

# EVERGREEN BUSINESS PARK

NW EVERGREEN PARKWAY, PORTLAND, OR 97124





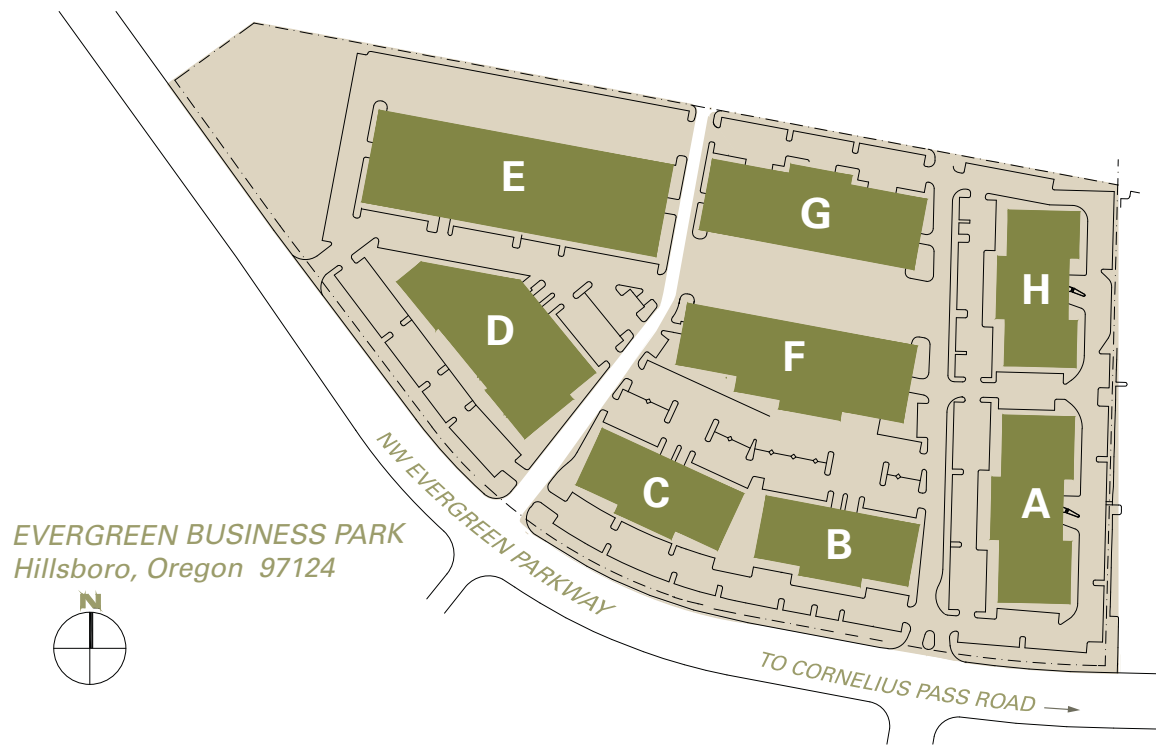
## EVERGREEN BUSINESS PARK

Evergreen Business Park is located in the heart of the Silicon Forest in Hillsboro, Oregon - immediately east of Intel's Ronler Acres manufacturing facility.

Evergreen Business Park has 8 industrial/warehouse and flex/R&D buildings that total 317,512 square feet. Spaces range in size from 3,700 square feet to 72,000 square feet and most are dock or grade served. Evergreen Business Park offers easy access to Oregon Highway 26 and is less than 3 miles from Hillsboro Airport - Oregon's busiest general aviation airport.

Single-family and multi-family housing are readily available in the vicinity of Evergreen Business Park. Retail, restaurants and business services are also located nearby and the park is serviced by TriMet's public transportation system.





#### Property Highlights

- 317,512 square feet of industrial/warehouse and flex/R&D space
- Spaces range from 3,700 square feet to 72,000 square feet
- Most buildings dock or grade served
- On Portland's TriMet public transportation system

#### Area Highlights

- Less than 3 miles from Hillsboro Airport - Oregon's busiest general aviation airport
- 15 miles west of Portland
- 25 miles from Portland International Airport
- Nearby employers include Intel, Nike and Genentech

#### BUILDING KEY

- A. 7425 NW Evergreen Parkway
- B. 7245 NW Evergreen Parkway
- C. 7235 NW Evergreen Parkway
- D. 7175 NW Evergreen Parkway
- E. 7205 NW Evergreen Parkway
- F. 7275 NW Evergreen Parkway
- G. 7315 NW Evergreen Parkway
- H. 7395 NW Evergreen Parkway

All addresses are Hillsboro, OR 97124



# EVERGREEN BUSINESS PARK



## PACTRUST OWNERSHIP & MANAGEMENT

PacTrust is headquartered in Portland, Oregon. We have a strong capital base, conservative leverage and experienced, stable, long-term partners. With over 40 years of proven success in commercial real estate, we are in the unique position of having a team that is dedicated to site selection, design, construction, leasing and property management.

### SITE SELECTION

The process of site selection is focused on suitability and sustainability for the long term.

### DEVELOPMENT

We have the internal resources to guide a development project from the design phase through construction. This means the quality, durability and flexibility of all buildings can be guaranteed.

### LEASING

PacTrust has a team dedicated to helping your business find the space that suits your needs. We work directly with prospective tenants as well as third-party brokers.

### PROPERTY MANAGEMENT

In regions where PacTrust has a strong asset base, we operate our own property management function. Currently, there are three property management offices located in:

- Carmel, California
- Portland, Oregon
- Vancouver, Washington

# PACTRUST

Pacific Realty Associates, L.P.

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