

CLASS A OFFICE BUILDING

# TRIANGLE CORPORATE PARK I

13010 SW 68TH PARKWAY | PORTLAND, OR 97223



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR

1800 SW First Avenue, Suite 650 | Portland, OR 97201  
WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

13010 SW 68th Parkway Portland, OR 97223



## TRIANGLE CORPORATE PARK I

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$21.00 SF/yr
<b>Available SF:</b>	2,920 – 8,881 RSF
<b>Building SF:</b>	55,650 SF
<b>Lease Type:</b>	NNN
<b>Estimated NNN's:</b>	\$8.50/SF/yr
<b>Parking:</b>	5/1,000
<b>Zoning:</b>	TMU, City of Tigard
<b>Year Built:</b>	1997

### PROPERTY OVERVIEW

Triangle Corporate Park I is a two story Class A office building totaling approximately 55,000 square feet with a generous parking ratio of 5 per 1,000 RSF. This professional office building is located in the Tigard Triangle and offers a wide range of office configurations, high quality finishes, superior I-5 frontage and signage and other great features, such as showers and an outdoor picnic area. Centrally located in the heart of the I-5 Corridor, restaurants, banks, shopping, hotels and other services are just minutes away.

### PROPERTY HIGHLIGHTS

- Abundant glass line
- Superior I-5 frontage
- Blend of open space and private offices
- Multiple break rooms
- Building showers
- Multiple large conference rooms with glass panels



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR



13010 SW 68th Parkway Portland, OR 97223

FOR LEASE

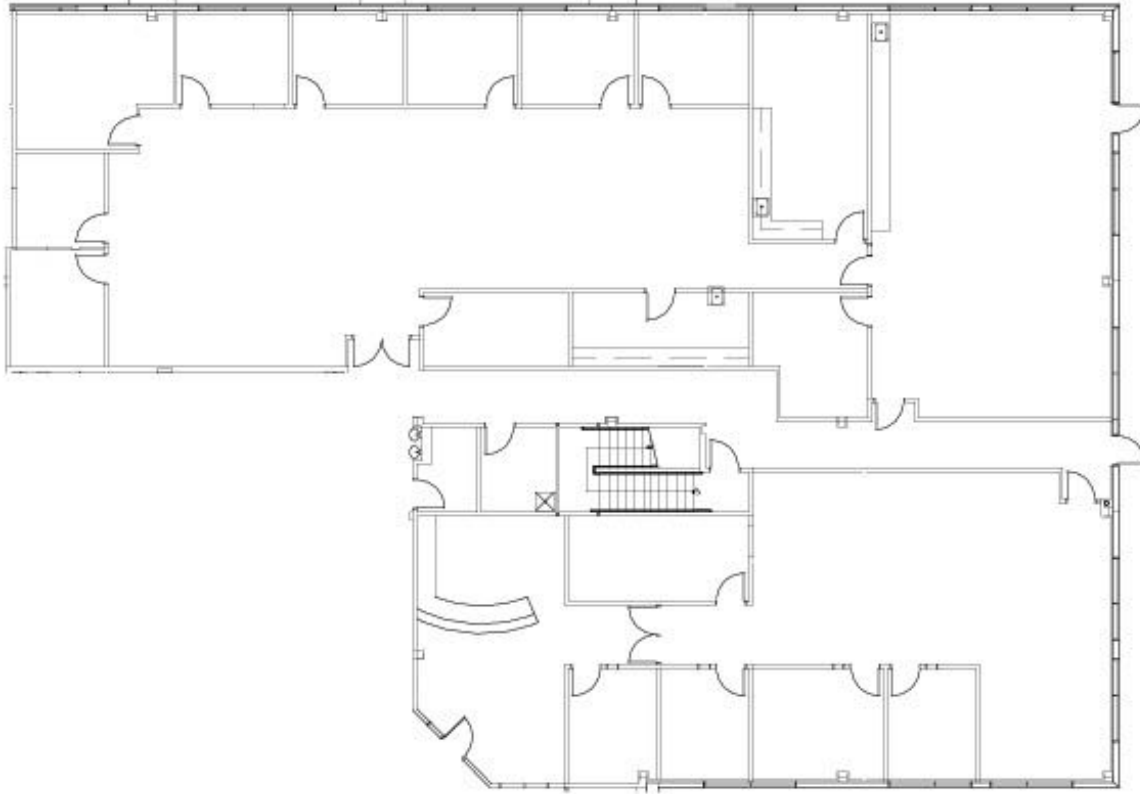


**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



## OFFICE SPACE

Class A office space with excellent window line on the ground floor. The space features a great blend of perimeter private offices and open work space to go along with the reception area, kitchenette, and large conference rooms. The space can be demised in a number of different ways. Additionally, the landlord can remove the existing corridor to meet the needs of a single tenant looking to occupy the entire 8,881 SF.



**Joe Kappler**

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

**Seth Platsman**

503.416.0091

seth@macadamforbes.com

Licensed in OR



13010 SW 68th Parkway Portland, OR 97223

FOR LEASE



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



# FOR LEASE

13010 SW 68th Parkway Portland, OR 97223



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



CLASS A OFFICE BUILDING

# TRIANGLE CORPORATE PARK II

13190 SW 68TH PARKWAY | PORTLAND, OR 97223

**Joe Kappler**

503.972.7294

[joek@macadamforbes.com](mailto:joek@macadamforbes.com)

Licensed in OR & WA

**Seth Platsman**

503.416.0091

[seth@macadamforbes.com](mailto:seth@macadamforbes.com)

Licensed in OR

1800 SW First Avenue, Suite 650 | Portland, OR 97201

[WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

13190 SW 68th Parkway, Portland, OR 97223



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$21.00 SF/yr
<b>Available SF:</b>	4,084 SF
<b>Suite:</b>	110
<b>Building SF:</b>	approx. 39,390 SF
<b>Lease Type:</b>	NNN
<b>Estimated NNNs:</b>	\$8.50/SF/yr
<b>Parking:</b>	5/1000

## PROPERTY OVERVIEW

Triangle Corporate Park II is a Class A office project comprising of approximately 39,390 square feet with a generous parking ratio of 5 per 1,000 RSF. Beautiful ground floor Class A office space with excellent window line. The space features 4 large private offices, a kitchenette, and ample open space. This professional office building is located in the Tigard Triangle and offers a wide range of office configurations, high quality finishes, superior I-5 frontage and signage and other great features, such as showers and an outdoor picnic area. Centrally located in the heart of the I-5 Corridor, restaurants, banks, shopping, hotels and other services are just minutes away.

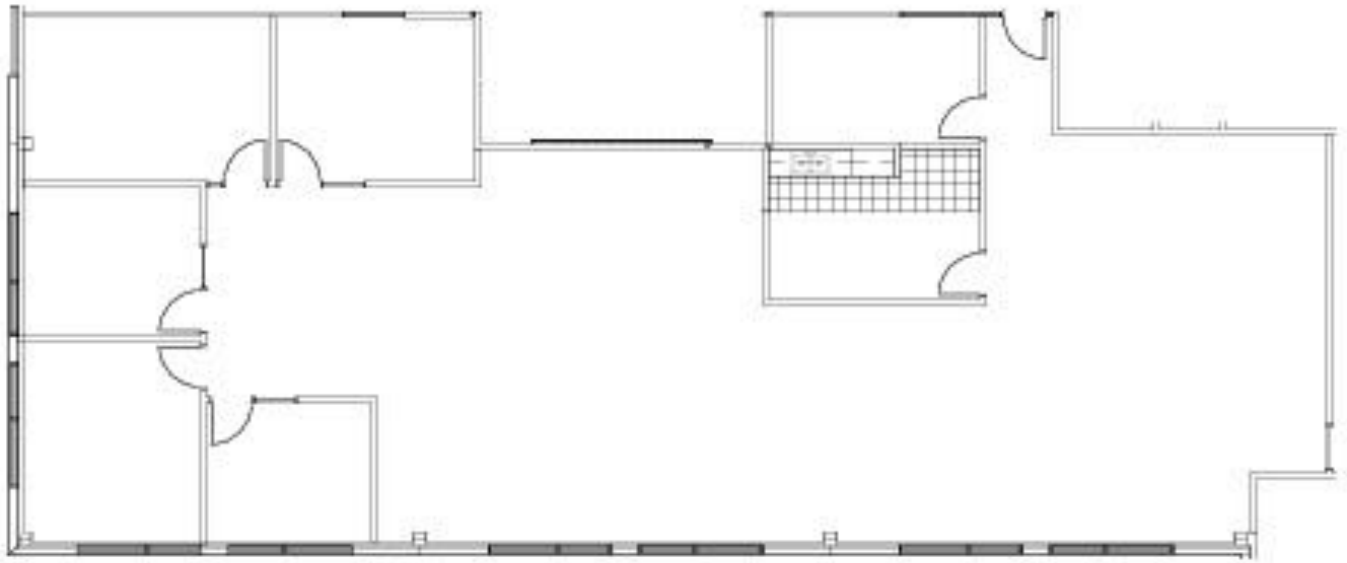
Proudly Owned and Managed By



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR





### SUITE 110

Beautiful ground floor Class A office space with excellent window line. The space features 4 large private offices, a kitchenette, and ample open space.



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR



# FOR LEASE

13190 SW 68th Parkway, Portland, OR 97223



## WASHINGTON COUNTY TAX SAVINGS

approximate tax savings compared to tax costs within Multnomah County:



Businesses producing \$1M Pre-tax Income

**save \$40,000/year**



Businesses producing \$5M Pre-tax Income

**save \$121,500/year**

## SAVE MONEY WITH FREE PARKING

approximate savings compared to parking costs within Downtown Portland:



**save \$250/month per vehicle**



**save \$3,000/year per employee**

**For 125 employees, that's nearly \$375,000 of savings every year.**



**Joe Kappler**

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

**Seth Platsman**

503.416.0091

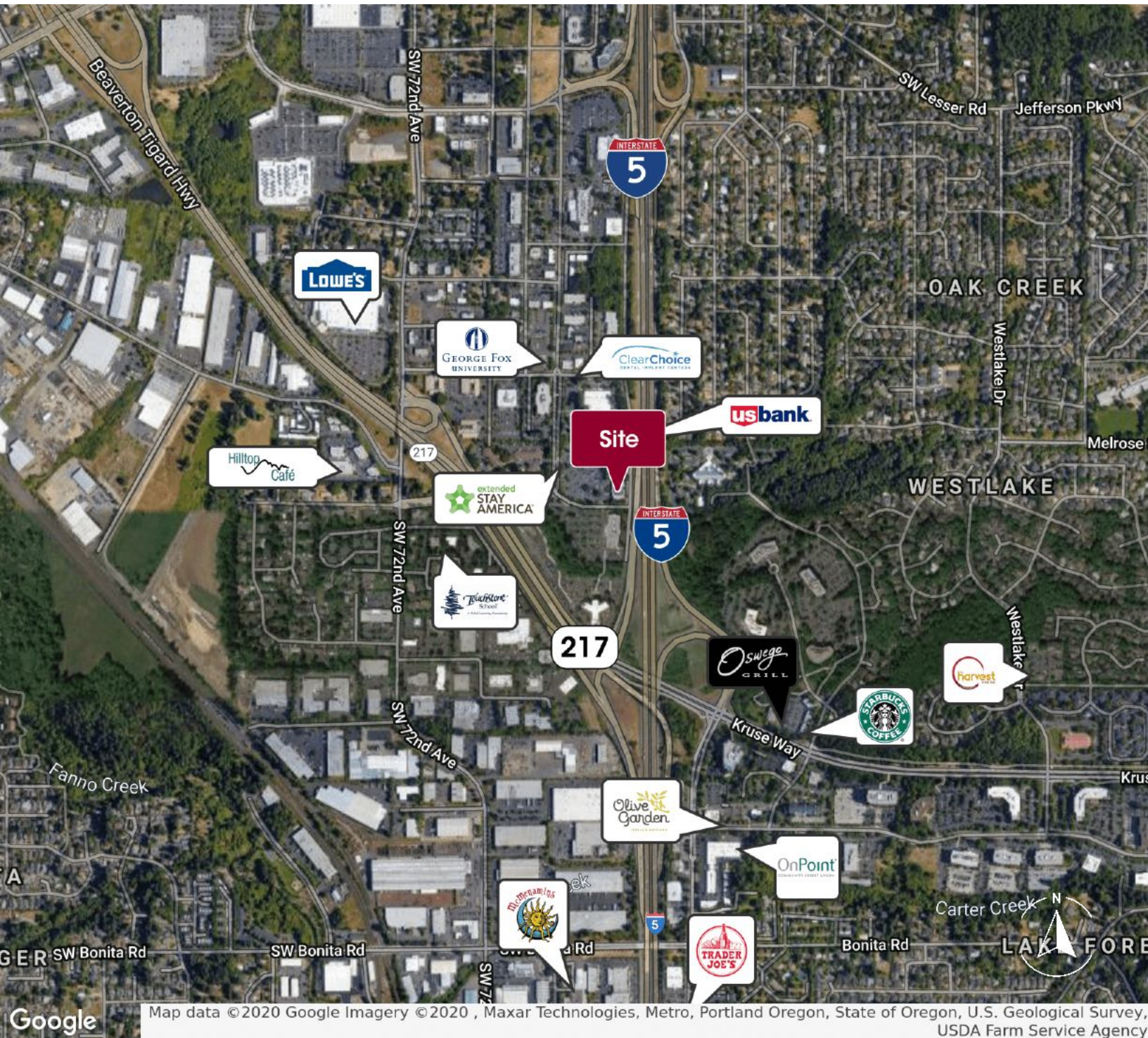
seth@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500





Map data ©2020 Google Imagery ©2020 , Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency



**Joe Kappler**  
503.972.7294  
joek@macadamforbes.com  
Licensed in OR & WA

**Seth Platsman**  
503.416.0091  
seth@macadamforbes.com  
Licensed in OR