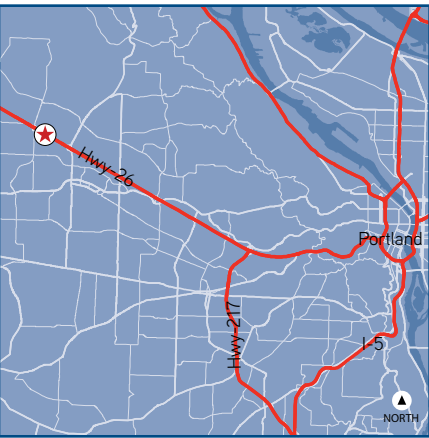


FOR SALE > INDUSTRIAL / COMMERCIAL / LAND

Gateway to High-Tech Hillsboro

5830/5870 NW BROOKWOOD PKWY HILLSBORO, OR 97124



HOWARD LARSON
503 499 0083
howard.larson@colliers.com

COLLIERS INTERNATIONAL
851 SW Sixth Avenue, Suite 1200
Portland, Oregon, 97204
Phone: 503 223 3123
Fax: 503 227 2447
www.colliers.com

High-Tech Infrastructure*

ELECTRICAL:

- High Capacity redundant electrical power provided by advanced PGE Grid

TELECOM / BROADBAND

- Multiple fiber carriers, including Frontier, Comcast Level 3, and Integra
- 3 Transpacific cable landing stations in close proximity

SEWER:

- TBD

WATER:

- 12" and 8" lines in Brookwood
- 34 MGD system capacity

NATURAL GAS:

- 6" gas line in Brookwood Parkway
- 16" line in Highway 26

TRANSPORTATION:

- Located adjacent to major highways
- Within 27 miles of Marine Port and International Airport

Financial Incentives

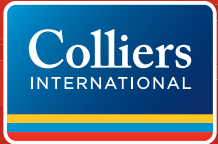
- Enterprise Zone
- E-Commerce Zone
- Foreign Trade Zone
- Strategic Investment Program (SIP)

* Updated Infrastructure Data confirmed by City of Hillsboro

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▲
NORTH



THE PROPERTY

- > Approximately 19.2 gross acres of rare high-visibility Interchange Land
- > Intel, Genentech, Adobe Data Center & SolarWorld Campus in close proximity
- > Next door to "Top Golf"

DEVELOPMENT

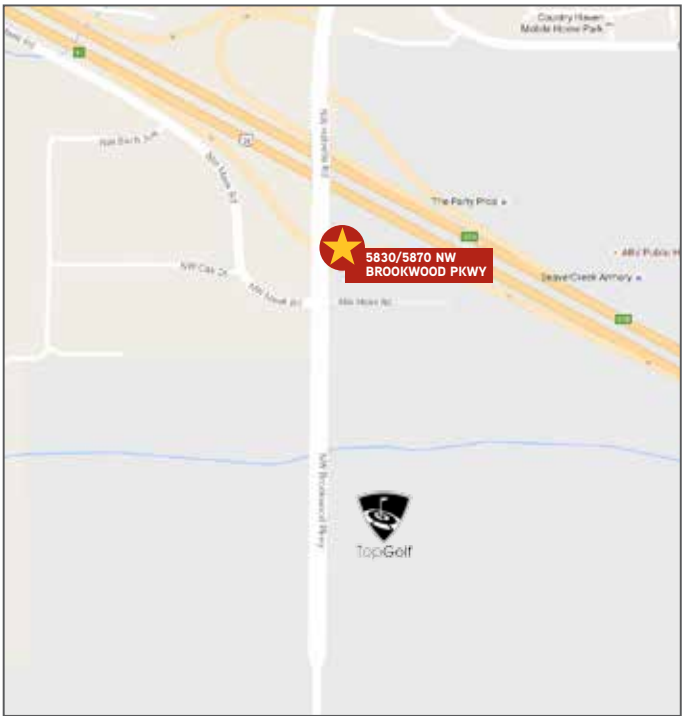
- > Location represents an opportunity to define the new "Gateway" to high-tech Hillsboro
- > Zoned IP with Enterprise Zone, E-Commerce Zone
- > Uses which may be appropriate include*:
 - Data center
 - Hotel with meeting facilities
 - Headquarters or General Office
 - Manufacturing/Assembly
 - Large outpatient medical facility

* Some uses may be conditional or limited

ACCESS

- > Access to Brookwood or Huffman to be determined by City of Hillsboro
- > Approximately 14 miles from Downtown Portland
- > Approximately 27 miles from Portland International Airport
- > Minutes to Hillsboro airport providing service to corporate jets

PRICE: \$8,250,000.00



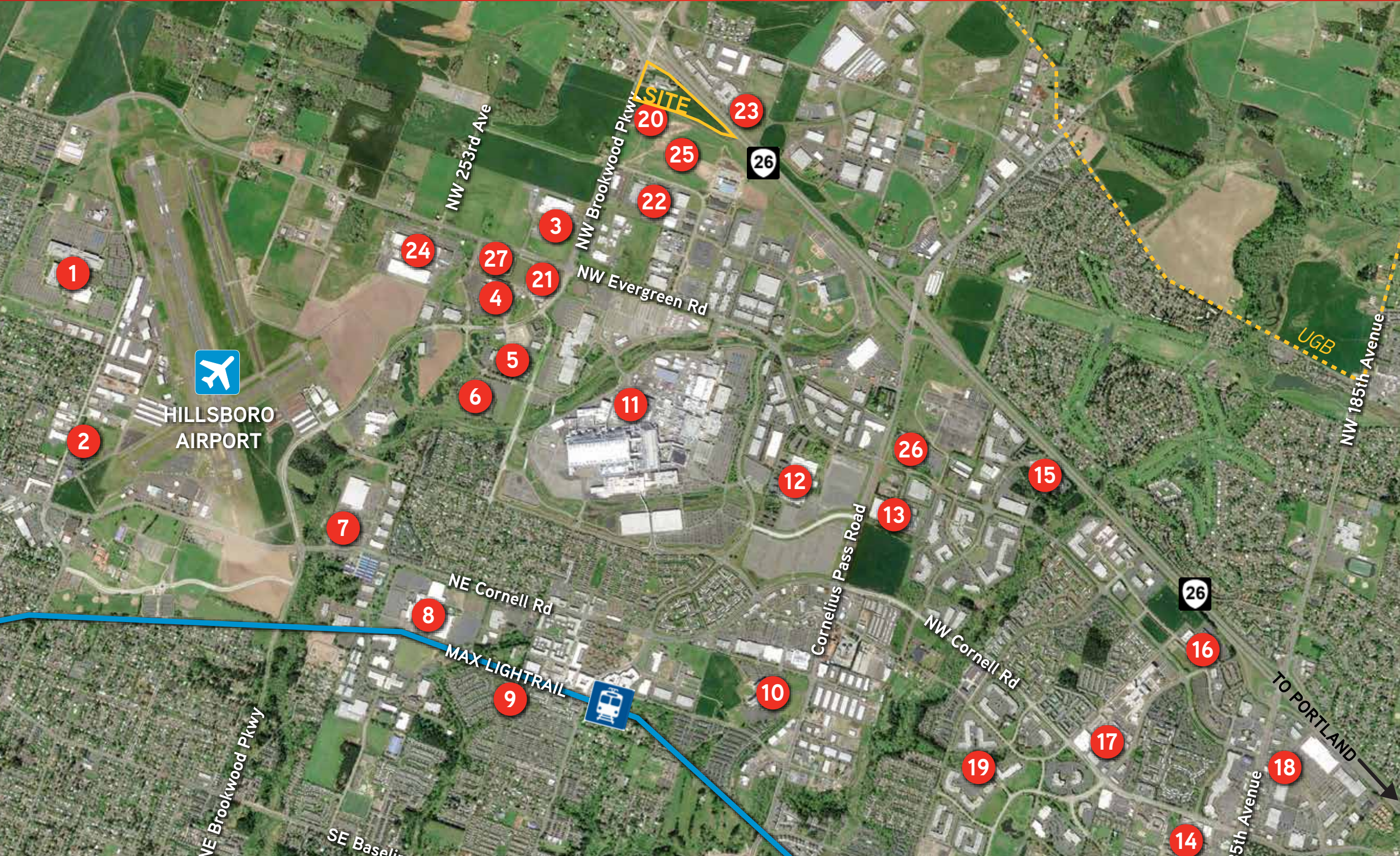
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CORPORATE NEIGHBORS

1. Intel Jones Farm Campus
2. Rodgers Instruments
3. Genentech Campus
4. Jireh Semiconductor
5. RadiSys
6. FEI
7. Qorvo Semiconductor
8. Intel Hawthorn Farm Campus
9. Yahoo!
10. Synopsys Campus
11. Intel Ronler Acres Campus
12. Maxim Integrated Products
13. Oracle
14. Intel Security
15. Epson
16. Standard Insurance
17. Streets of Tanasbourne
18. Tanasbourne Town Center
19. Amberglen Business Park
20. Top Golf
21. T-5 Data Center
22. Acumed
23. SureID Campus
24. SolarWorld Campus
25. ViaWest Data Center
26. Infomart Data Center
27. Adobe Data Center