

39,390 SF
FOR LEASE

CBRE



TRIANGLE

CORPORATE PARK

BUILDING II

13190 SW 68TH PARKWAY, TIGARD OR

Property Overview



LEASE RATE

\$22 / RSF / YR NNN

NNN Estimate: \$10.75 / RSF / YR



CLASS A OFFICE

Flexible floorplans, high-quality finishes, and newly renovated lobbies and restrooms



EXPOSURE

Signage opportunities available to take advantage of superior I-5 frontage



AMENITIES

Outdoor picnic area, lockers and showers



LOCATION

In the heart of the Tigard Triangle, with restaurants, banks, shopping, fitness, hotels and other services just minutes away



ADDRESS

Located in Washington County with the potential to use Tigard or Portland address



PARKING

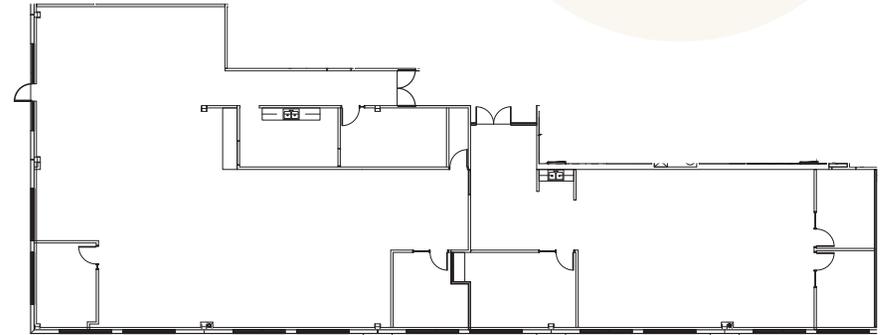
High parking ratio of 5.8 spaces / 1,000 SF



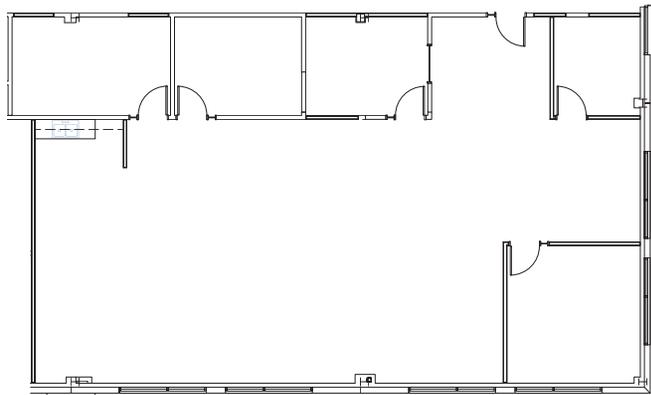
Availabilities & Floorplans

SUITE	SIZE	AVAILABLE	NOTES
120	7,023 SF	Now	Right off the building lobby; contiguous with Suite 150
150	3,043 SF	Now	Right off the building lobby; contiguous with Suite 120
120 + 150	10,066 SF	Now	Suites 120 + 150 combined
200	21,015 SF	Now	Full floor opportunity

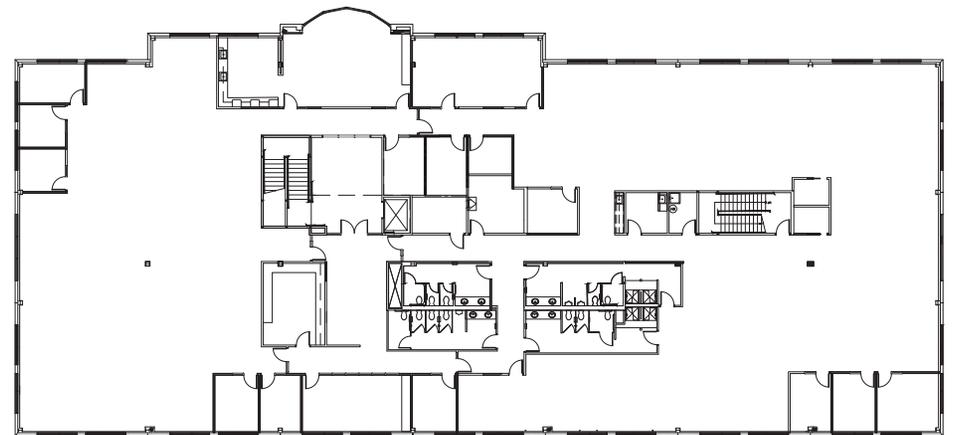
39,390 SF TOTAL



SUITE 120 CONTIGUOUS WITH SUITE 150 FOR 10,066 SF
7,023 SF

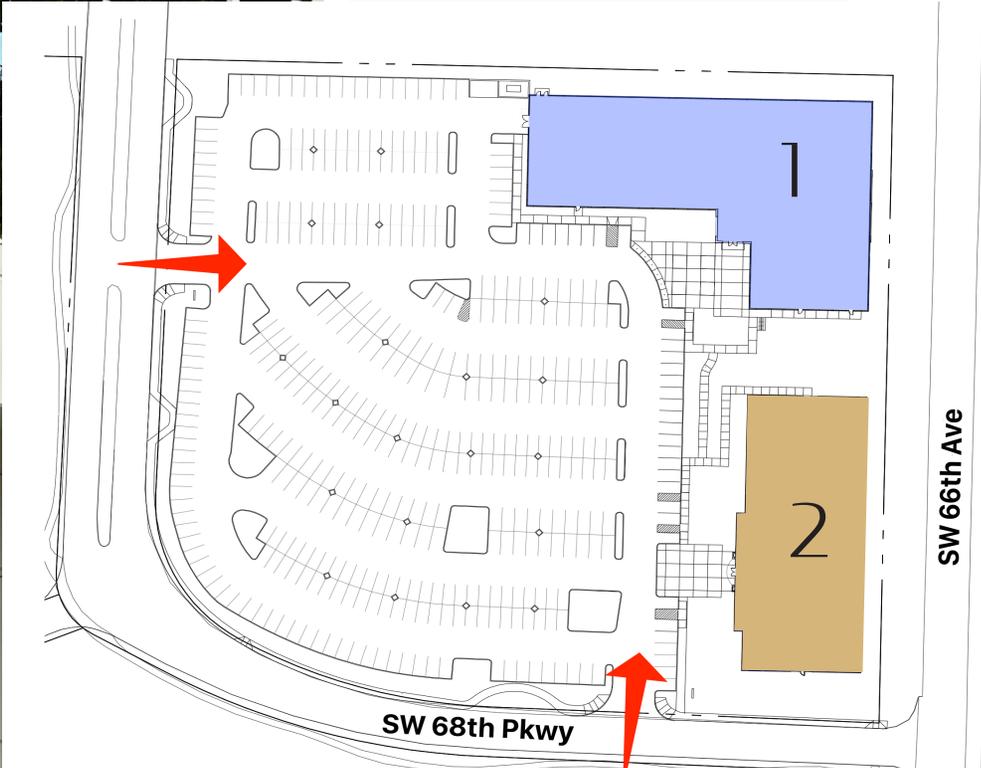


SUITE 150 CONTIGUOUS WITH SUITE 120 FOR 10,066 SF
3,043 SF

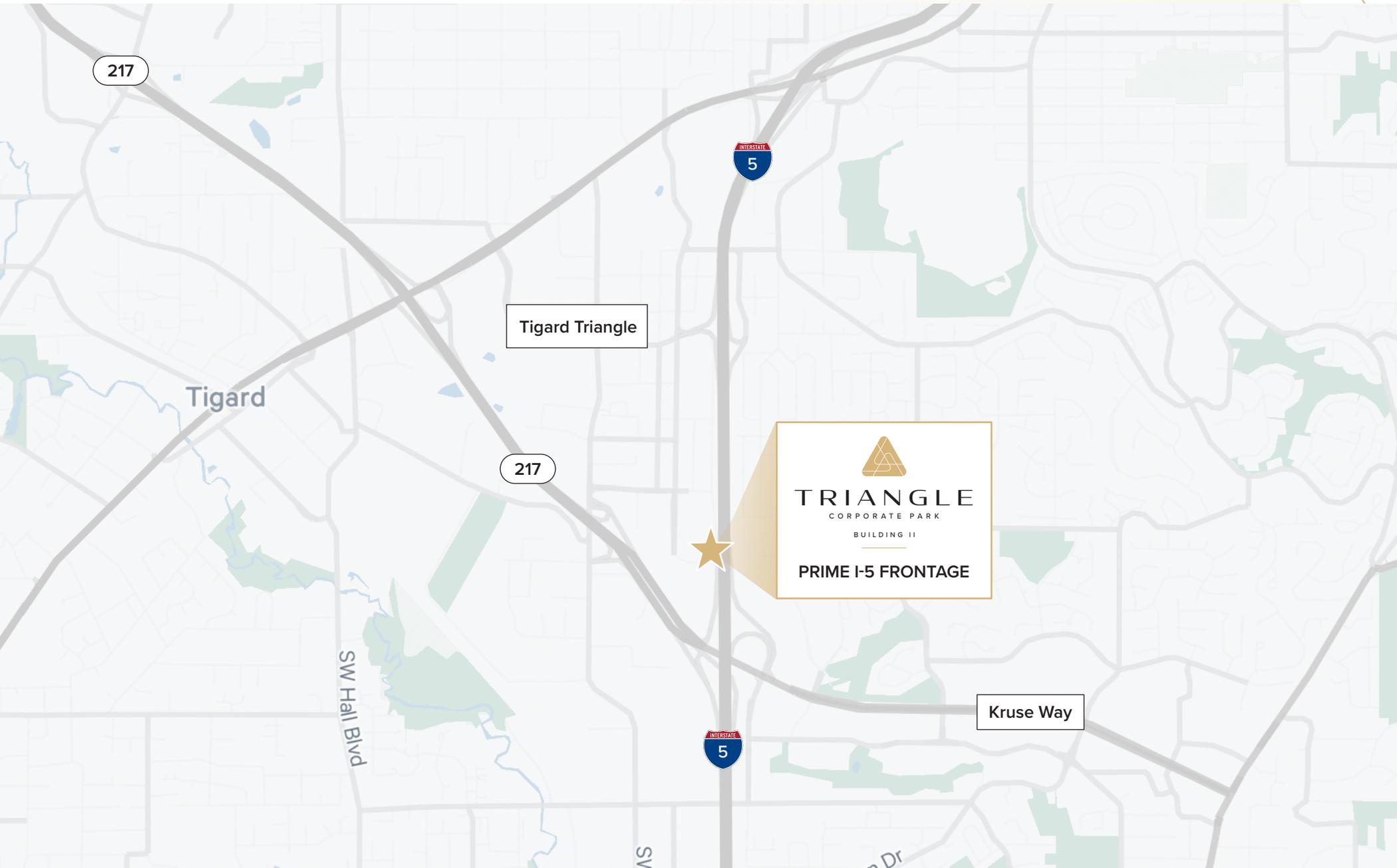


SUITE 200
21,015 SF

Site Overview



Location & Exposure





TRIANGLE

CORPORATE PARK
BUILDING II

LEASING CONTACT

Jennifer Medak

First Vice President

+1 503 221 4853

jennifer.medak@cbre.com

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