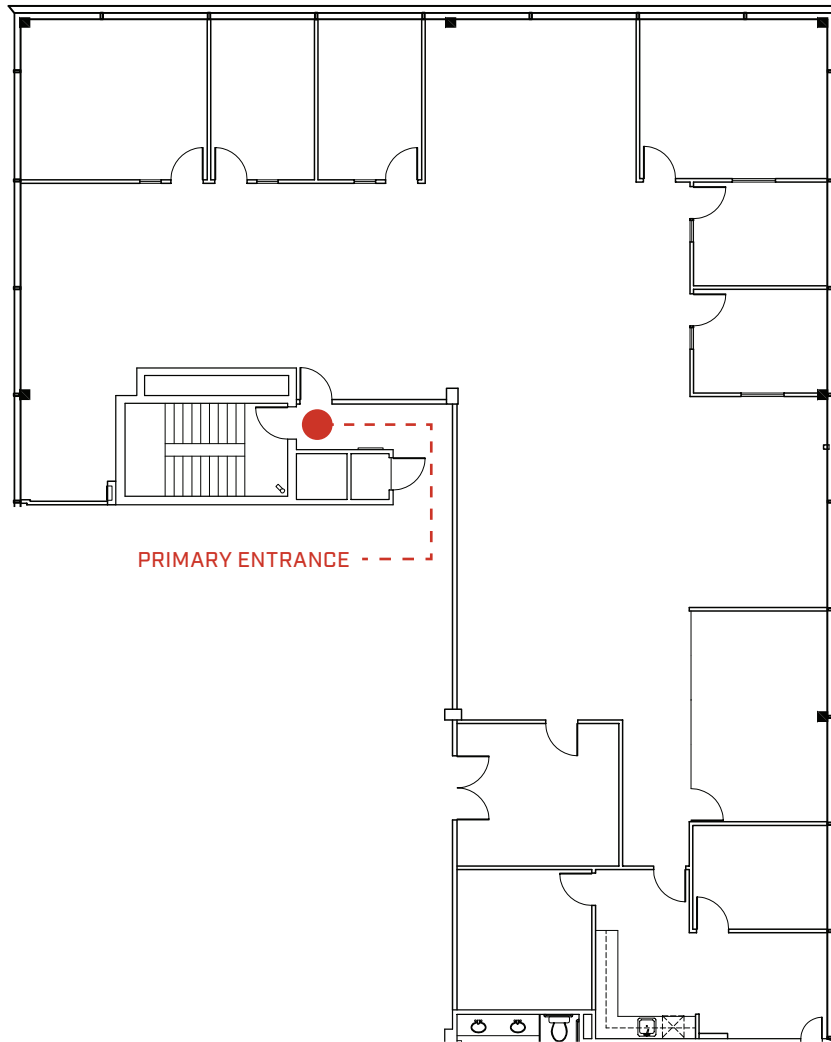
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Suite 380
5,576 RSF

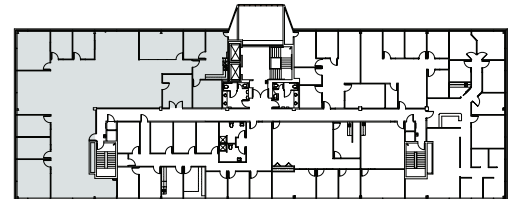
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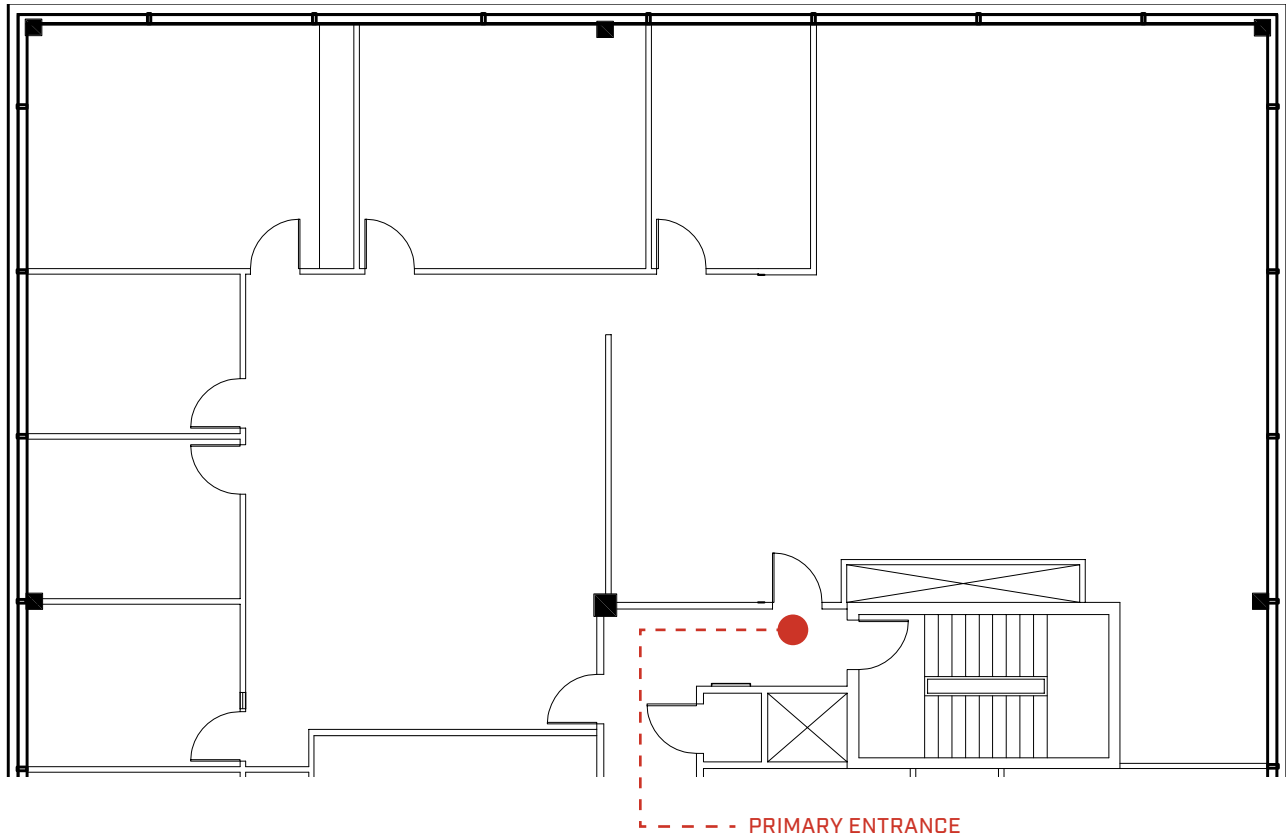


Suite 520
3,585 RSF



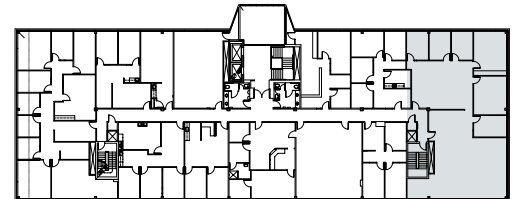
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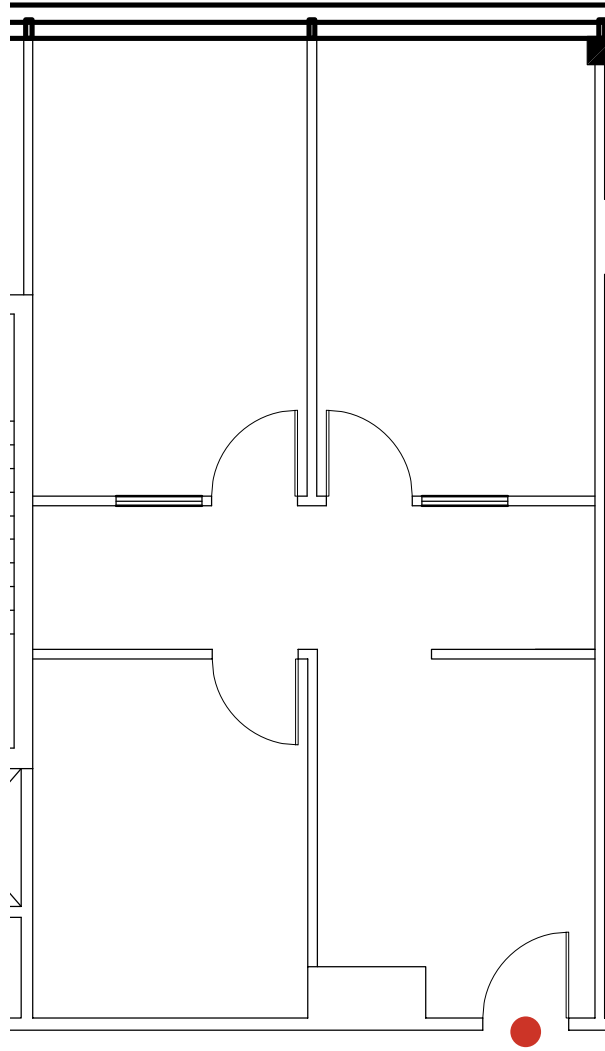




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792 RSF

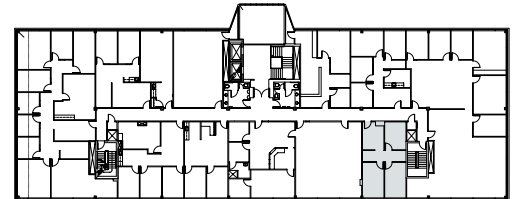
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