

HILLSBORO, OR  
97006



# 1195 NW Compton Drive

## 76,163 SF For Sale or Lease

**CBRE**

# Investment Highlights

**Sale Price** \$12.19 M (\$160 PSF)

**Rental Rate** \$26 / RSF FSG

## ***Incredible opportunity***

for owner / user sale or full building lease

## ***Acquire for \$160 PSF***

which is significantly below replacement cost of \$350+ PSF

## ***Excellent location***

immediately adjacent to 3.7 MSF of Sunset Corridor amenities

## ***Plentiful parking***

with 284 private/dedicated parking stalls

## ***Two-story office***

building divisible to 38,081 SF

## ***Move-in ready***

building that is well-maintained by institutional ownership with existing improvements built for a single user

## ***Ideally positioned***

near area housing and major employers





# Property Specifications



## Building Area

76,163 RSF



## Parking

284 Stalls, 3.73/1,000



## Slab-to-Slab Height

First Floor - 15' 6"

Second Floor - 13' 6"



## Conference Room

Approx. 50 person  
auditorium



## Site Area

5.1 Acres



## Building Construction

Steel frame with concrete  
topped metal decks



## Bay Column Spacing

Approximately 30 feet



## Cafeteria

Onsite



## Year Built

2002



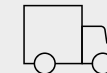
## Roof

Low slope roof with  
built-up asphalt sheeting  
topped with a granular  
cap sheet



## HVAC

Package rooftop units  
with split system gas  
furnaces and roof-  
mounted condensers



## Loading

One roll up door with  
dock and grade access



## Zoning

UC-MU: Urban Center -  
Mixed Use Urban Density



**CLICK FOR DETAILS**



## Exterior Finishes

Pre-cast concrete panels  
with brick veneer



## Fire & Life / Safety

Fire sprinklers, hydrants,  
smoke detectors, alarms,  
extinguishers, strobes,  
pull switches, and horns

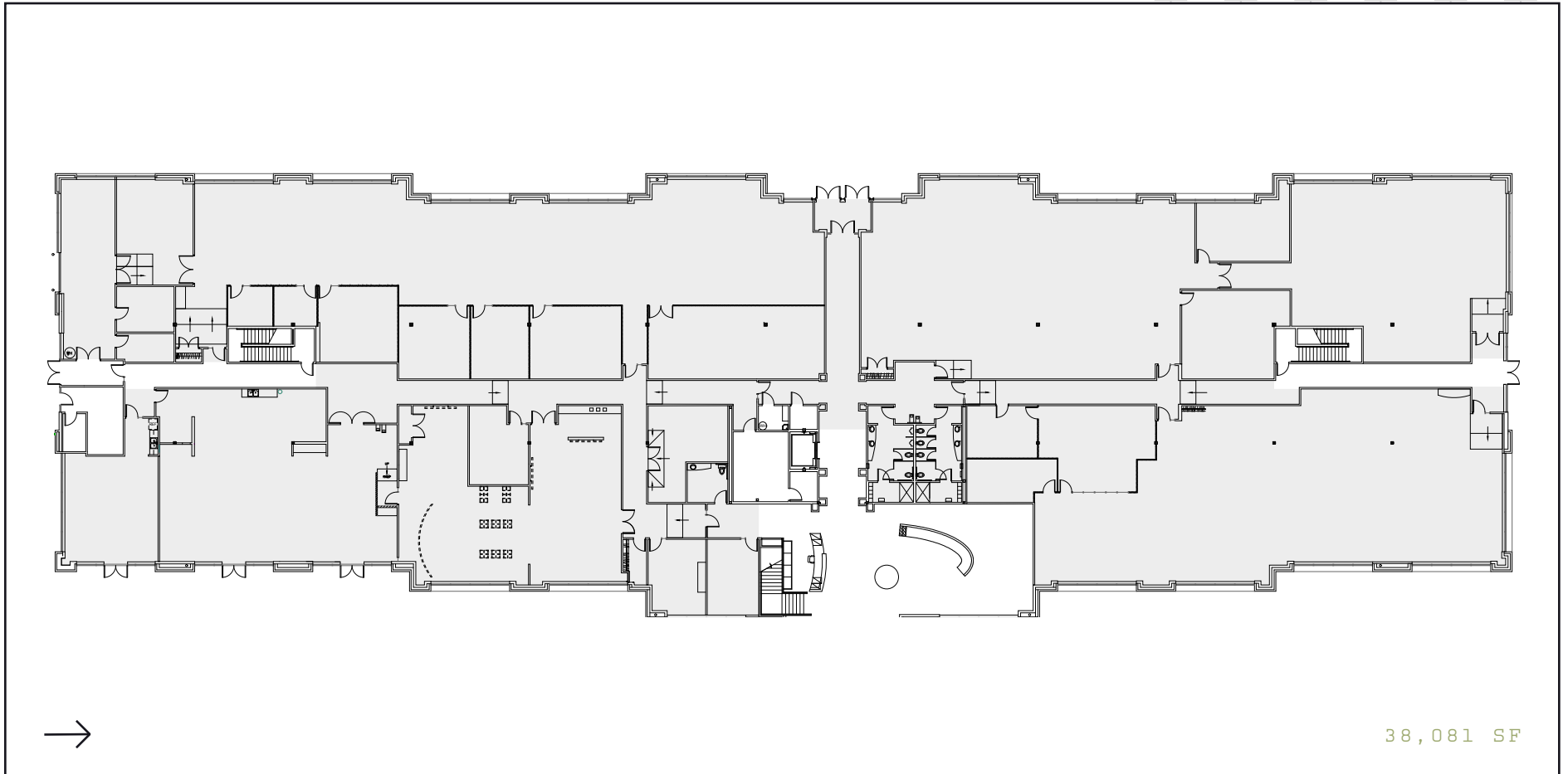


## Electrical Capacity

2500 amp  
three-phase service

# Floor Plans

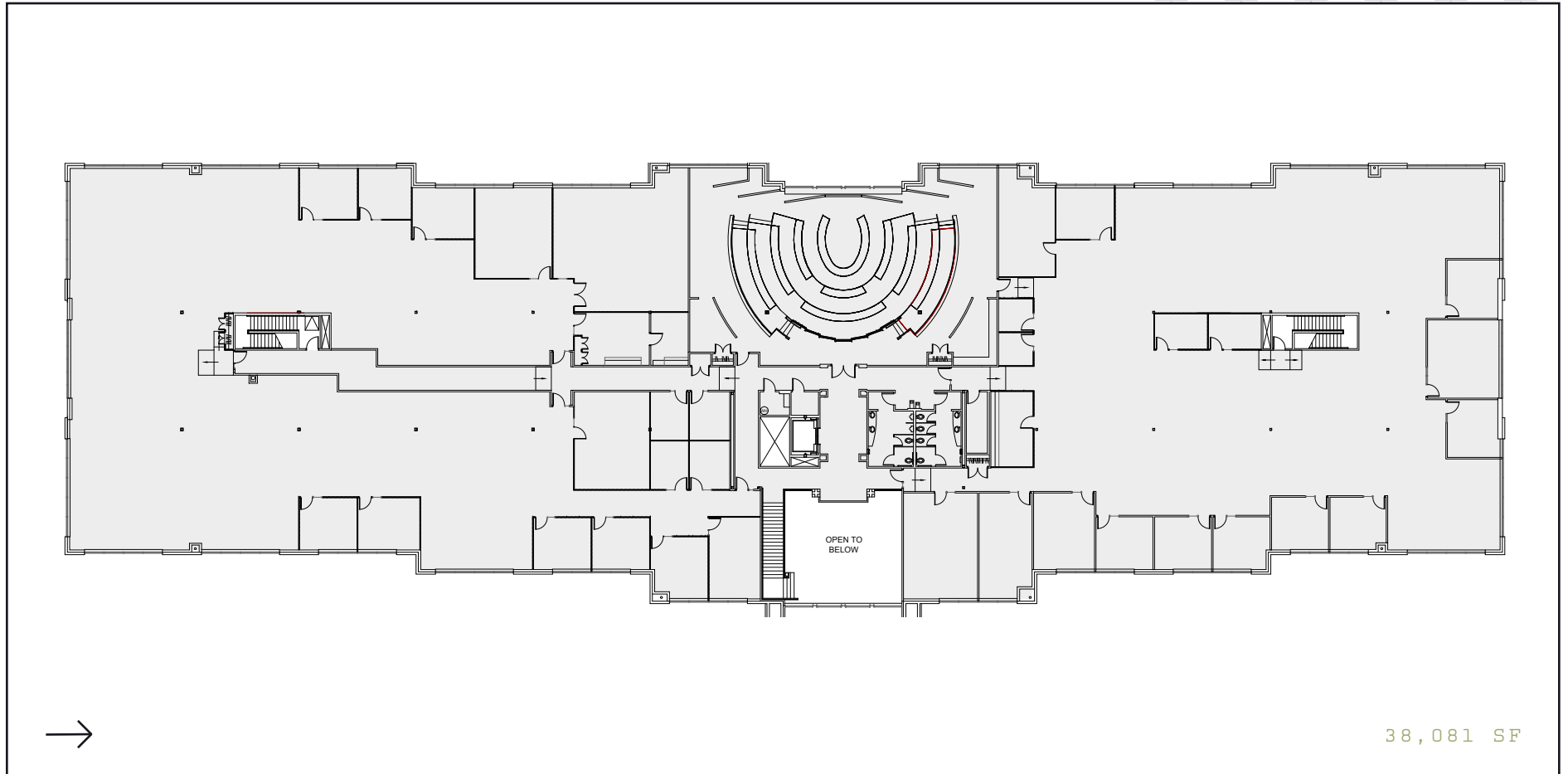
## First Floor





# Floor Plans

## Second Floor



# Property Amenities





# Site Plan





# Area Map

## Intel Campus

## Crossroads at Orenco Station



## The Streets of Tanasbourne



## Tanasbourne Town Center



## Amberglen Park North

## Tanasbourne Village



## Notable Amenities

### ACCOMMODATIONS

Aloft Hotel	Orenco Station Grill
Holiday Inn Express	Little Big Burger
Extended Stay America	Schmizza Public House
Embassy Suites	Dutch Bros Coffee
Hampton Inn & Suites	Macy's

### FOOD & DRINK

Thirsty Lion	Whole Foods Market
Hellfired Pizza	Trader Joe's
Saigon Bowl	Nordstrom Rack
Society Pie	Marshall's
Insomnia Coffee	Fred Meyer
Killer Burger	Bath & Body Works
Copper River Restaurant	REI
P.F. Chang's	H&M
QDOBA Mexican Eats	Kohl's
Takumi Sushi & Bar	Banana Republic

### RECREATION

The Old Spaghetti Factory	Gordon Faber Rec. Complex
Insomnia Coffee	Rock Creek Trail

## Drive Times

PDX AIRPORT	40 Minutes
CBD	20 Minutes
NIKE	15 Minutes
INTEL	20 Minutes



0.25 MILES

0.5 MILES

0.75 MILES

NW Cornelius Pass Rd

NW Cornell Rd

26

NW Walker Rd

NW 185th Ave







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**CBRE**

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