

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**

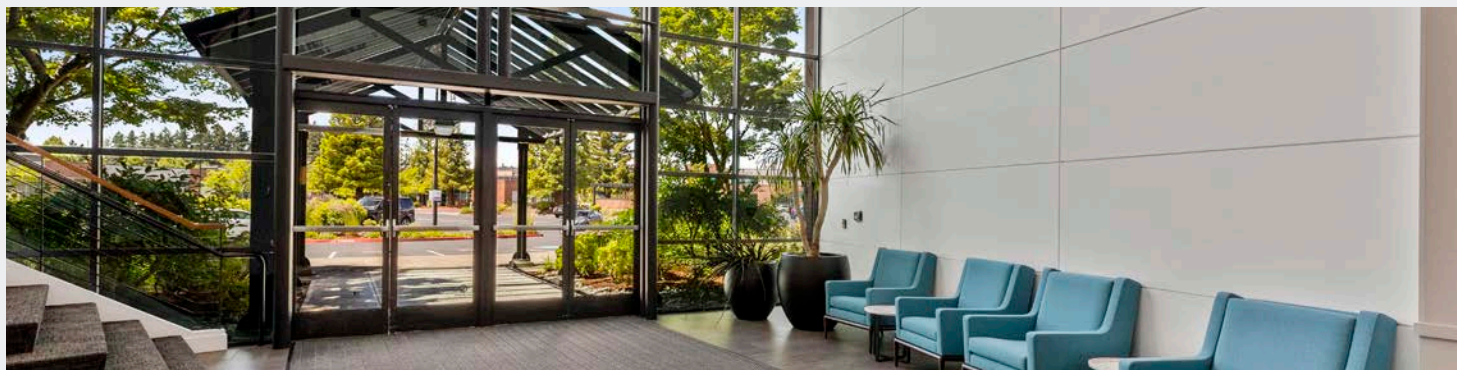
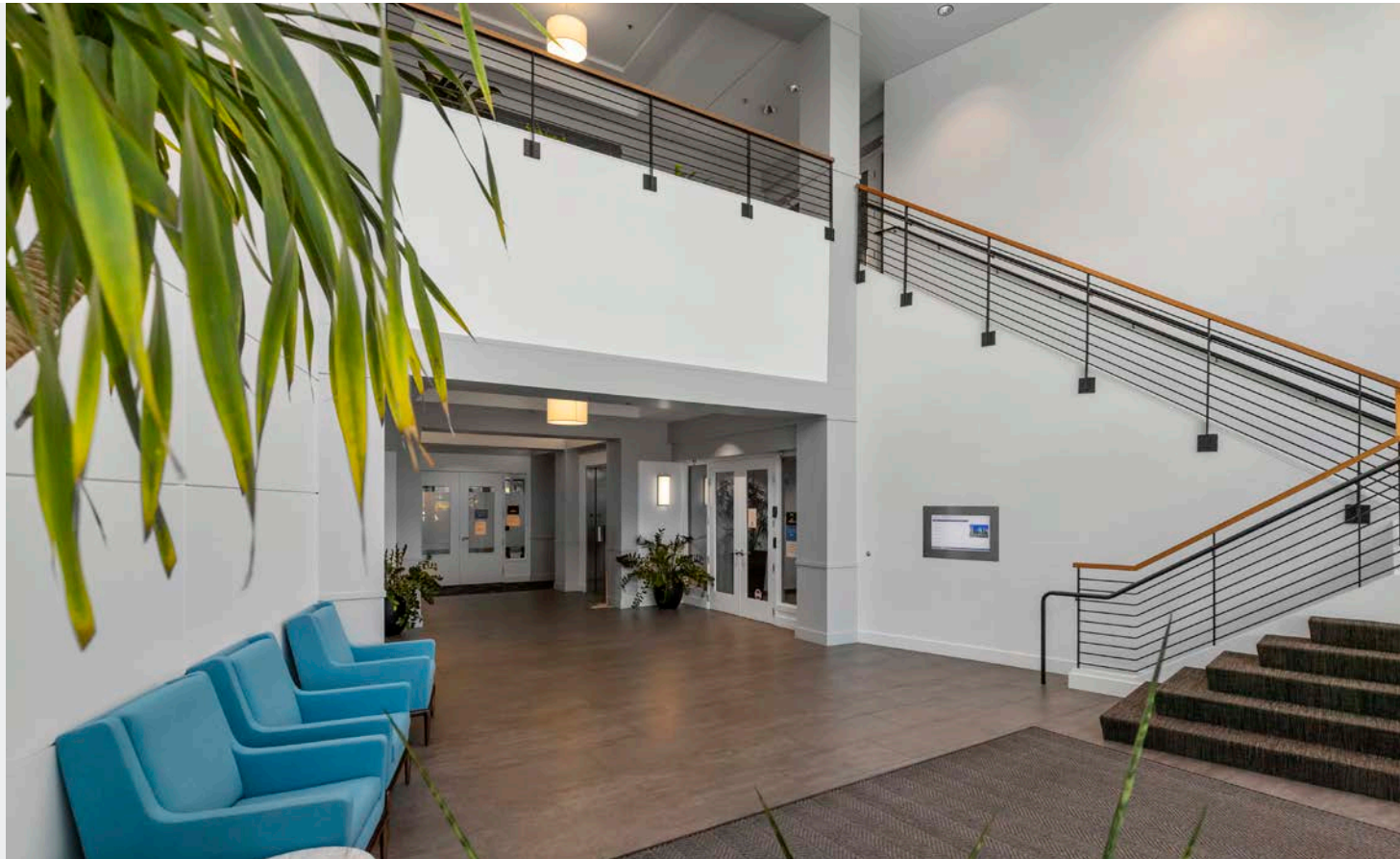


**COMMON
AREAS**



**RECREATIONAL
AREA**





Park

Light Rail Stop



Property LOCATION



Outdoor Patio/
BBQ Area

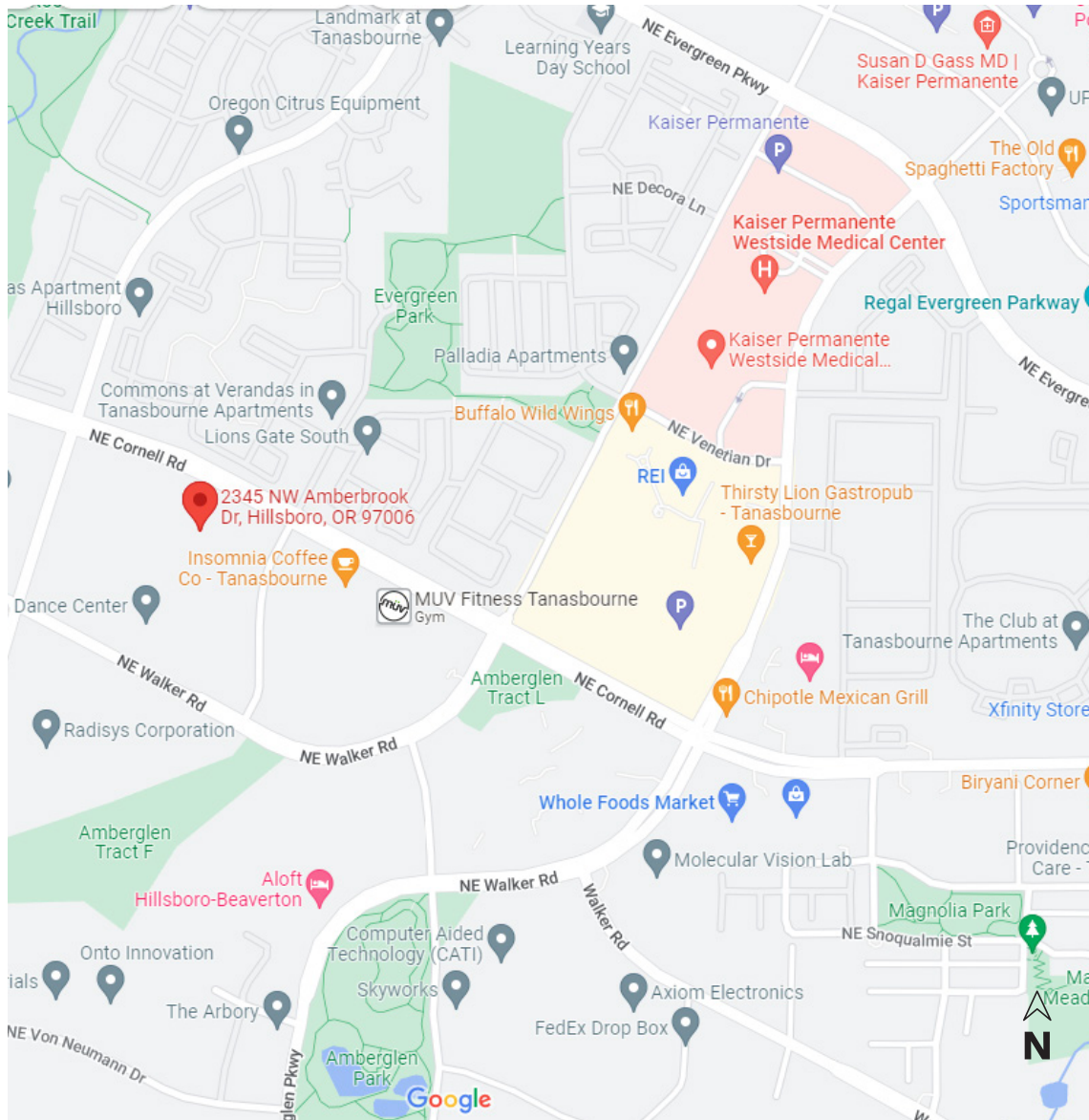
2345 NW Amberbrook Drive

2430 NW 206th Avenue

To Highway 26

To Streets of Tanasbourne
(Retail Center)

Cornell Road



RESTAURANTS
50+, 5 MILES



HOTELS
22, 5 MILES

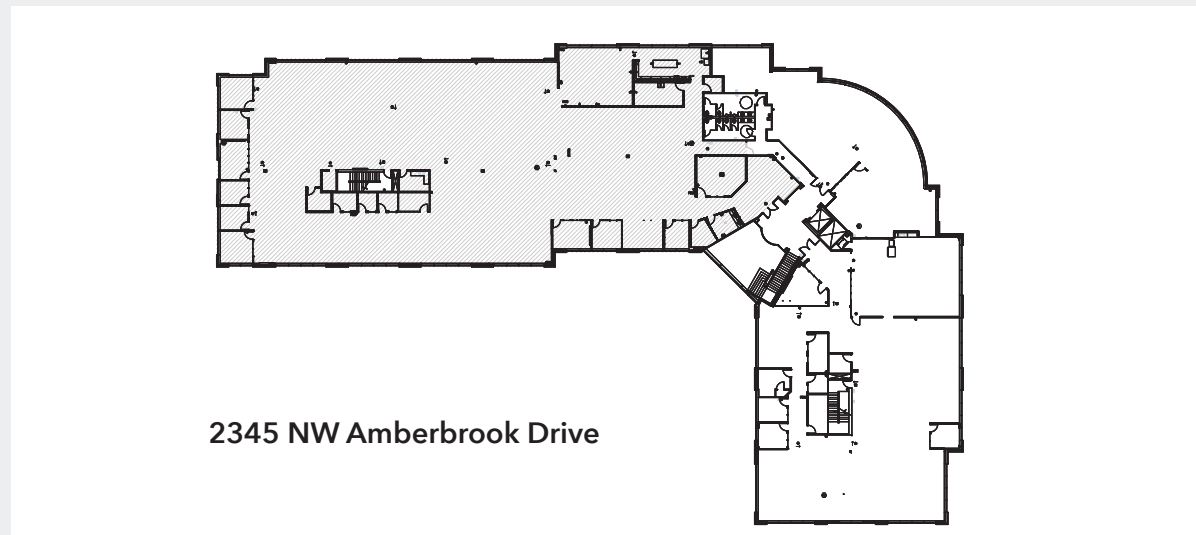


RETAIL
STREETS OF
TANASBOURNE



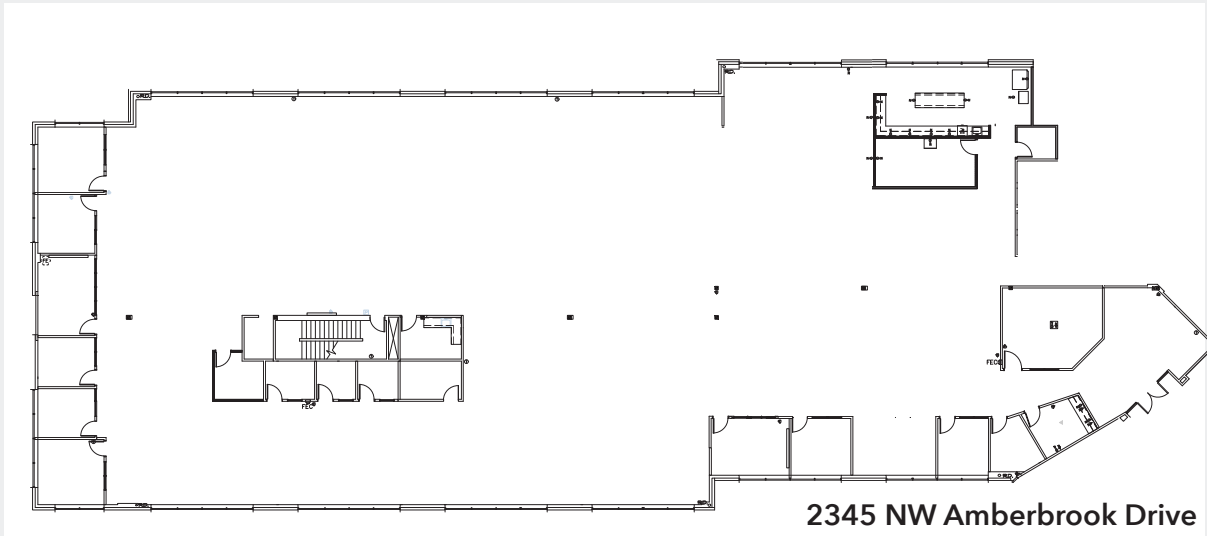
APARTMENTS
20, 5 MILES

Typical FLOOR PLATE



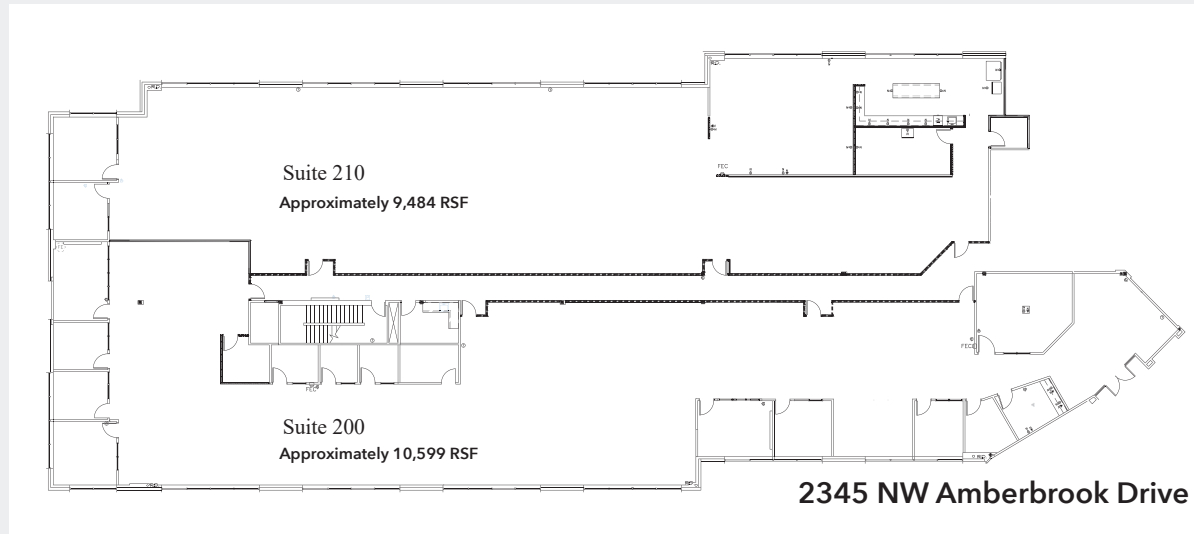
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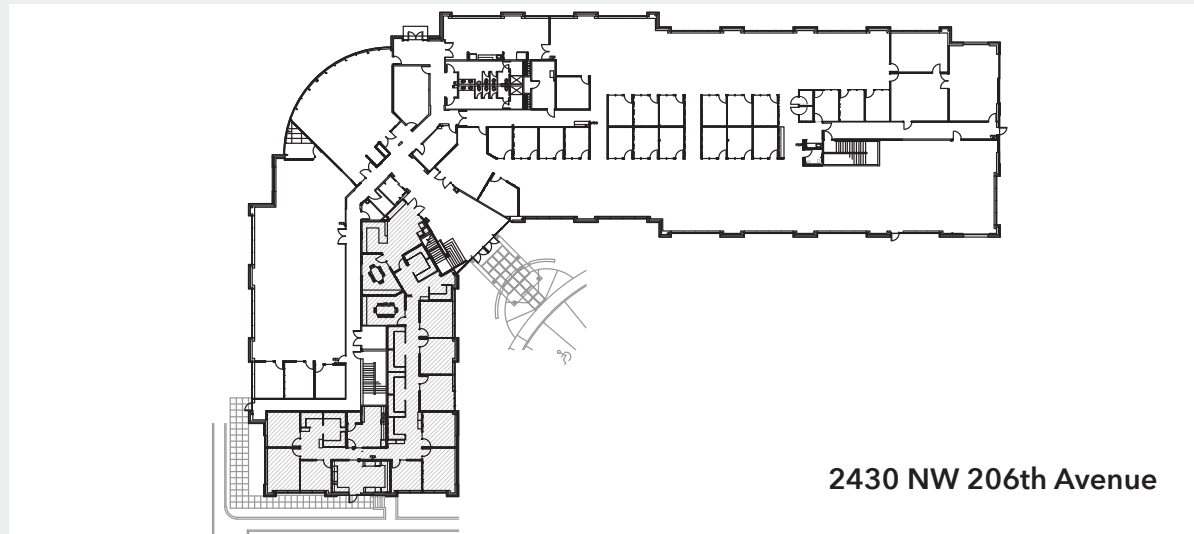
NOT TO SCALE

AVAILABILITY 20,083 RSF



NOT TO SCALE

POTENTIAL DIVISION OF AVAILABILITY



NOT TO SCALE

APPROXIMATELY 6,030 RSF
AVAILABLE



JEFF BORLAUG

503.227.5799

jeff@feltonprop.com

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