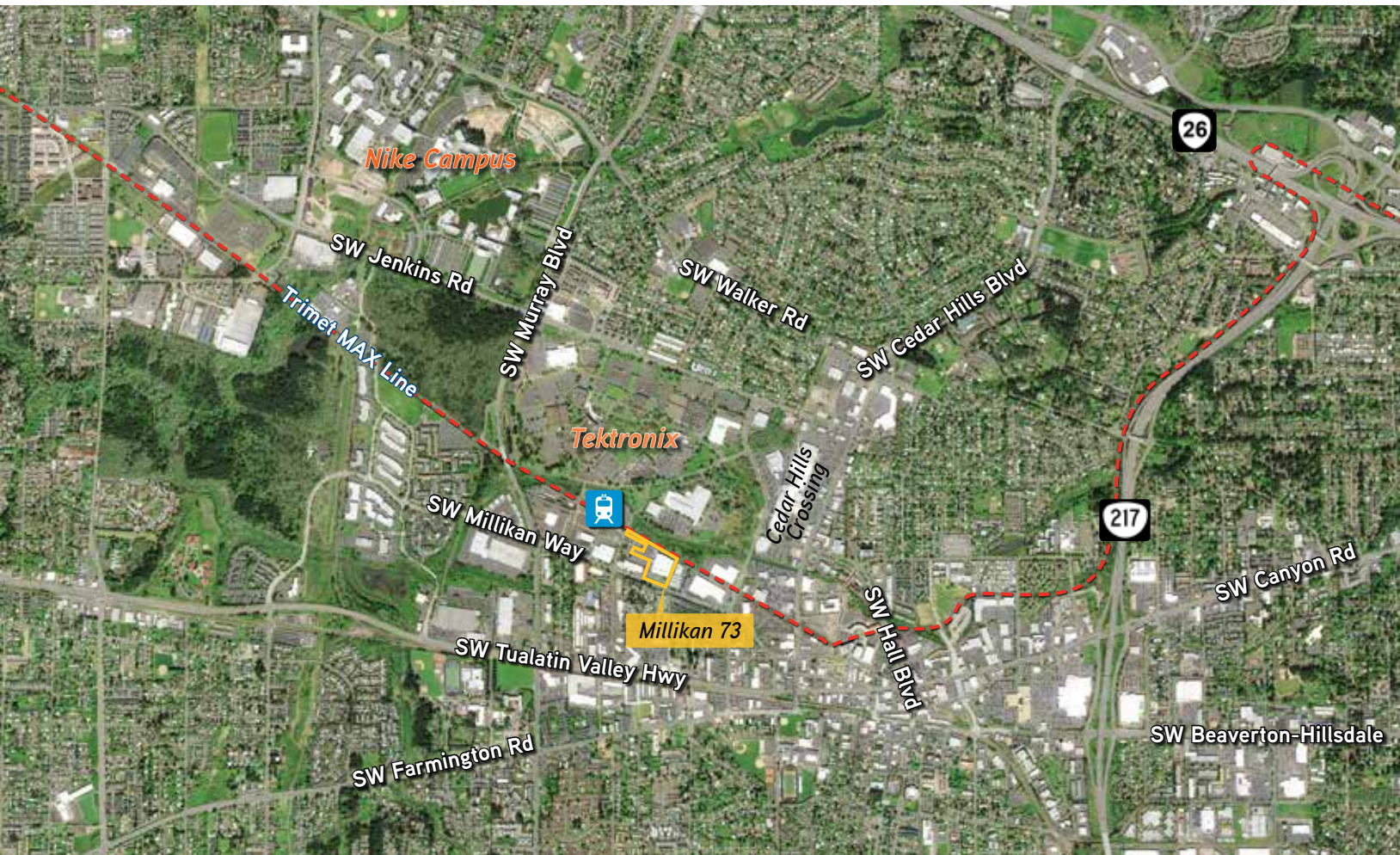


FOR LEASE >

# Millikan 73

13955 SW MILLIKAN WAY BEAVERTON, OR 97005



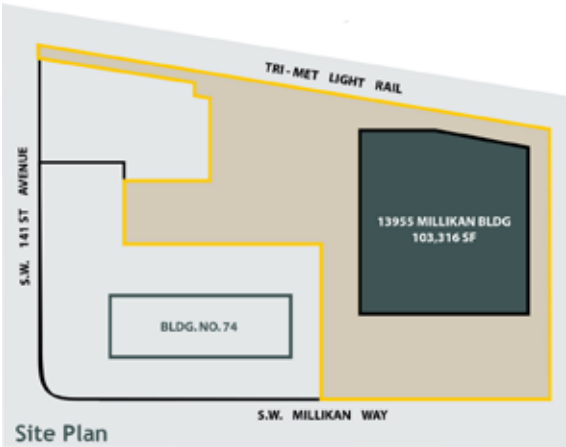
FOR LEASE >

# Millikan 73

13955 SW MILLIKAN WAY BEAVERTON, OR 97005



41,000 SF Production - R&D Space \$0.75/SF, NNN  
21,175 SF Office Space - \$1.20/SF, NNN  
*\*Expandable to 103,316 SF, July 2017*



- > **Millikan Way MAX Station** is one block away
- > **SC-E1, Station Community Employment zoning** allows general office, manufacturing, fabricating, assembly, processing, and packaging.
- > **Beaverton Enterprise Zone** - Allows property tax abatement on new equipment purchases and new leasehold improvements; up to 5-year exemption. [www.BeavertonOregon.gov/Ezone](http://www.BeavertonOregon.gov/Ezone)
- > **Walkable to Cedar Hills Crossing** - Food service, retail, commercial, and financial services.

## PRODUCTION - 41,000 SF

- > Fully air conditioned
- > Electrical distribution; air lines
- > 30,000 SF drop ceiling production; restrooms/shower/lockers; training, break room
- > 10,000 SF warehouse with HVAC; 22' clear height; 4 dock doors; 1 grade & dock covered platform

## OFFICE - 21,175 SF

- > 2nd floor with direct connection to Production
- > Elevator served (2) from lobby & Production
- > Perimeter offices with open workstation interior; multiple conference rooms; kitchen, restrooms, server room, etc.

### Millikan 73 - Built in 1976 for Tektronix

- 103,316 SF
- 3.2:1,000 Parking
- Enterprise Zone
- On MAX Station

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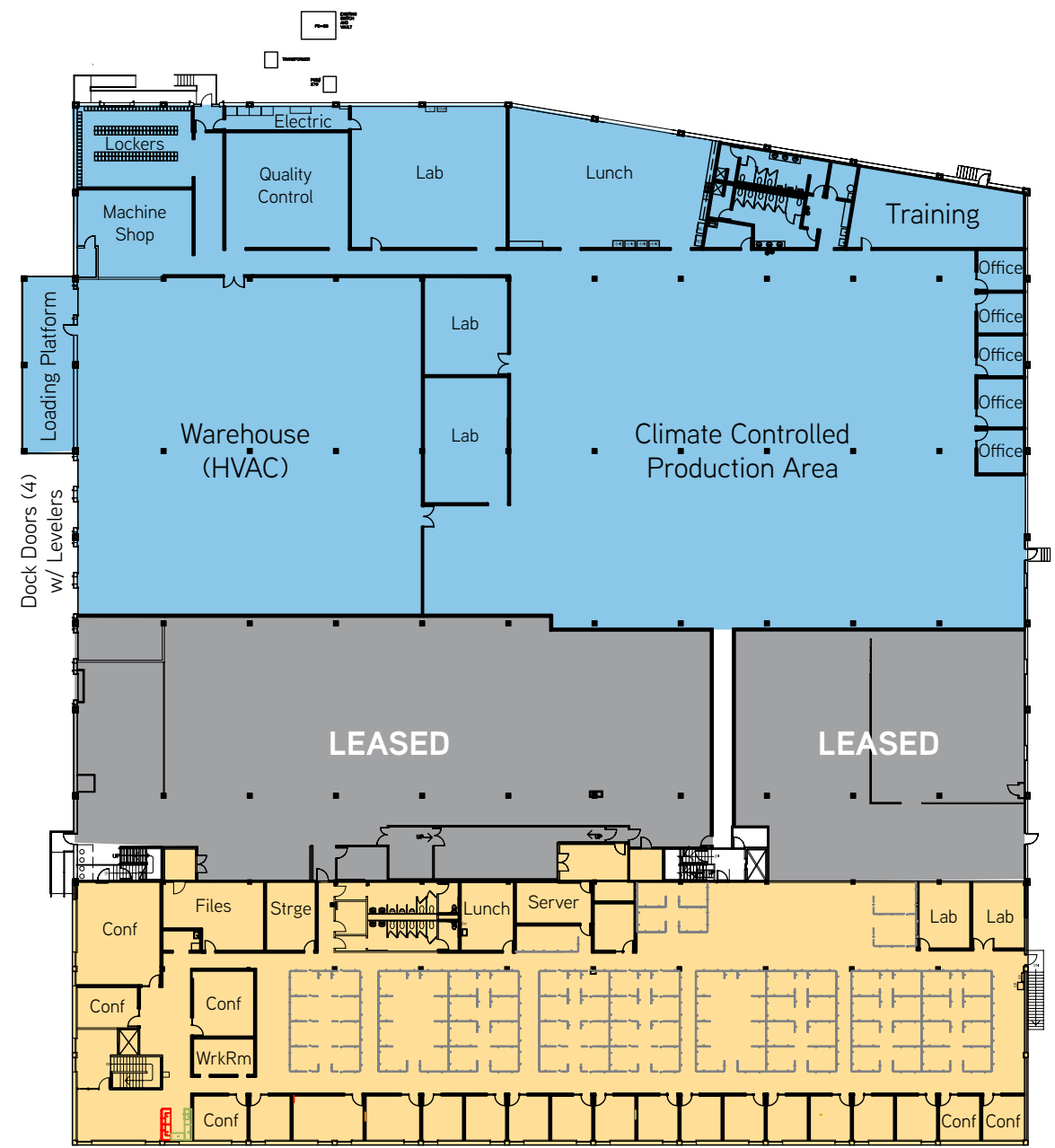


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# Floor Plans - 1st & 2nd Floor



## 41,000 SF - 1st Floor Production Space

- Fully air-conditioned
- Abundant distributed electrical power and compressed air lines
- 30,000 SF of drop-ceiling environment; restrooms, lockers, showers; training room; break room
- 10,000 SF of warehouse (HVAC); 22' clear height; 4 dock doors; 1 covered platform dock with grade access.
- Available now

## 21,175 SF - 2nd Floor Office

- Contiguous to Production
- Elevator served (2) from main Lobby and Production
- Perimeter offices with open work station interior; multiple conference rooms; kitchen, restrooms, server room
- Available November 2016

