

# FOR LEASE



## TUALATIN CORPORATE CENTER - BUILDING A

9398 SW TUALATIN SHERWOOD RD  
TUALATIN, OREGON

- APPROXIMATELY 12,193 SF OFFICE
- 20 PRIVATE OFFICES AND 2 OPEN AREAS
- CONFERENCE, STORAGE AND SERVER ROOMS
- BREAK/KITCHEN AREA
- CONVENIENT ACCESS TO I-5 AND I-205
- NUMEROUS SURROUNDING AMENITIES
- UPDATED CARPET AND PAINT
- LEASE RATES: \$.35/SHELL/SF AND \$.70/OFFICE/SF OR \$1.05/SF/MONTH, NNN

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

### Contact

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MILES VON BERGEN  
503.517.9878

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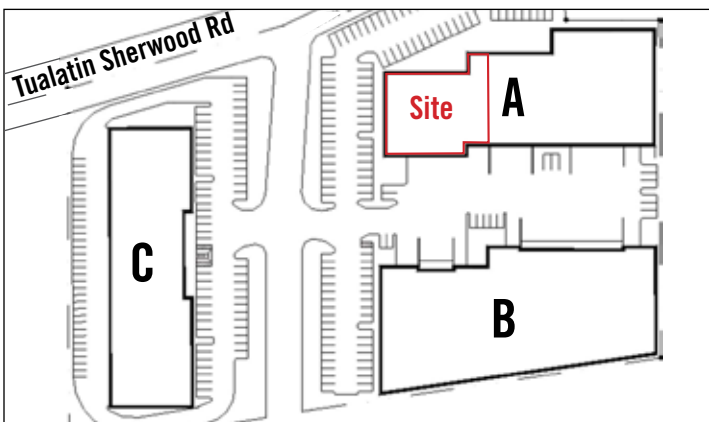
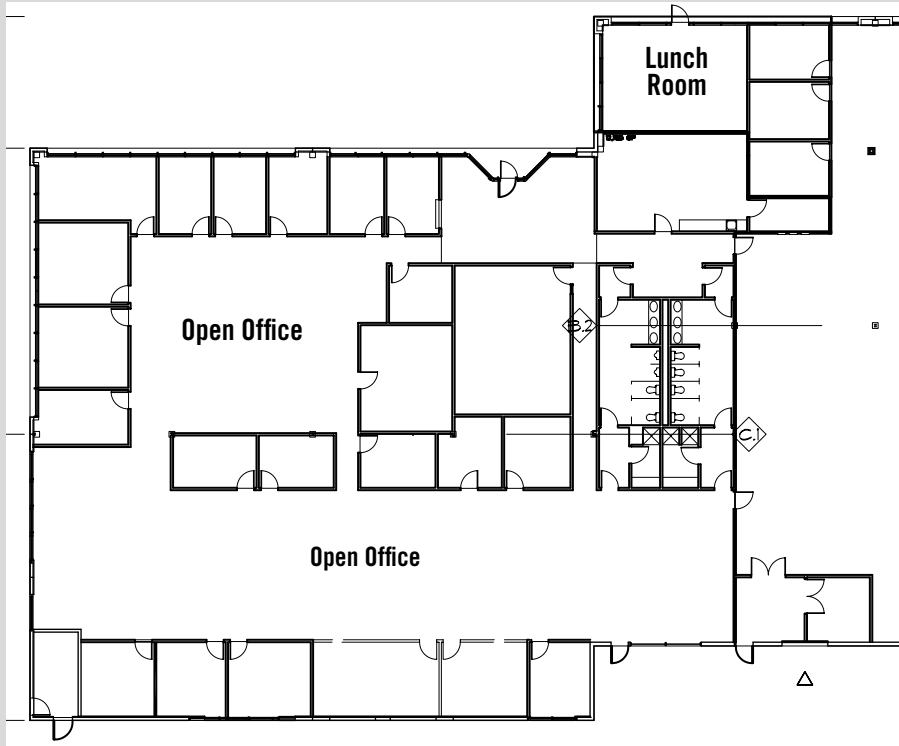
805 SW Broadway  
Suite 700  
Portland, OR 97205

t. 503.326.9000  
f. 503.425.1006

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9398 SW TUALATIN SHERWOOD RD  
TUALATIN, OREGON

## Floor Plan



TUALATIN CORPORATE CENTER CONSISTS OF EIGHT BUILDINGS, CONTAINING OVER 461,000 SQ. FT. OF SPACE, LOCATED IN THE HEART OF TUALATIN WITH EASY ACCESS TO BOTH I-5 AND I-205.

THE PROJECT IS JUST A SHORT DISTANCE FROM MANY SUPPORT SERVICES, SUCH AS RESTAURANTS AND FAST FOOD, PRINTING AND OFFICE SUPPLIES, DAY CARE, MEDICAL AND OTHER PROFESSIONAL SERVICES, CONFERENCE AND BANQUET FACILITIES, AND HOTELS.

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