

OFFICE SPACE FOR LEASE

AMBERGLEN CORPORATE CENTER



Amberglen Corporate Center
2345 NW Amberbrook Drive & 2430 NW 206th Avenue
Hillsboro, Oregon



RARE OPPORTUNITY TO LEASE SPACE IN A
PREMIER CLASS A SUBURBAN OFFICE/FLEX CAMPUS



LOCATION
HILLSBORO, OR



PROPERTY SIZE
132,876 RSF



BUILDINGS
2



FLOORS
2



FLOOR PLATE
33,224 RSF



PARKING
4:1,000

Welcome to **AMBERGLEN CORPORATE CTR.**

An institutional grade office/flex project located in the heart of the Sunset Corridor/I-26 submarket, an easy 17 minute drive from downtown Portland.

- **Recent improvements include renovated lobby and outdoor seating area**
- Premier corporate campus located close to I-26 and adjacent to many retail amenities
- Campus-like setting with plenty of green space, jogging paths and a lake
- Visible to traffic along Cornell Road
- One-half mile to Streets of Tansabourne

Property **FEATURES**



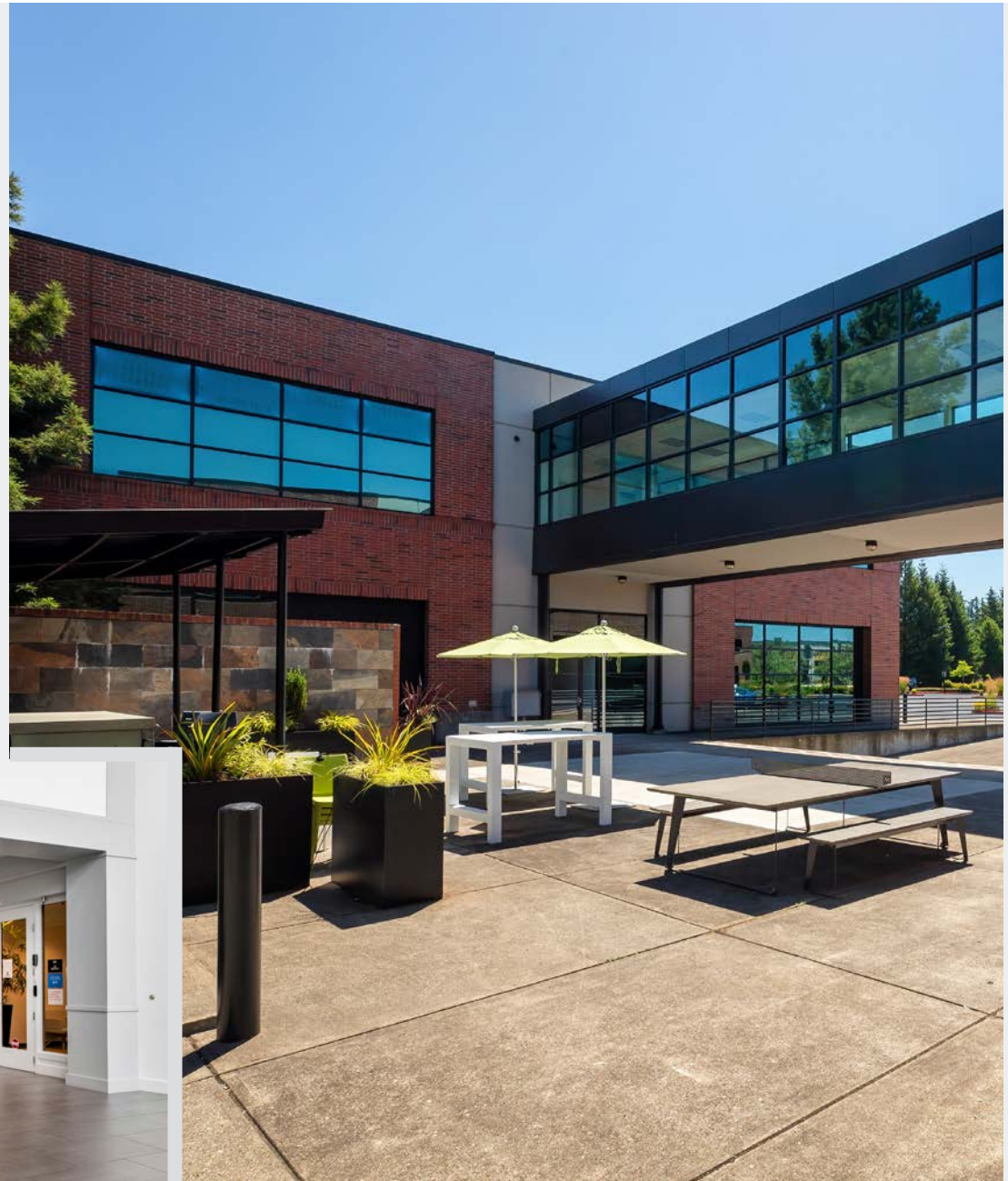
OUTDOOR
DINING

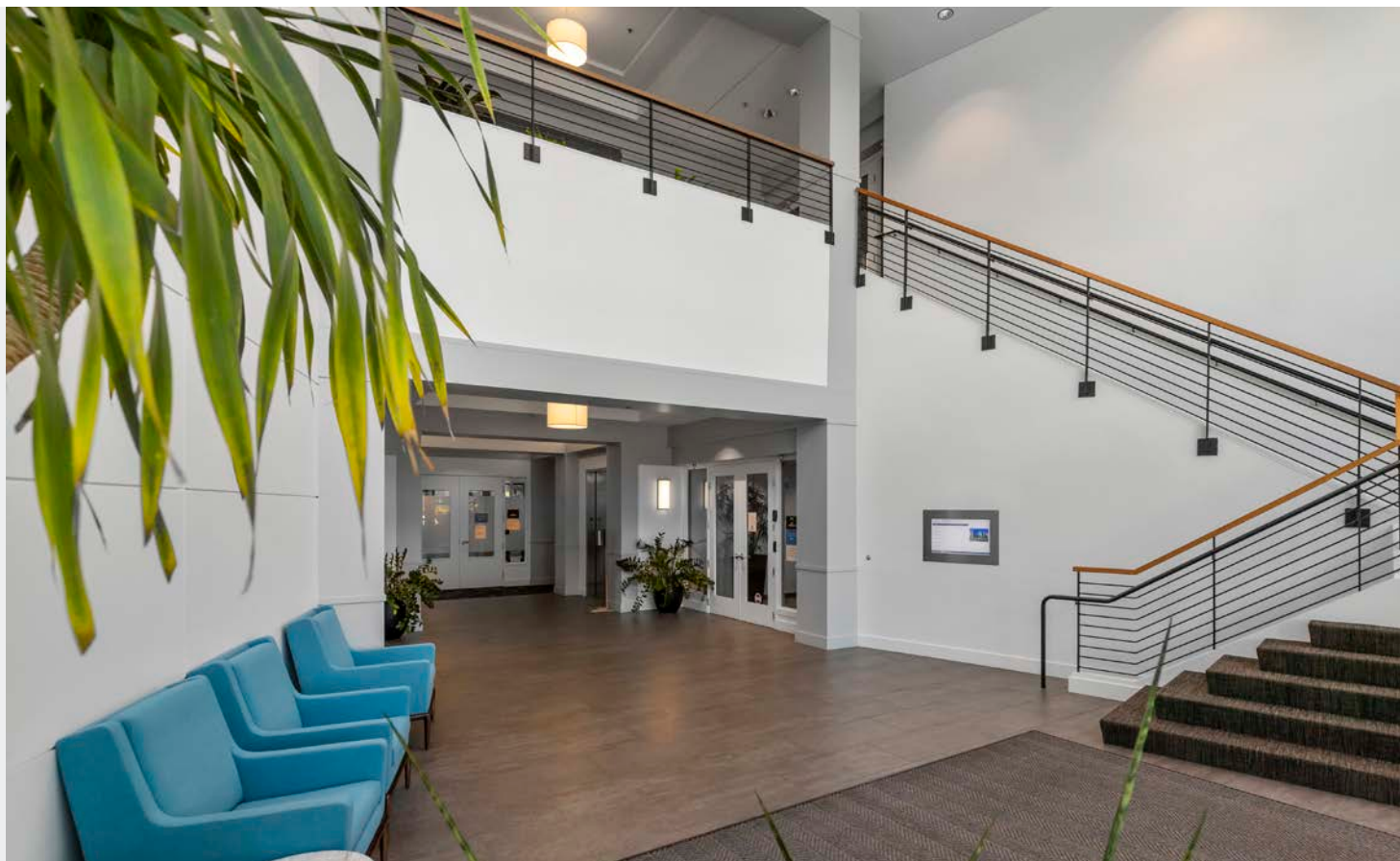


COMMON
AREAS



RECREATIONAL
AREA





AMBERGLEN

Park

Light Rail Stop



Property LOCATION



Outdoor Patio/
BBQ Area

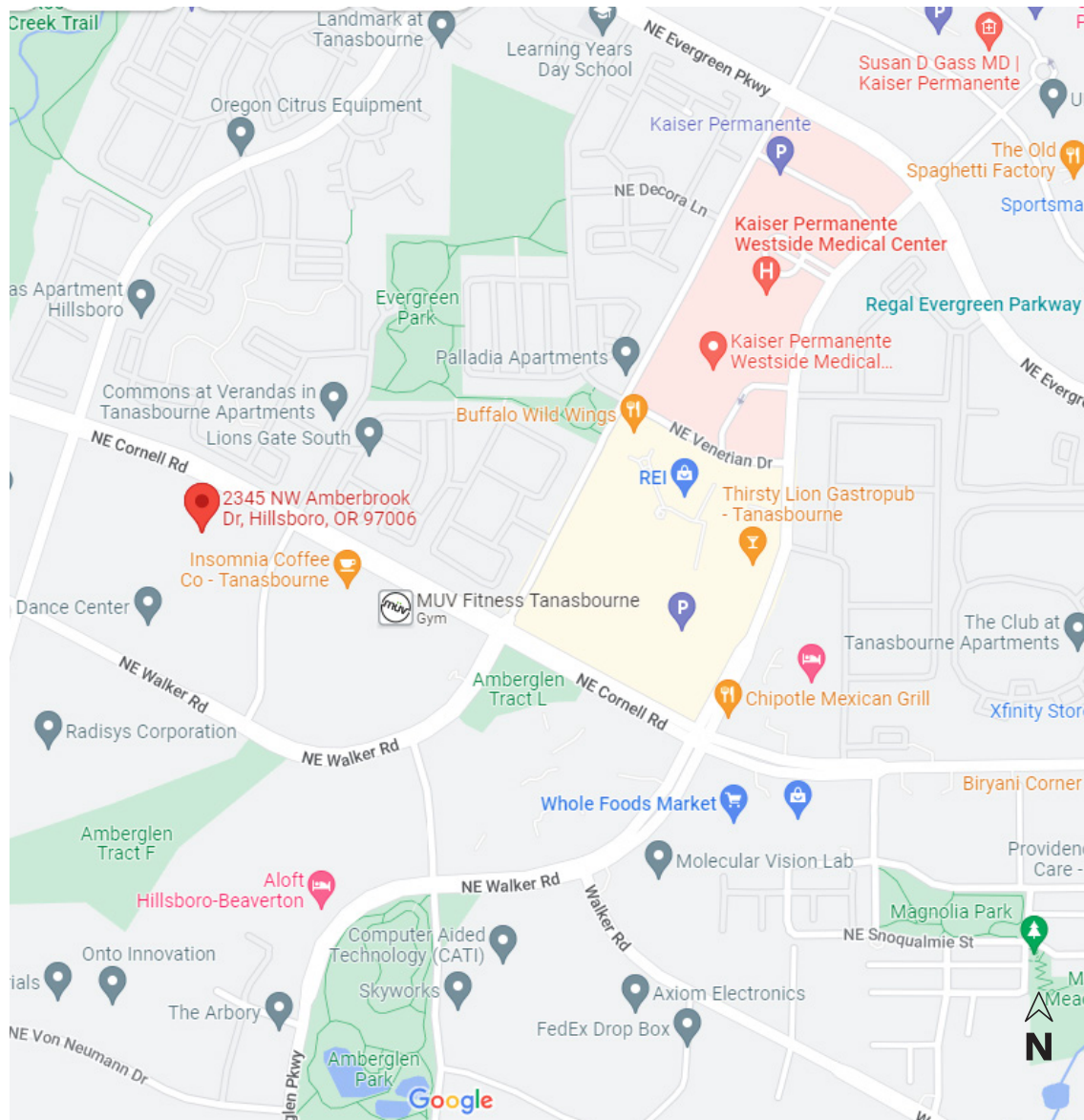
2345 NW Amberbrook Drive

2430 NW 206th Avenue

To Highway 26

To Streets of Tanasbourne
(Retail Center)

Cornell Road



RESTAURANTS

50+, 5 MILES



HOTELS

22, 5 MILES



RETAIL

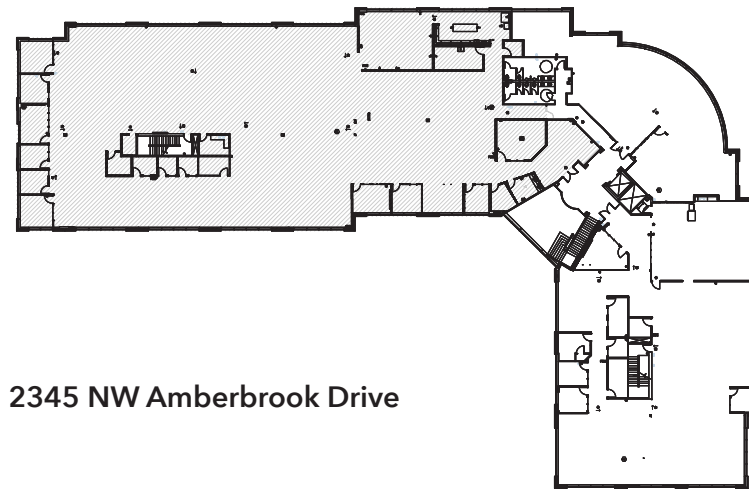
STREETS OF
TANASBOURNE



APARTMENTS

20, 5 MILES

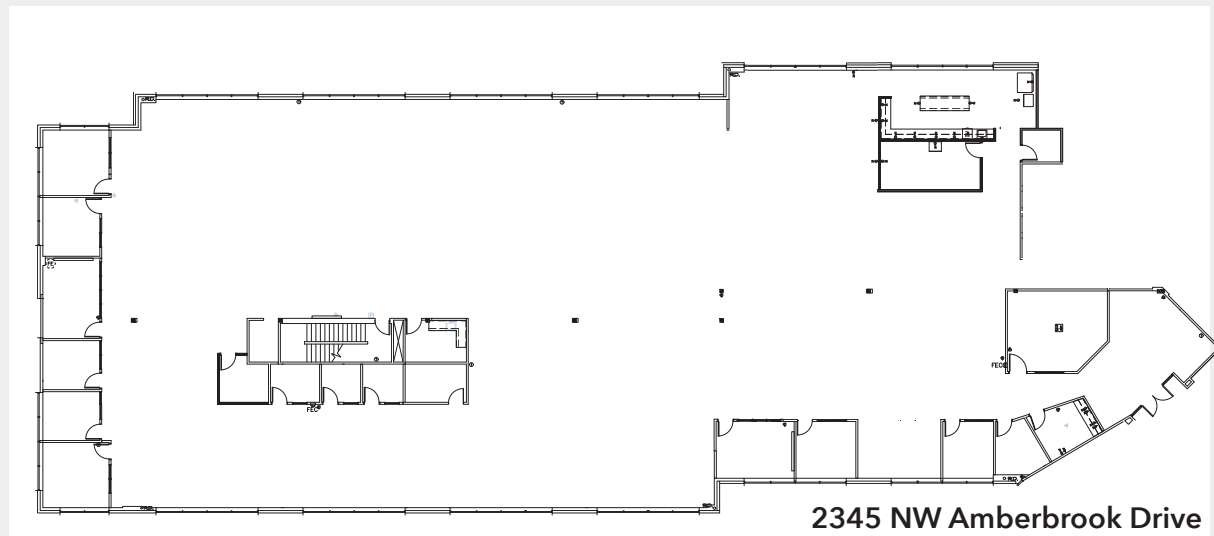
Typical FLOOR PLATE



2345 NW Amberbrook Drive

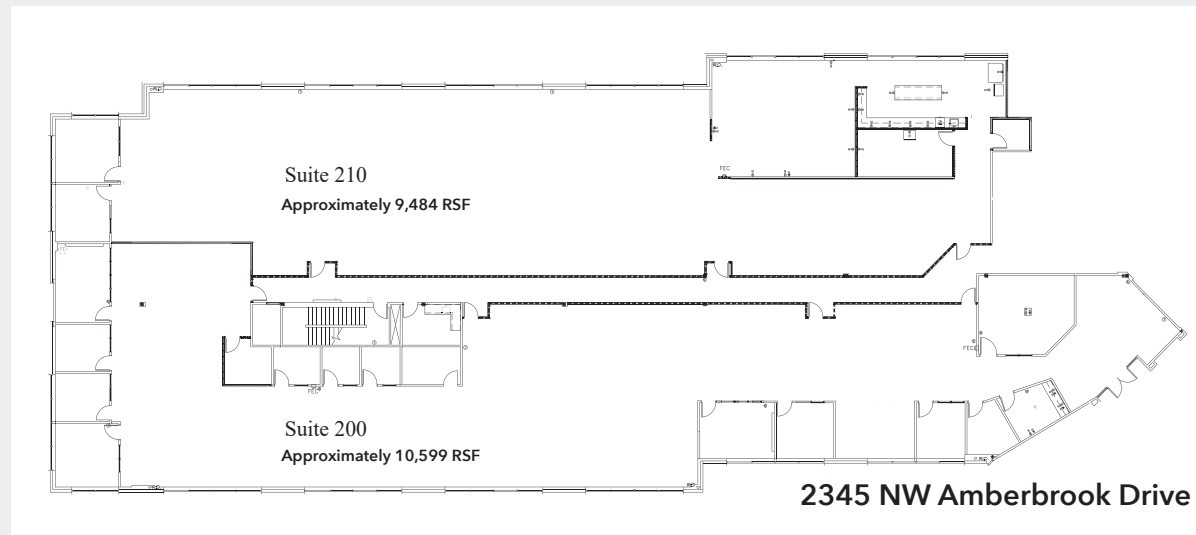
NOT TO SCALE





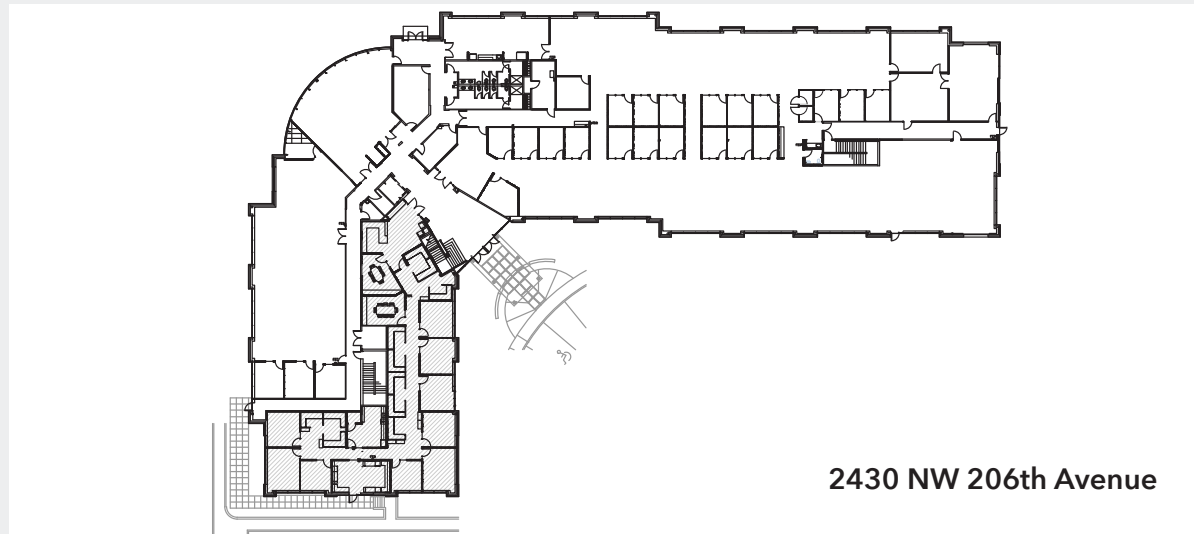
NOT TO SCALE

AVAILABILITY 20,083 RSF



NOT TO SCALE

POTENTIAL DIVISION OF AVAILABILITY



NOT TO SCALE

APPROXIMATELY 6,030 RSF
AVAILABLE



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