

FOR LEASE IN HILLSBORO, OREGON

MAJESTIC BROOKWOOD BUSINESS PARK



**AVAILABLE
1,560 SF**

NE BROOKWOOD PARKWAY

NE HUFFMAN STREET

FOR MARKETING PURPOSES ONLY. SUBJECT TO CHANGE.

LOCATION:

Highway 26 & NE Brookwood Pkwy in Hillsboro, Oregon

HIGHLIGHTS:

- Site is located just off Highway 26 at the Brookwood Pkwy interchange.
- Retail pad opportunities off Brookwood leading to the Silicon Forest.
- Intel, with its 7,000 employees, is less than a 1/4 mile from the subject site.
- Surrounding retailers include Fred Meyer, Costco, WinCo, Kohl's, Dick's Sporting Goods and Jo-Ann Fabrics.
- Located adjacent to the Hillsboro Recreation Complex, home of the Hillsboro Hops Minor League Baseball Team.

TRAFFIC COUNTS:

Highway 26 - 64,264 ADT ('22)
 NE Brookwood Pkwy - 28,504 ADT ('22)
 NE Huffman St - 2,744 ADT ('22)

DEMOGRAPHICS:

	3 MILE	5 MILE	10 MILE
Estimated Population 2023	56,271	199,500	486,932
Estimated Households	24,768	77,065	188,927
Average HH Income	\$140,997	\$140,935	\$144,821
Employees	28,518	63,976	164,747

Source: Regis - SitesUSA (2023)

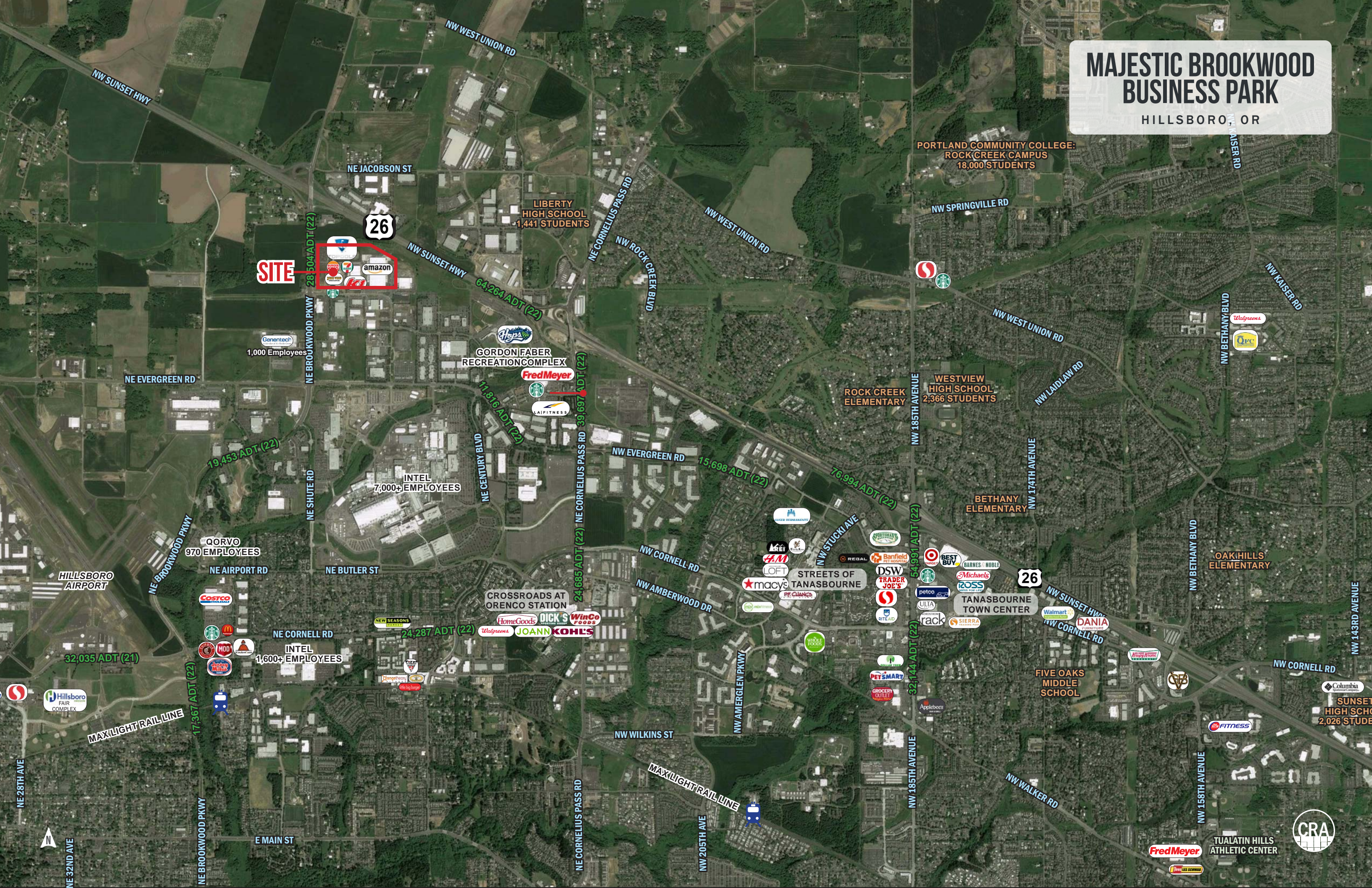


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MAJESTIC BROOKWOOD BUSINESS PARK

HILLSBORO, OR



SITE

26

LIBERTY HIGH SCHOOL
1,441 STUDENTS

PORTLAND COMMUNITY COLLEGE:
ROCK CREEK CAMPUS
18,000 STUDENTS

GORDON FABER RECREATION COMPLEX
Fred Meyer

WESTVIEW HIGH SCHOOL
2,366 STUDENTS

INTEL
7,000+ EMPLOYEES

ROCK CREEK ELEMENTARY

QORVO
970 EMPLOYEES

BETHANY ELEMENTARY

HILLSBORO AIRPORT

COSTCO

CROSSROADS AT ORENCO STATION

STREETS OF TANASBOURNE

26

TANASBOURNE TOWN CENTER

INTEL
1,600+ EMPLOYEES

HomeGoods
DICK'S
WinCo Foods
JOANN
KOHLS

DSW
TRADER JOE'S

Walmart
DANIA

FIVE OAKS MIDDLE SCHOOL

32,035 ADT (21)

17,367 ADT (22)

24,287 ADT (22)

24,685 ADT (22)

15,698 ADT (22)

76,994 ADT (22)

54,991 ADT (22)

32,144 ADT (22)

MAX LIGHT RAIL LINE

MAX LIGHT RAIL LINE



Fred Meyer

TUALATIN HILLS ATHLETIC CENTER



NE BROOKWOOD PKWY



GENERAL NOTES:

- INSULATE ALL EXTERIOR WALLS WITH R-22 FROM SLAB TO UNDERSIDE OF ROOF DECK.
- INSTALL 15-MILL STEGGO WARP UNDER CONCRETE SLAB ON GRADE, WHERE OCCURS.
- ALL DIMENSIONS INDICATED ON THIS SHEET ARE FROM FACE OF STUD U.N.O.
- COORDINATE ALL FINISHED DIMENSIONS WITH DETAILS REFERENCED ON PLANS.
- ALL EXIT DOORS TO BE EQUIPPED WITH LOCKSET OPENABLE FROM INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE 5/8" TYPE "X" GYP. BOARD (GWB) AT LOCATIONS INDICATED ON PLANS. (SLAB TO UNDERSIDE OF ROOF SHEATHING TYP.) WITH LEASE SPACES GWB SHALL BE FIRE TARGED AND BEDDED, PLUMB AND SQUARE, READY FOR TENANT WALL FINISHES. GWB IN ELECTRICAL ROOM AND FIRE RISER ROOM SHALL BE PRIMED AND PAINTED.
- FLOOR FINISH: EXPOSED CONCRETE SLAB WITH SMOOTH TROWEL FINISH
- WALL BASE: PROVIDE 4" TOPSET RUBBER BASE INSIDE ELECTRICAL AND FIRE RISER ROOM, EXCLUDED ELSEWHERE
- INSTALL (1) LAYER TYVEK COMMERCIAL WRAP - D ON ALL EXTERIOR WALLS. AT WALLS WITH SHEATHING PROVIDE (1) LAYER GRADE D BUILDING PAPER UNDER TYVEK. PROVIDE TYVEK STRAIGHT FLASHING AT ALL OPENINGS AND PENETRATIONS, INCLUDING BOLTED CONNECTIONS INTO FRAMING OR BLOCKING. INSTALL TYVEK IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS. PROVIDE TYVEK 10-YEAR LIMITED BUILDER WARRANTY AND ADHERE TO WARRANTY REQUIREMENTS. PERFORM PRE AND POST INSTALLATION SITE MEETINGS WITH MANUFACTURERS REP AND OBTAIN APPROVAL PRIOR TO INSTALLING FINISHES.

KEYNOTES:

- OUTLINE OF CANOPY ABOVE
- CONC. SLAB AND V.B. N.I.C. (PROVIDED WITH T.I. PERMIT)
- PROVIDE CONC. SLAB IN THIS ROOM
- DEPRESSED CONCRETE SLAB IN THIS ROOM
- 4 1/2" X 2" ALUM. STOREFRONT, CLEAR ANODIZED FIN.
- DRIVE-THRU SERVICE WINDOW WITH HEATED FLY FAN
- CONC. FOOTING WITH RAISED CURB, TYP.
- R-15 X 24" WIDE RIGID INSULATION INSTALLED BELOW CONC. SLAB AND FUTURE SLABS
- METAL ARBOR ATTACHED TO WALL FRAMING
- METAL "EYEBROW" FEATURE ABOVE ATTACHED TO WALL FRAMING
- ROOF ACCESS LADDER
- ROOF DRAIN
- ROOF OVERFLOW DRAIN
- CANOPY DRAIN
- 1-HR RATED 2X6 WD STUD DEMISING WALL

BUILDING AREA:

SUITE "A" =	2,500 S.F.
SUITE "B" =	1,560 S.F.
UTILITY RMS =	170 S.F.
TOTAL =	4,230 S.F.





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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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