

For Lease - Class A, Secured Office

8135 NE Evergreen Parkway | Hillsboro, OR



16,534 SF

Call for lease rate

Mike Thomas

Senior Vice President
+1 503 807 0454
mike.thomas@colliers.com

Karen Lisignoli, SIOR

Associate Vice President
+1 503 740 1679
karen.lisignoli@colliers.com

Colliers | Portland

851 SW Sixth Avenue, Suite 1600
Portland, OR 97204
+1 503 223 3123



An excellent location in the heart of high-tech Hillsboro.

Second floor, furnished interior LEED Platinum office space in a highly secured environment, perfect for high-tech and uses in need of private, discreet office operations.

Badge access to secured parking and main building entry. 24/7 staffed security desk at main entry and card reader access to the premises.

Employees enjoy Class A amenities including a fitness center, large open event space, a conference room, game room/lounge area, outdoor patio, bike storage, an in-suite kitchen and more.



24/7 staffed
building security
& gated access



Close to Intel
Ronler Acres



Walkable to
retail & food
services

Accelerating success.



Highlights



High-speed fiber in building



Common Area with large indoor & outdoor eating area



Close to Intel Ronler Acres



4:1,000 parking ratio



Fitness Center with showers & Bike Storage



Tenant patio



Multiple outdoor break areas



Owner/management onsite



24/7 staffed building security & gated access



Several private conference rooms & work areas

Property Gallery



LEED Platinum Certified Interiors



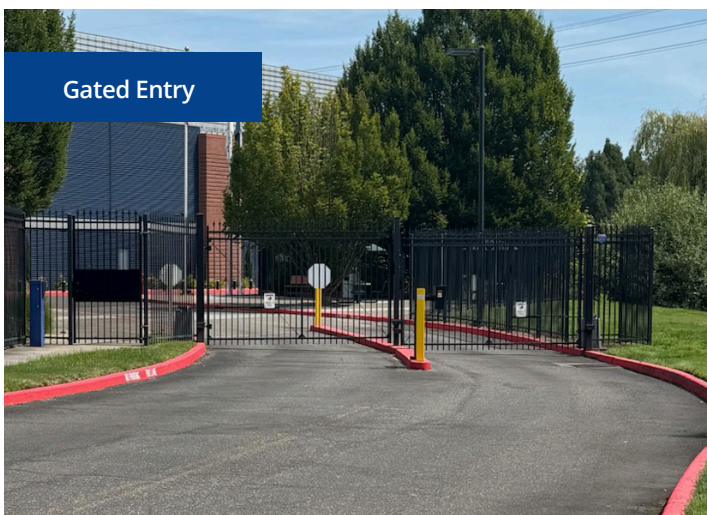
Conference room



Outdoor Eating Area



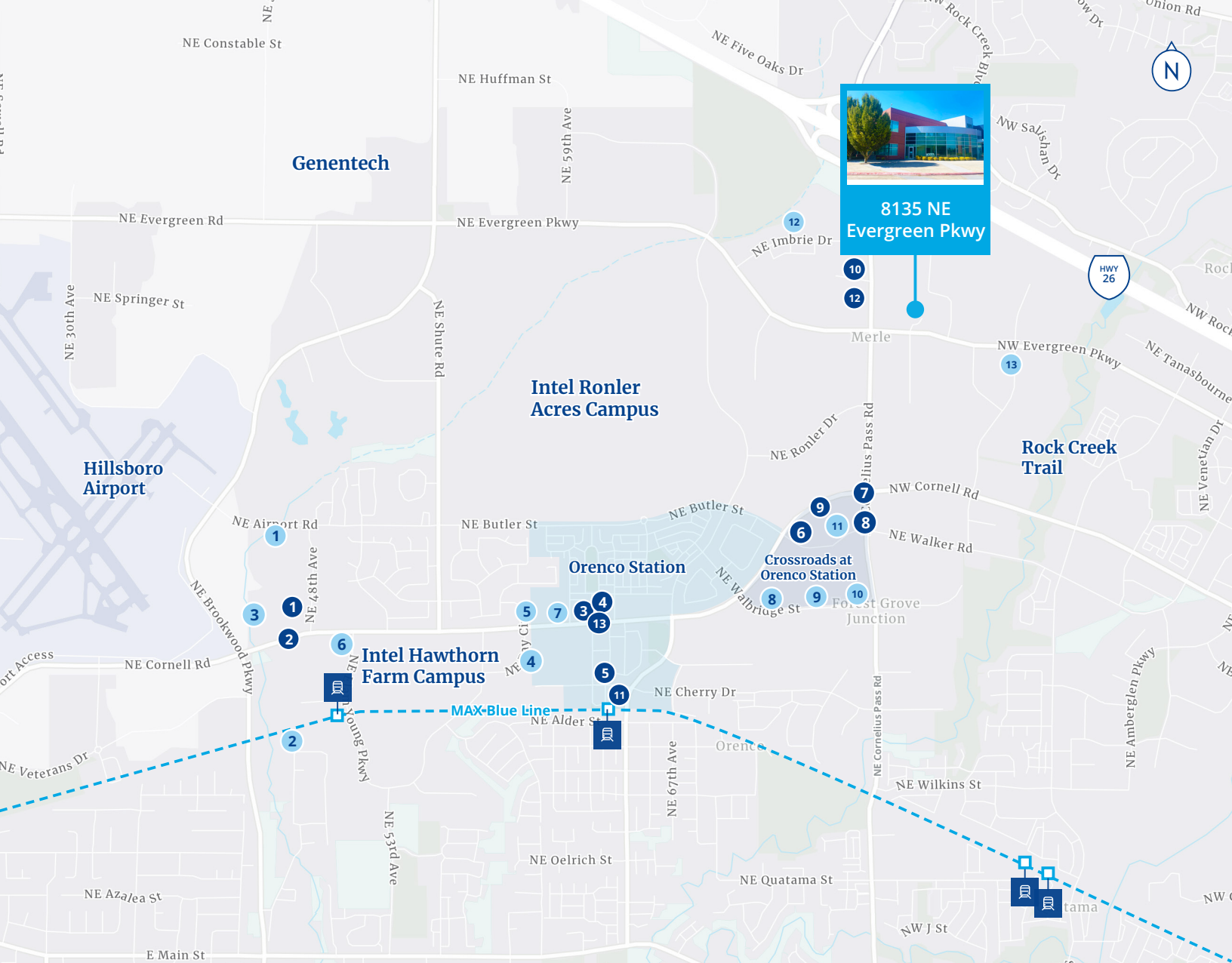
24-hour onsite security



Gated Entry



Fitness Center



Area Highlights

- 1 Costco & Costco Gas Station
- 2 Hawthorn Farm Athletic Club & Spa
- 3 Fedex Office
- 4 Holiday Inn
- 5 New Seasons
- 6 Learning Years Day School
- 7 Umpqua Bank
- 8 Walgreens
- 9 WinCo Foods
- 10 Kohl's
- 11 SpringHill Suites by Marriott
- 12 Fred Meyer
- 13 Thorns/WNBA Training Facility

- 1 McDonald's
- 2 Chipotle Mexican Grill
- 3 Yuki Japanese
- 4 Swagat Indian Cuisine
- 5 Salam Persian
- 6 Panera Bread
- 7 BJ's Restaurant & Brewhouse
- 8 Starbucks
- 9 Copper River Restaurant
- 10 Panda Express
- 11 La Provence Boulangerie
- 12 McMenamins Roadhouse
- 13 The Dignitary Restaurant & Lounge

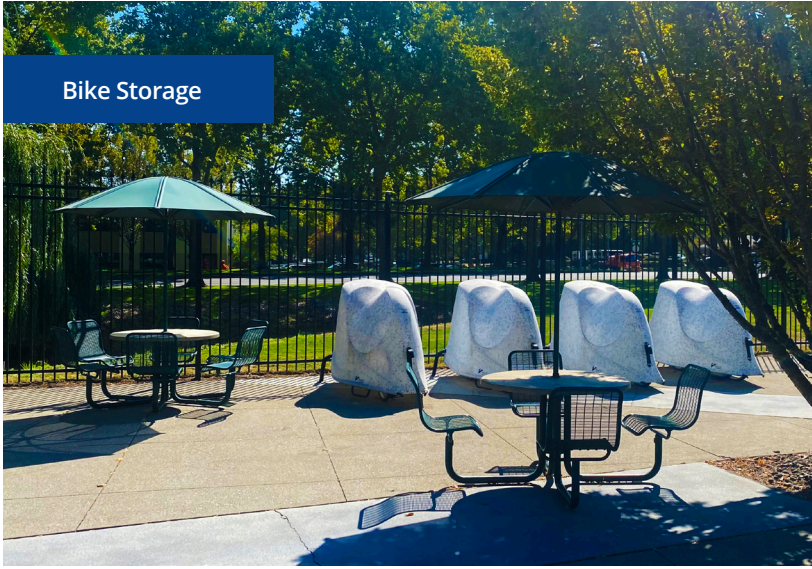
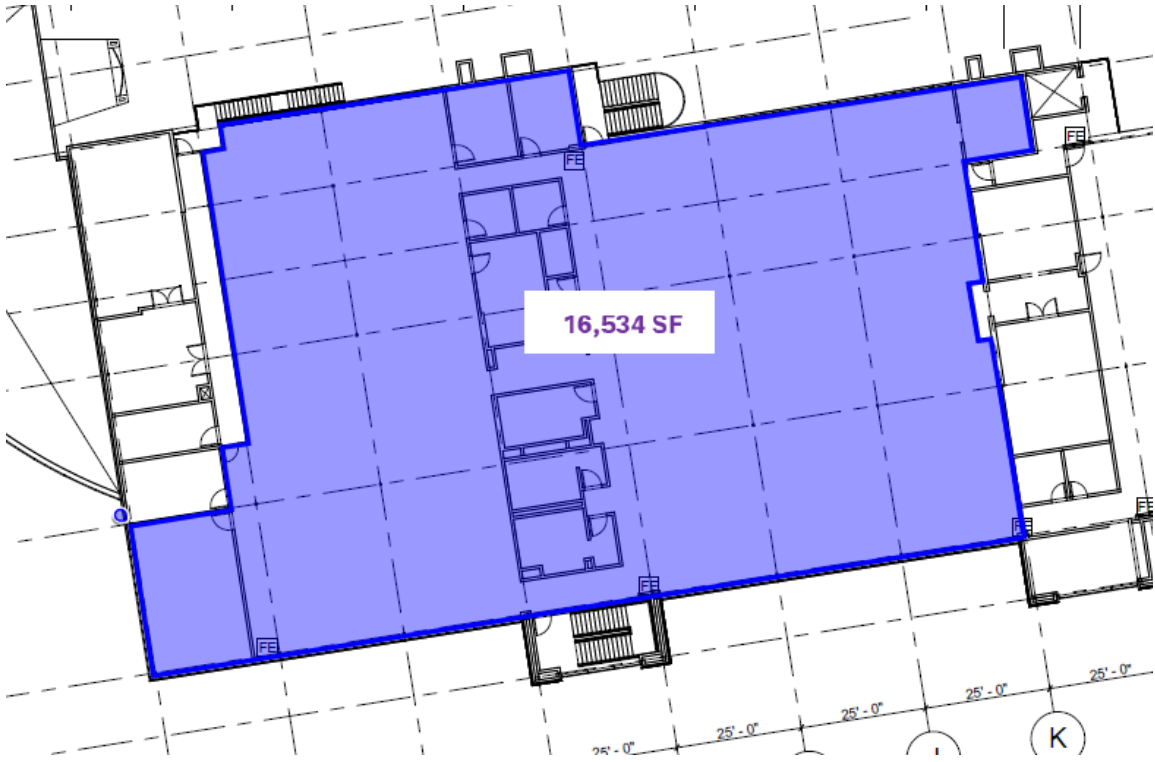
Orenco Station

High density residential, boutique retail, restaurants, personal & professional services

Crossroads at Orenco Station

Anchored retail, restaurants, banking, hotel, fuel station

Floorplan: 16,534 SF





Leasing Contact:

Mike Thomas

Senior Vice President
+1 503 807 0454
mike.thomas@colliers.com



Colliers | Portland

851 SW Sixth Avenue, Suite 1200
Portland, OR 97204
+1 503 223 3123

Karen Lisignoli, SIOR

Associate Vice President
+1 503 740 1679
karen.lisignoli@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International OR LLC