

Opportunity Reimagined

- Headquarters
- High-Tech R&D
- Industrial Flex
- Call center
- Data center
- Bio-Science
- Expansion/
Redevelopment



View Virtual Tour Video

For Lease or Redevelopment

Hines



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211,863 SF Flex Office | 19 Acres
10500 NE Walker Road | Hillsboro, OR 97006



Property Overview

Address	10500 NE Walker Road, Hillsboro, OR 97006
Rentable Square Feet	211,863 SF 107,749 SF Footprint
Stories	2
Year Built/Renovated	1978 / 2009
Site Area	19 acres
Parking	938 spaces - 4.4 stalls / 1,000 SF
Zoning	UC-MU (Urban Center - Mixed-Use)
Possible Uses	Industrial services; Data Center; R&D; Flex Office Educational services Residential (high-density) Hospitality Retail & Restaurant
Construction Type	Tile-up concrete wall panels and a steel column and beam structure. The steel columns support open web joist and wide ribbed metal roof deck.
Slab-to-Slab Height	16' 7"
Slab-to-Beam Height	14'
HVAC	Central chilled water plant system with roof-top-mounted packaged units, complemented by air handler units, chillers and a cooling tower. VAV boxes distribute air throughout the interior.
Loading	3 dock high doors and 2 grade level doors
Power Supply	Portland General Electric currently supplies the property with 2.5 MW of power. Building is supplied with 3,000-Amp, three-phase four-wire, 277 / 480-Volt mains, feeding the main distribution panels (MDPs).
Emergency Generators	The building is served by two diesel backup generators rated at 1,000-kW and 150-kW
Elevator Capacity	Freight: 8,000 lbs Passenger: 2,000 lbs

Available

Now



Originally constructed in 1978 by Tektronix, the large floor plates, with heavy load bearing capacity position the building for exceptional manufacturing uses. Heavy power and excessive cooling capacity are basic features for a variety of alternative uses. The current use is that of a call center for density of 1,800 employees. The 19-acre site provides abundant parking with plenty of room for structural expansion.

Owned by Hines Development, capital, design expertise, planning and construction are readily available to bring life to the next enterprise.

Potential uses are guided by the Urban Center (UC) zoning overlay. Mixed Use (MU), Research Park (RP) and Office Research (OR) all overlap portions of the site. Predominant categories permitted include: **high-density residential; office; research & development; industrial services; and data centers.**

Located at the intersection of NW 185th & NE Walker Road in the gateway to the Sunset Corridor, the site is uniquely postured as a major employment center for high-tech or advanced manufacturing uses for which the Sunset Corridor is known.

We welcome your ideas of new life for a classic structure originally built for high tech production on a pristine 19-acre site surrounded by supporting lifestyle services.

* Boundaries are not exact. To be used as a general guideline only.

The Neighborhood

A major draw of the Tanasbourne neighborhood is its shopping and dining scene, anchored by The Streets of Tanasbourne, an open-air shopping center featuring major retailers, boutique stores, and a variety of restaurants. Additional shopping centers, such as Tanasbourne Town Center and Tanasbourne Village, provide even more retail and grocery options, making it a convenient place to live. The area also boasts numerous parks and recreational facilities, including Magnolia Park, which features playgrounds, picnic areas, and a splash pad for families to enjoy.

Beyond its retail and residential appeal, Tanasbourne is a significant employment hub, with many professionals working in the nearby tech, medical, and corporate offices. Companies in the Silicon Forest, such as Intel and Nike, are a short commute away, and the neighborhood is home to medical facilities like Kaiser Permanente Westside Medical Center. With easy access to TriMet's MAX Blue Line and several bus routes, Tanasbourne offers excellent connectivity for those who prefer public transit, further enhancing its appeal as a dynamic and well-rounded community.



Hillsboro

Tech & Manufacturing Hub

Companies like Intel and Genentech have a presence, making it a prime location for tech suppliers and advanced manufacturing industries.

Business-Friendly Environment

The city offers incentives for startups, lower business taxes than Portland, and a strong support network for entrepreneurs.

Strategic Location

Hillsboro has excellent infrastructure, including proximity to Hillsboro Airport, rail lines, and major highways.

Innovation & Research

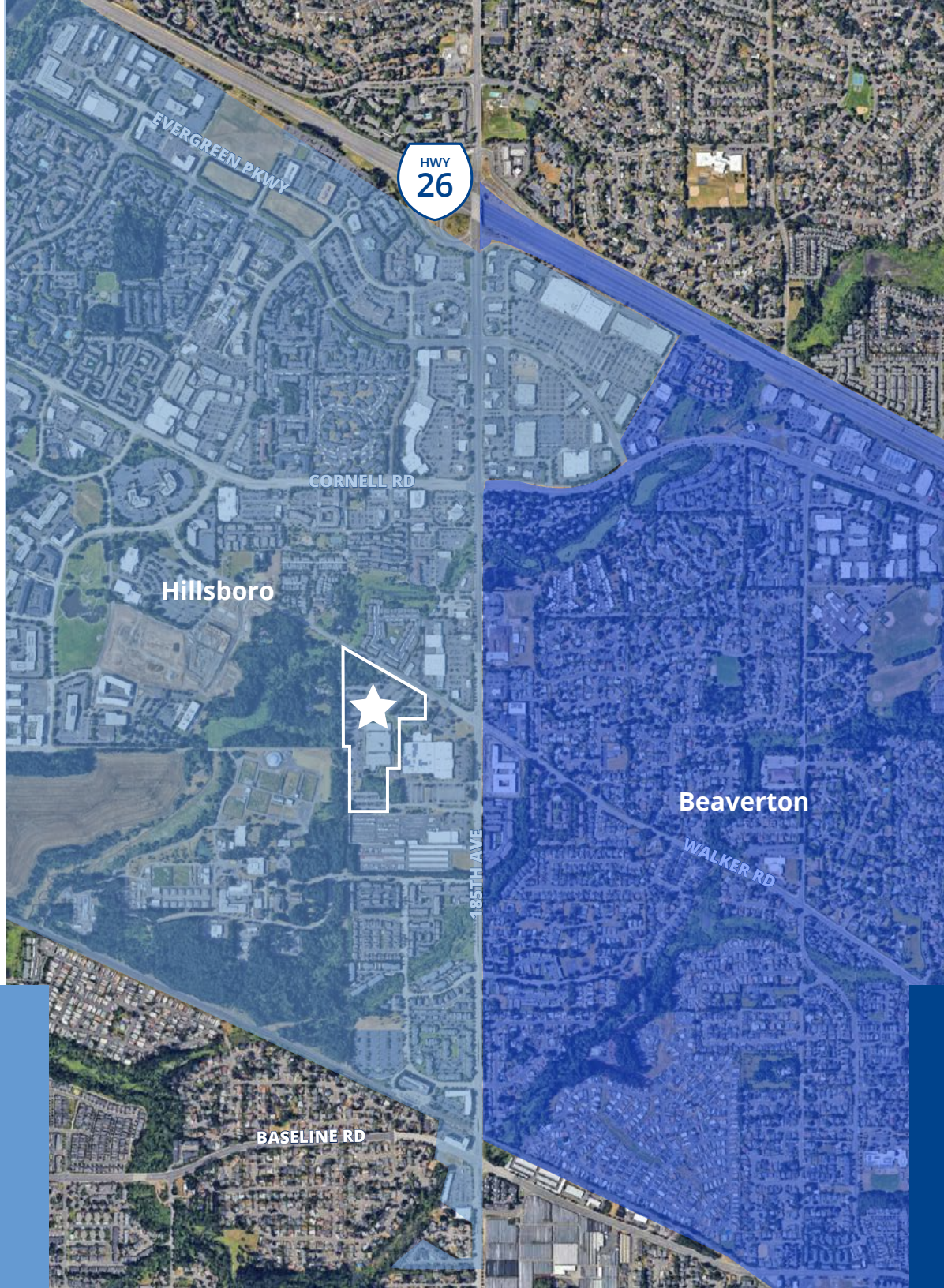
The city has a strong focus on innovation, with a highly educated workforce from research institutions and business incubators supporting new technologies.

Growing Economy

Hillsboro is one of Oregon's fastest-growing cities, providing a strong consumer base and economic stability.

Hillsboro Demographics

Population: **110,638**
Bachelor's +: **43%**
Median age: **35.8**
Total employees: **59,463**
Total businesses: **3,893**
Unemployment: **4.9%**



Beaverton

Nike HQ & Innovation Hub

As home to Nike's global HQ, Beaverton is a major player in the athletic and apparel industries.

Diverse Economy

With a mix of tech, healthcare, retail, and small businesses, Beaverton has a stable and growing economy.

Business-Friendly Environment

The city offers incentives for startups and established businesses, plus lower taxes than Portland.

Strategic Location

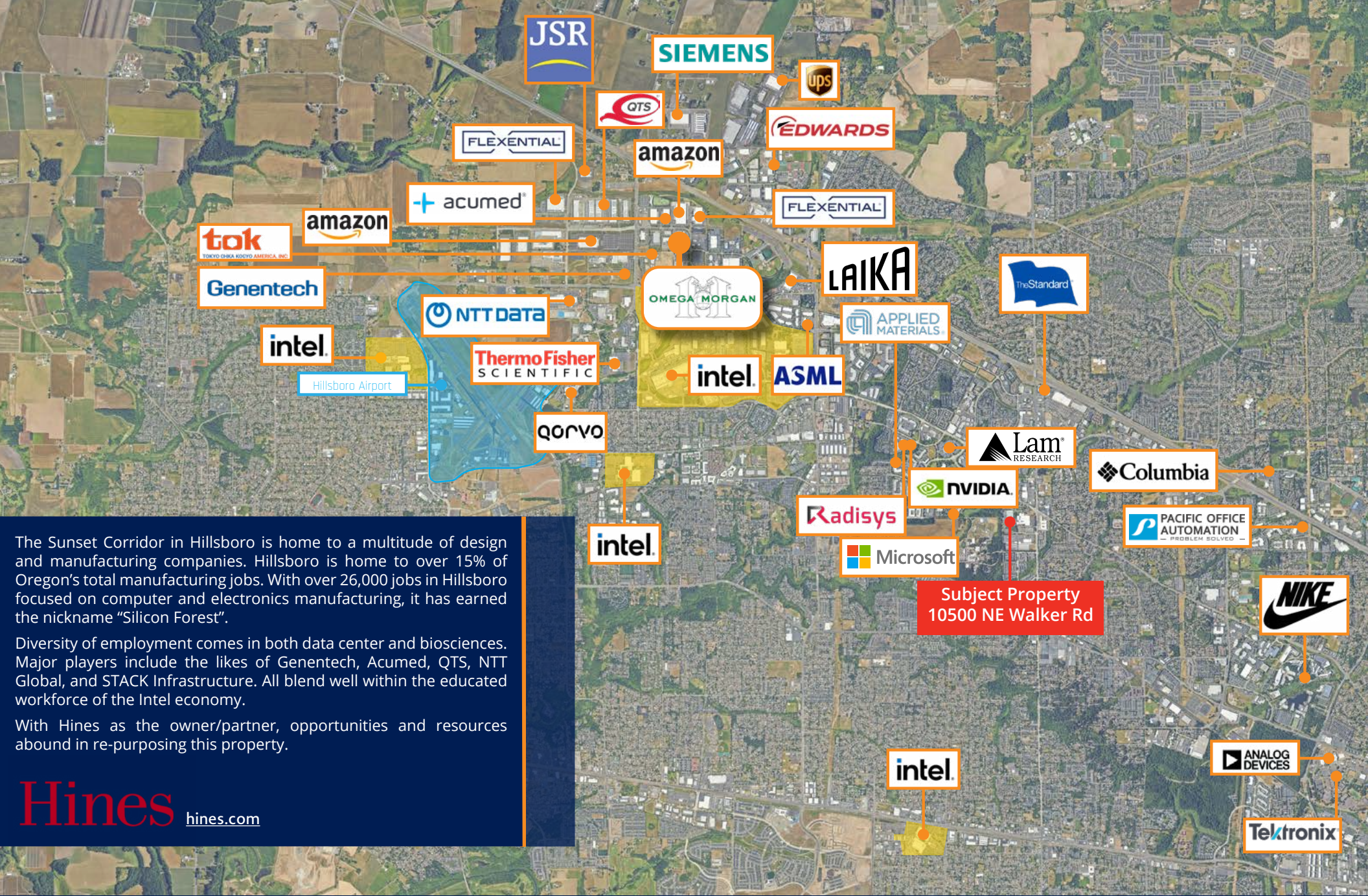
Near Portland, major highways (US-26 & OR-217), and Portland International Airport, making it ideal for logistics and business travel.

Tech & Innovation Growth

Close to Intel and the Silicon Forest, Beaverton benefits from a highly skilled workforce and a tech-driven economy.

Beaverton Demographics

Population: **100,633**
Bachelor's +: **51%**
Median age: **37.6**
Total employees: **54,654**
Total businesses: **4,884**
Unemployment: **3.5%**



Subject Property
10500 NE Walker Rd

The Sunset Corridor in Hillsboro is home to a multitude of design and manufacturing companies. Hillsboro is home to over 15% of Oregon's total manufacturing jobs. With over 26,000 jobs in Hillsboro focused on computer and electronics manufacturing, it has earned the nickname "Silicon Forest".

Diversity of employment comes in both data center and biosciences. Major players include the likes of Genentech, Acumed, QTS, NTT Global, and STACK Infrastructure. All blend well within the educated workforce of the Intel economy.

With Hines as the owner/partner, opportunities and resources abound in re-purposing this property.

Hines hines.com

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