

WELCOME TO THE NEW AMBERCREEK



9800 NE Gibbs Drive | Hillsboro, Oregon



Brandon Frank
503 542 5893
brandon.frank@colliers.com

Mike Thomas
503 499 0059
mike.thomas@colliers.com



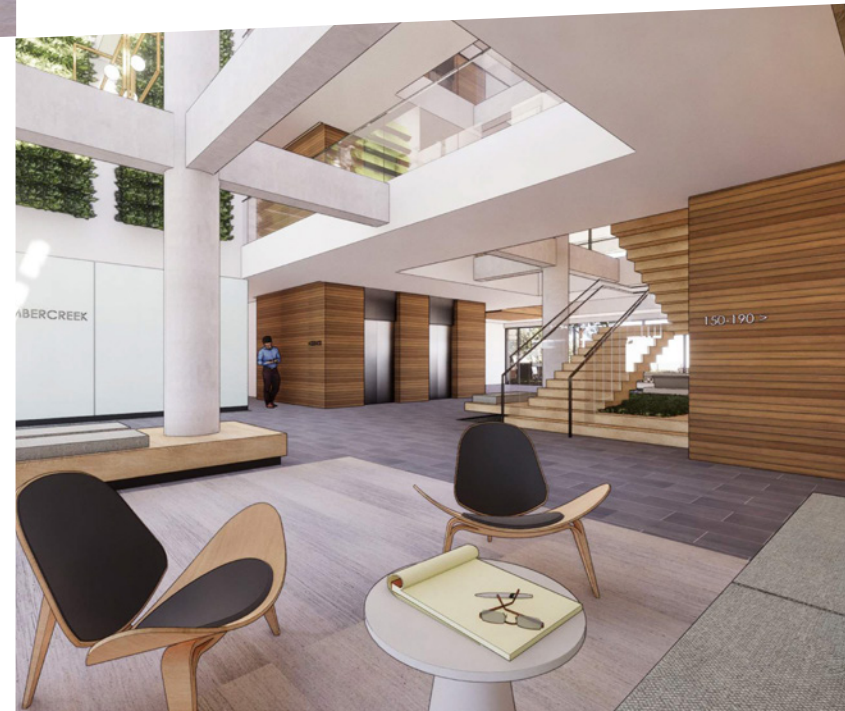
SOUTHWEST VALUE PARTNERS



Ambercreek's easy access to transit, outdoor spaces, and convenient retail amenities turn the concept of work-life balance into reality.

EXTENSIVE RENOVATIONS INCLUDE:

- Elegant modern staircases with an open, atrium feel
- Inviting lobby seating areas
- Floor to ceiling windows with views of the outdoors
- All new building mechanical systems and elevators
- Outdoor deck
- Building entrance
- Bike locker rooms & showers





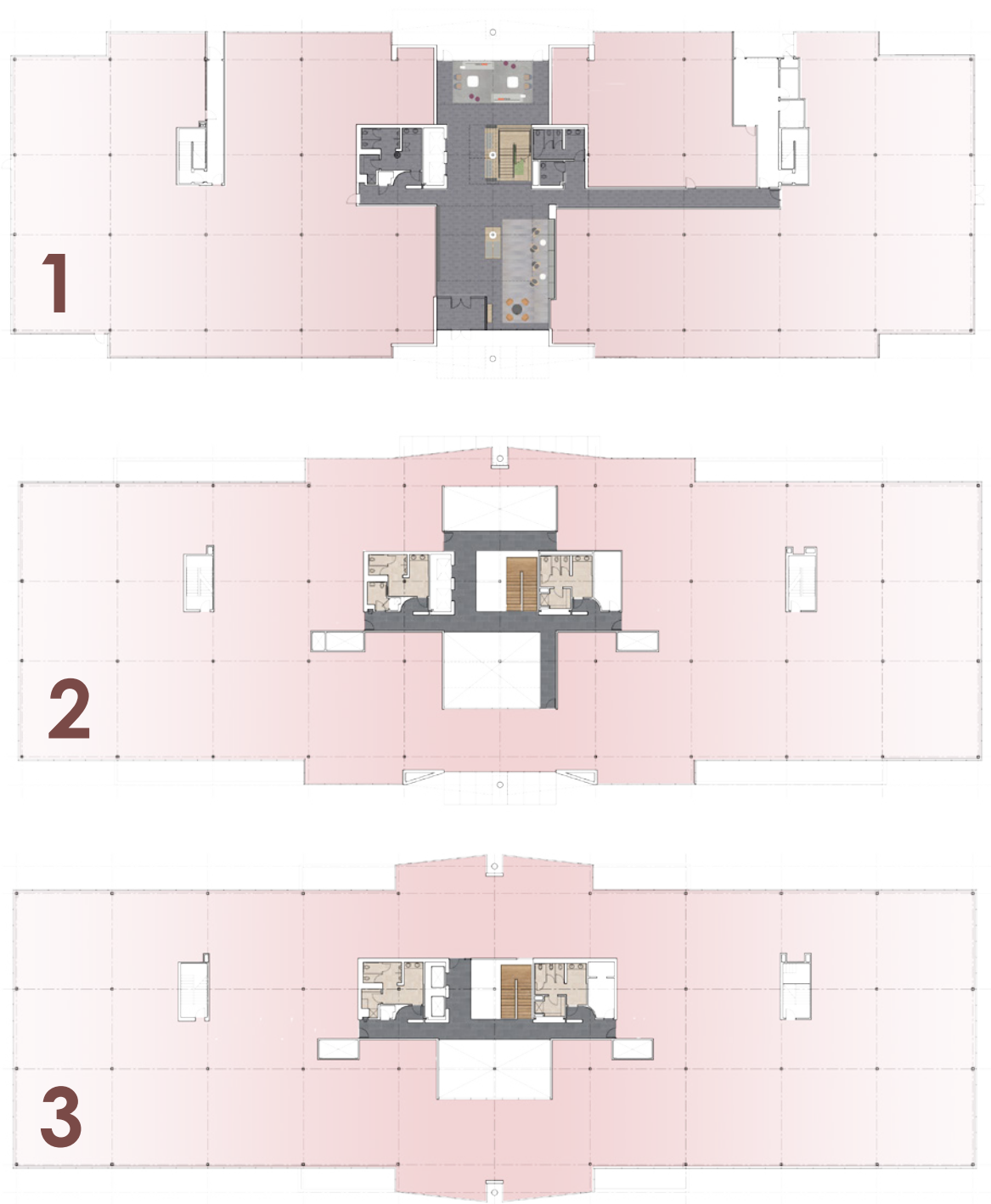
- The largest block of contiguous space in the Sunset Corridor with 85,000+ RSF
- Estimated completion in Spring 2020
- 13 miles to downtown Portland
- View of wetlands and greenspace
- 4/1,000 parking ratio
- Easy access to Highway 26
- 1 mile to TriMet MAX Blue Line Lightrail Station Quatama/NW 205th Avenue
- Floor plates are approximately 28,000 SF
- Power 800 amps 3 phase 600 volts
- Gibbs extension to Walker Road planned





Floor plates are
approximately
28,000 SF each

85,000 SF total
available



Area Amenities



Streets of Tanasbourne

American Eagle	J. Jill
Banana Republic	Lane Bryant
Bath & Body Works	Macy's
Buffalo Wild Wings	P.F. Chang's
Charming Charlie	Qdoba
Express	REI
Gap	Victoria's Secret

Tanasbourne Village

Cold Stone	Rite Aid
Comcast	Round Table
DSW	Safeway
FedEx Office	Shari's
Five Guys	Subway
Hallmark	Trader Joe's
Pier 1	

Tanasbourne Town Center

Barnes & Noble	GameStop	Muchas Gracias	Ross
Bed Bath & Beyond	Jamba Juice	Office Depot	Sally Beauty
Best Buy	Jimmy John's	Old Navy	Starbucks
Burger King	Marshalls	Panda Express	Target
Carl's Jr	Massage Envy	Payless	
Chick-fil-A	McDonald's	Petco	
Famous Footwear	Michael's	Pizza Schizza	

Miscellaneous

1 Aloft Hotel	5 Krispy Kreme	1 Rock Creek Trail
2 Whole Foods	6 Petsmart	2 Evergreen Park
3 MUV Fitness	7 Applebee's	3 Orchard Park
4 Holiday Inn	8 US Post Office	4 Magnolia Park
Trimet MAX Quatama Stop	9 Einstein Bros. Bagels	5 Orenco Woods Nature Park