

A RARE 128,921 SF CORPORATE CAMPUS OPPORTUNITY FOR
SALE OR LEASE IN THE HEART OF THE SUNSET CORRIDOR

SUNTECH I & II AVAILABLE TOGETHER OR SEPARATELY
SUNTECH I IS DIVISIBLE

SUNTECH CORPORATE
PARK - BUILDING II

SUNTECH CORPORATE
PARK - BUILDING I

FOR LEASE

SUNTECH CORPORATE PARK CAMPUS

3295 & 3445 NE 83RD AVENUE
HILLSBORO, OREGON

NEWMARK

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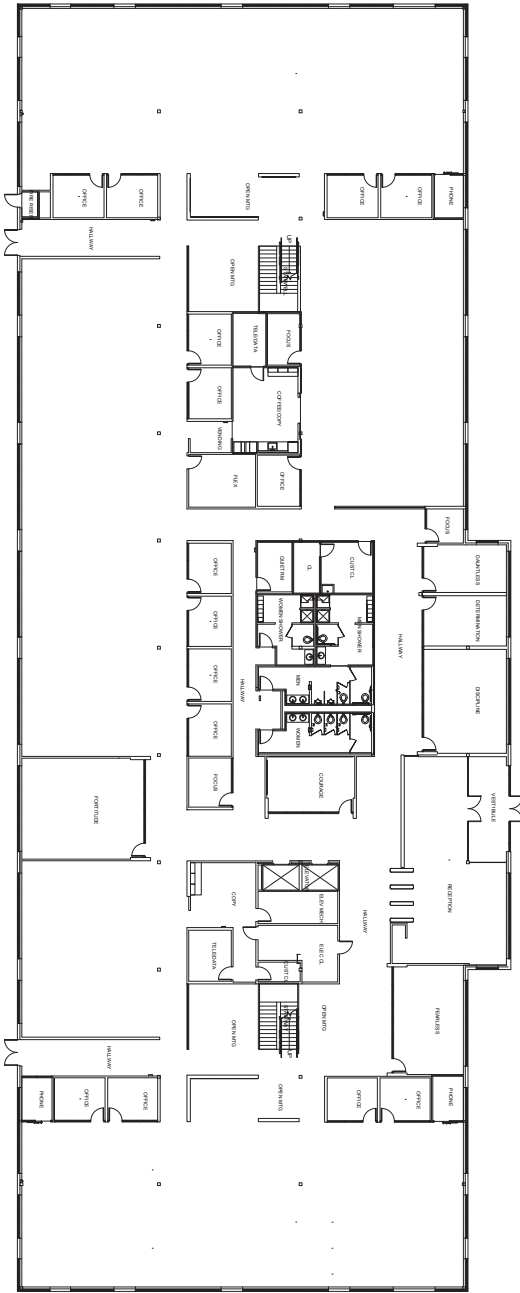
SUNTECH CORPORATE PARK CAMPUS

SunTech Corporate Park I and II offer 128,026 SF of Class A Office and Flex space in the heart of the Sunset Corridor in Hillsboro, Oregon’s “Silicon Forest” - a business-friendly area within the Sunset Corridor.

SunTech I is a two-story building with 65,002 SF of flexible and efficient floorplates, suitable for office use, telecommunications, research and engineering, or light manufacturing. SunTech II is a single-story research facility with a large office component and high-capacity power, providing 13,900 SF of data/lab white space. The raised floors in SunTech II allow flexibility for conversion to clean room or other lab uses.

- Less than one mile to Intel Ronler Acres
- Easy access to Highway 26, retail and commercial services

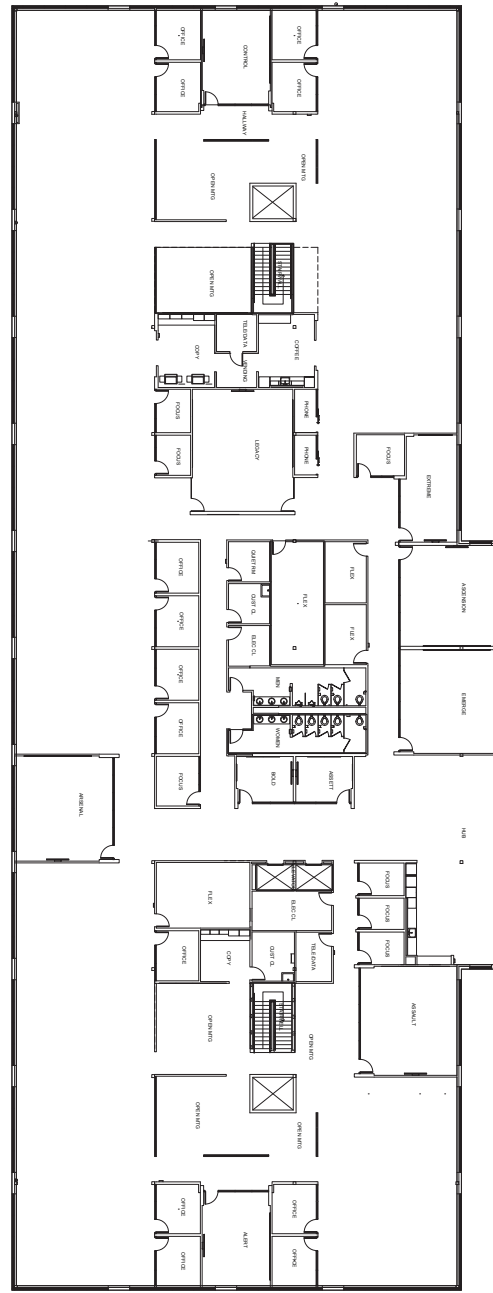
| | SunTech I | SunTech II |
|---------------|--|---|
| Property Type | Best-in-Class Cool/Creative Class A Office Space | Class A Flex Space with Data Center and Lab Space and Infrastructure in place |
| Year Building | 2001 | 2000 |
| Building SF | 65,002 | 63,919 |
| Divisible | Yes | No |
| Stories | 2 | 1 |
| Parking Ratio | 3.42/1,000 | 3.48/1,000 SF |
| Lease Rate | \$20.00/SF – NNN | \$23.00/SF – NNN |
| Sale Price | Call for price | Call for price |



SUNTECH CORPORATE PARK BUILDING I

3445 NE 83rd Avenue
Hillsboro, Oregon

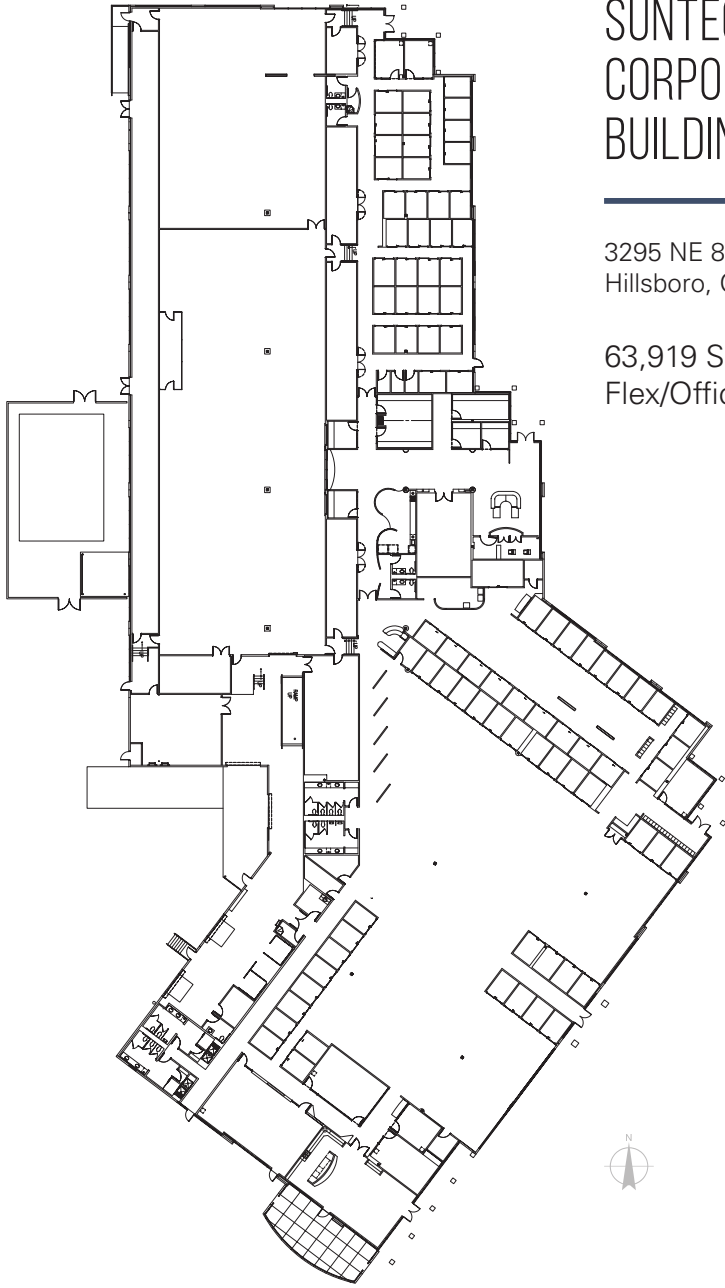
First Floor
32,501 SF (Divisible)
Office/Flex Space



SUNTECH CORPORATE PARK BUILDING I

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Hillsboro, Oregon

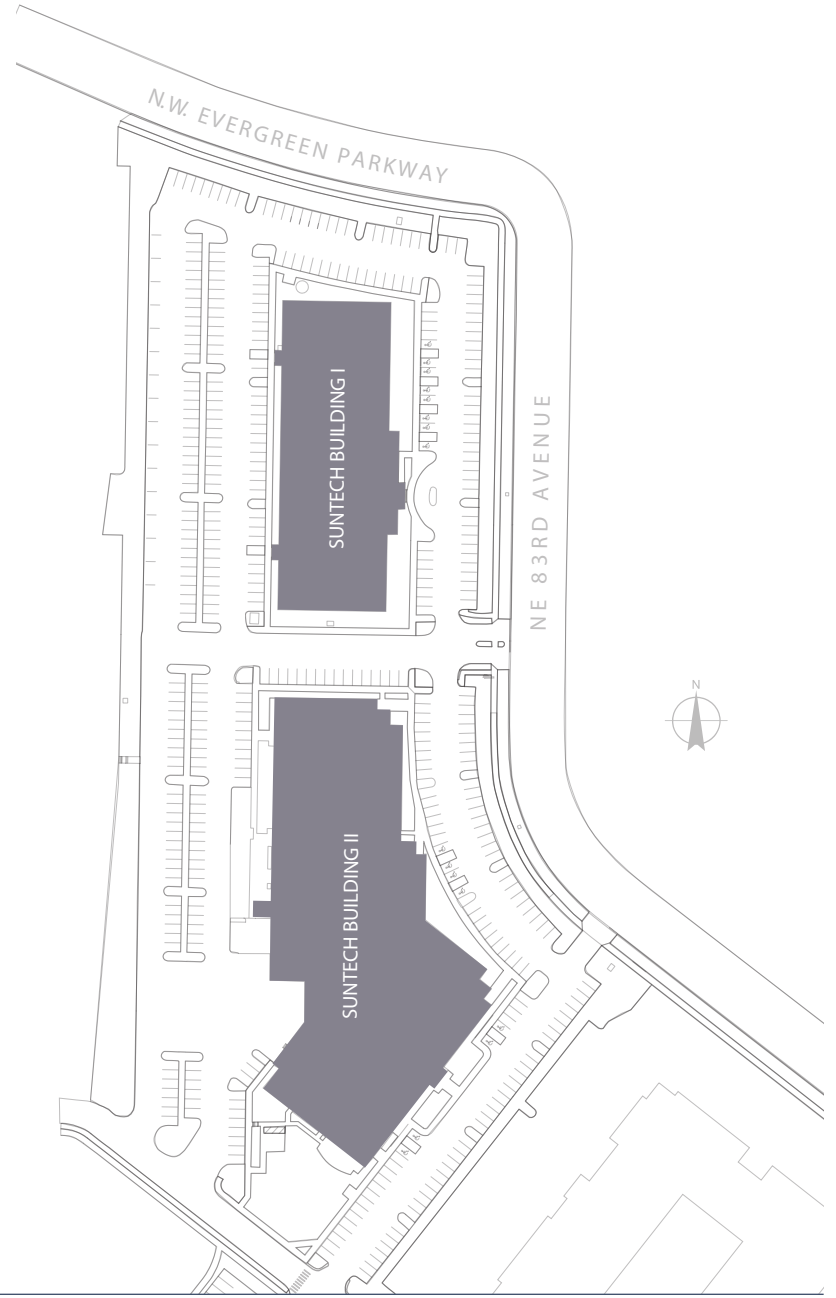
Second Floor
32,501 SF (Divisible)
Office Space



SUNTECH CORPORATE PARK BUILDING II

3295 NE 83rd Avenue
Hillsboro, Oregon

63,919 SF
Flex/Office Space





SUNTECH
CORPORATE PARK
BUILDING I



SUNTECH CORPORATE PARK BUILDING I

Suntech Corporate Park I was designed to the exacting standards of Nike's Quantum Force Headquarters requirement.

The building is best-in-class office space and the best available "cool/creative" space on Portland's westside office market.

Full building is available, but is divisible.



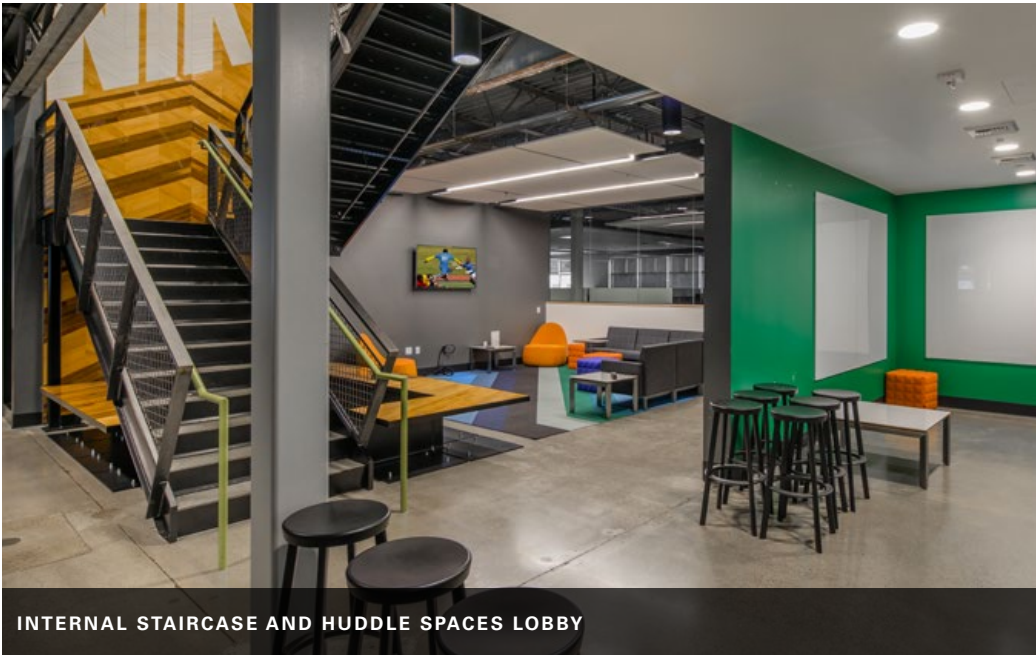
SUNTECH
CORPORATE PARK
BUILDING I



EXCELLENT LOBBY FLOW WITH ROBUST SECURE ACCESS



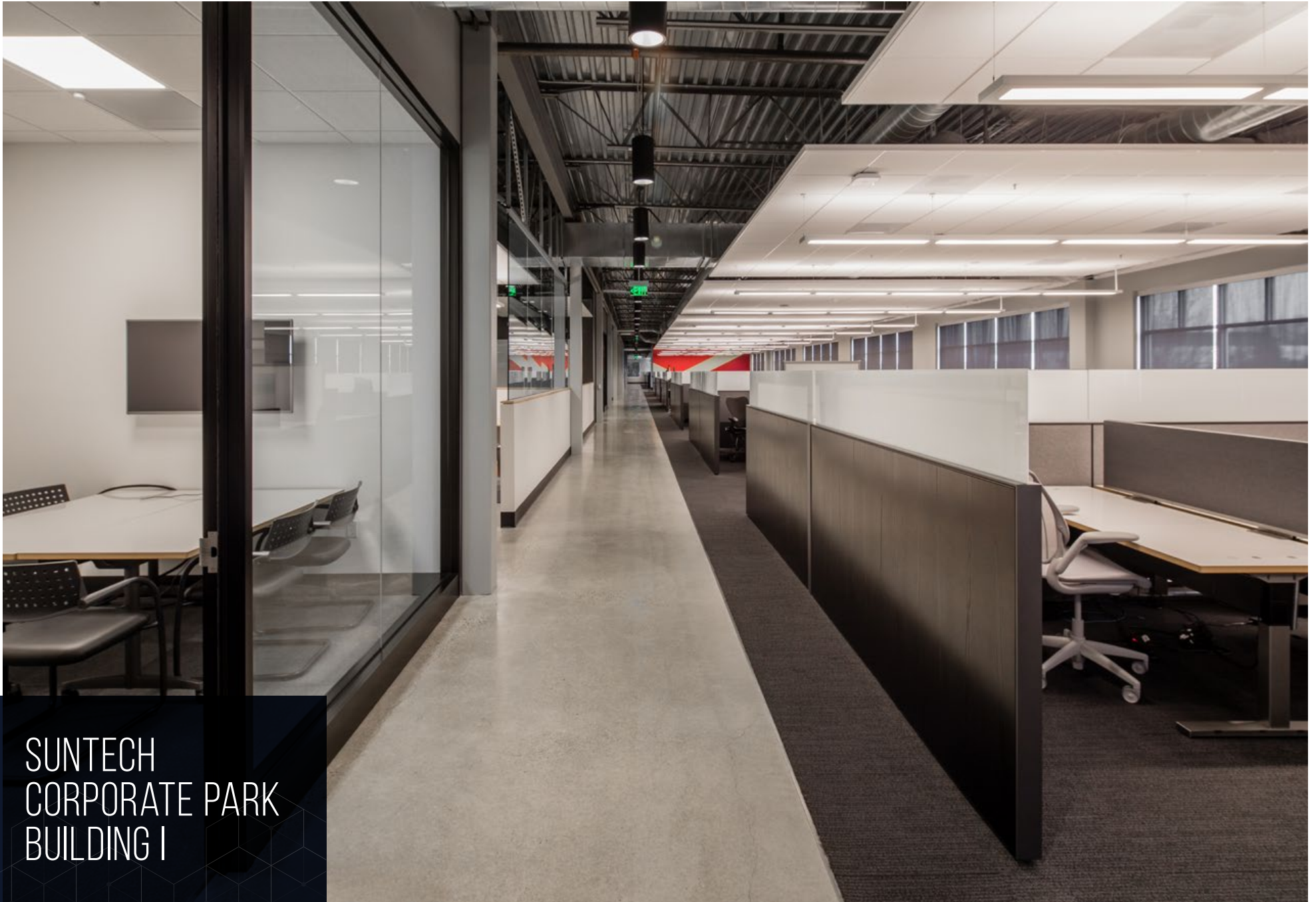
WELL-APPOINTED LOBBY



INTERNAL STAIRCASE AND HUDDLE SPACES LOBBY



FIRST FLOOR CONFERENCE FACILITIES



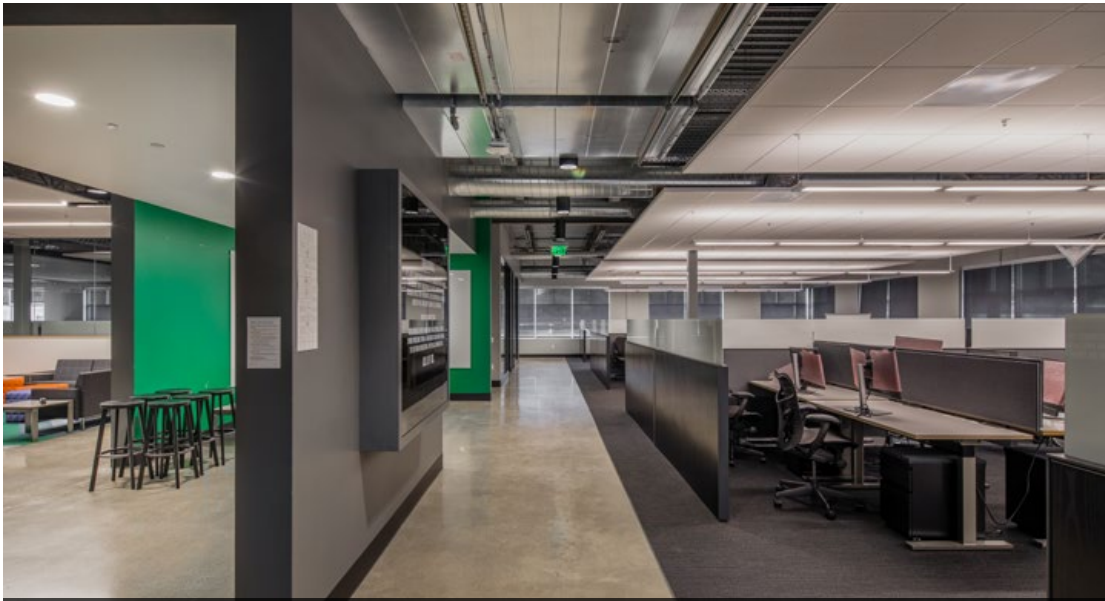
SUNTECH
CORPORATE PARK
BUILDING I



SECOND FLOOR HUDDLE AND COLLABORATIVE SPACE



SECOND FLOOR HUDDLE CONFERENCE ROOMS



EXCELLENT MIX OF PRIVATE OFFICES AND OPEN WORKSPACE



MULTIPLE FUNCTIONAL HUDDLE ROOMS



SUNTECH
CORPORATE PARK
BUILDING II



SUNTECH CORPORATE PARK BUILDING II

SunTech II is a data center capable facility with complete infrastructure in place.

- 13,900 SF data / lab white space convertible to clean room or other lab functions
- Approximately 39,000 SF office and open space to support use for a bio-science or high-tech office and lab use
- 4.5 MW capability, electrical from three main distribution switchgears
- Wet/dry pipe sprinkler fire life safety system
- 1,020 tons cooling capacity
- High-capacity diesel backup generator
- Less than one mile to Intel Ronler Acres
- Easy access to Highway 26, retail and commercial services
- 3.5/1000 parking ratio (219 spaces)



SUNTECH
CORPORATE PARK
BUILDING II



Data Center & Lab Area

- Approximate raised floor area 13,900 SF; raised floor height is 2 feet
- Duct bus under grid provides for flexible reconfiguration of the data center / lab area
- 2x2 tiles; 20% perforated
- Exterior double doors with scissor lift and ramp in place to bring equipment into the data center / lab area
- Clear height is 20'8" including: 2' under the lab floor, 12' in the lab, and 6'8" above the lab drop ceiling

Electrical

- The facility has 4.5 MW of power, which is provided in three services all at 480V from two different substations.
- For redundancy and increased reliability, the three electrical services are supplied by two substations: two services are from the Orenco Substation, including a 2000 KVA PGE transformer and a 1500 KVA PGE transformer; and one from the Sunset-Pauling Substation, which has a 1000 KVA PGE transformer. All three are 277/480v services
- Backup generator is Kohler 230 (three phase 240 KW 300 KvA, model year 2002 with 400 hours run time); well maintained, in excellent condition
- The data center / lab area has three UPS: two UPSs are 65 KvA and one is a 1.3 KVA; UPS #1 (65 KvA) and UPS #3 (1.3 KvA) are connected to the backup generator

Cooling

- Three (3) Trane 340-ton chillers and two (2) Trane air handler units; 1020 tons total
- Twenty-two (22) Liebert 40-ton CRAC units for computer room air conditioning
- Five (5) Trane fan coil air conditioners
- Five (5) Greenheck exhaust fans

Fire and Life Safety

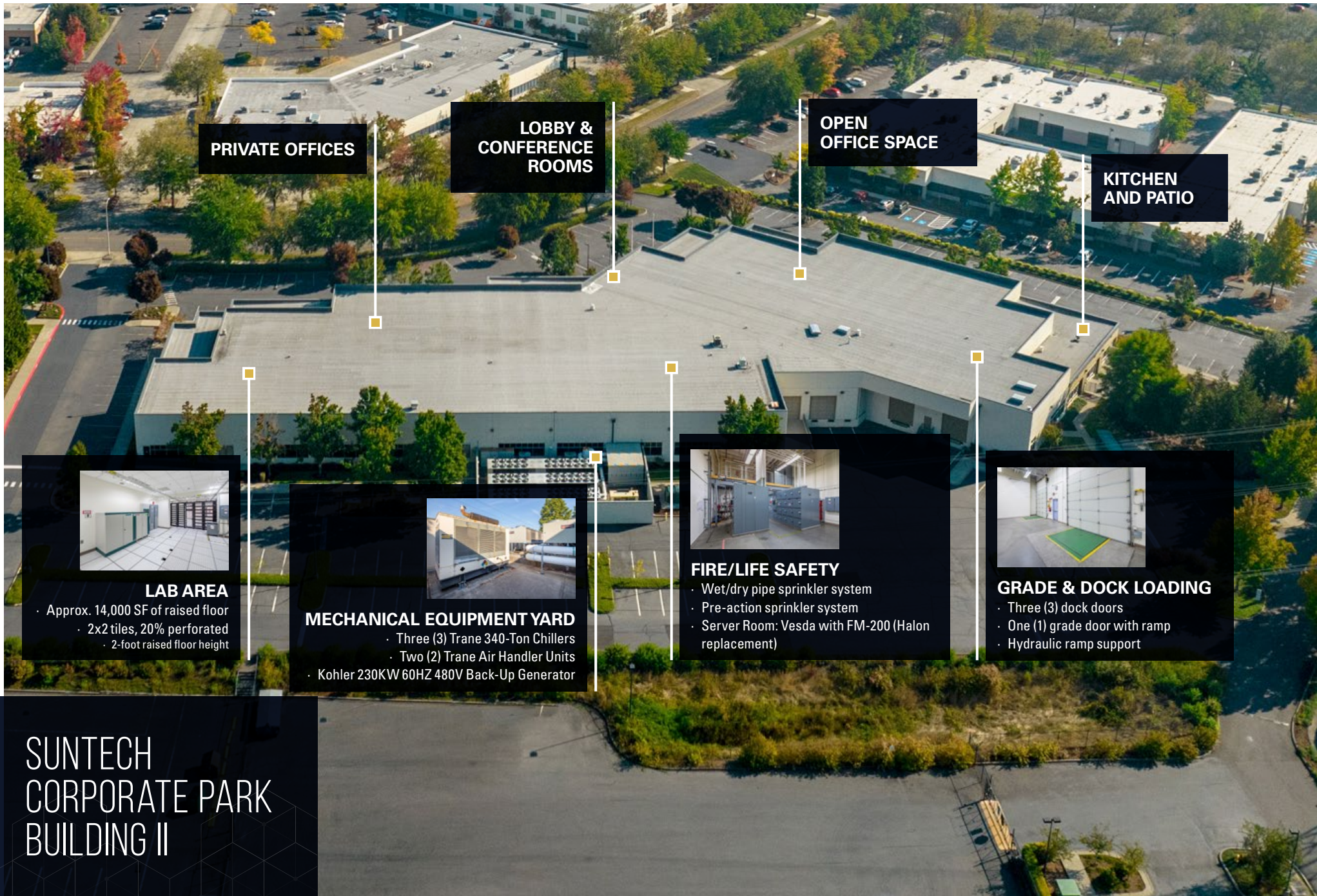
- Wet/dry pipe sprinkler system for office and common areas
- Fire curtains and automatic closing cooling doors in the internal windows of the data center / lab area

Telecom

- Verizon (LEC)
- XO

Building Features

- 63,024 total square feet
- 13,900 SF Raised Floor Lab Area
- Zoned I-P Gen. Industrial
- 1 Grade-Level & 3 Dock Doors
- 20'8" Max Clear Height



PRIVATE OFFICES

LOBBY & CONFERENCE ROOMS

OPEN OFFICE SPACE

KITCHEN AND PATIO



LAB AREA

- Approx. 14,000 SF of raised floor
- 2x2 tiles, 20% perforated
- 2-foot raised floor height



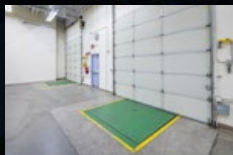
MECHANICAL EQUIPMENT YARD

- Three (3) Trane 340-Ton Chillers
- Two (2) Trane Air Handler Units
- Kohler 230KW 60HZ 480V Back-Up Generator



FIRE/LIFE SAFETY

- Wet/dry pipe sprinkler system
- Pre-action sprinkler system
- Server Room: Vesda with FM-200 (Halon replacement)



GRADE & DOCK LOADING

- Three (3) dock doors
- One (1) grade door with ramp
- Hydraulic ramp support

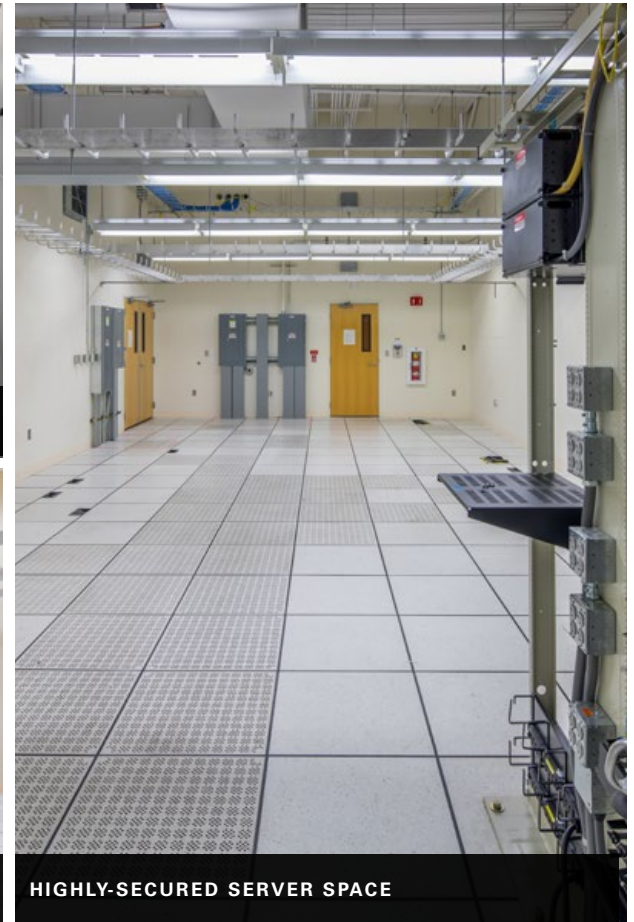
SUNTECH CORPORATE PARK BUILDING II



**MECHANICAL EQUIPMENT YARD
COOLING UNITS AND BACKUP GENERATOR**



**MECHANICAL CORRIDOR
ELECTRICAL AND LAB FIRE SUPPRESSION**



HIGHLY-SECURED SERVER SPACE



DATA CENTER / LAB AREA WITH 2-FOOT RAISED FLOORS



**LOADING AREA WITH GRADE /
DOCK DOORS AND HYDRAULIC LIFTS**



DATA CENTER / LAB AREA WITH 2-FOOT RAISED FLOORS



SUNTECH
CORPORATE PARK
BUILDING II



PRIVATE OFFICES



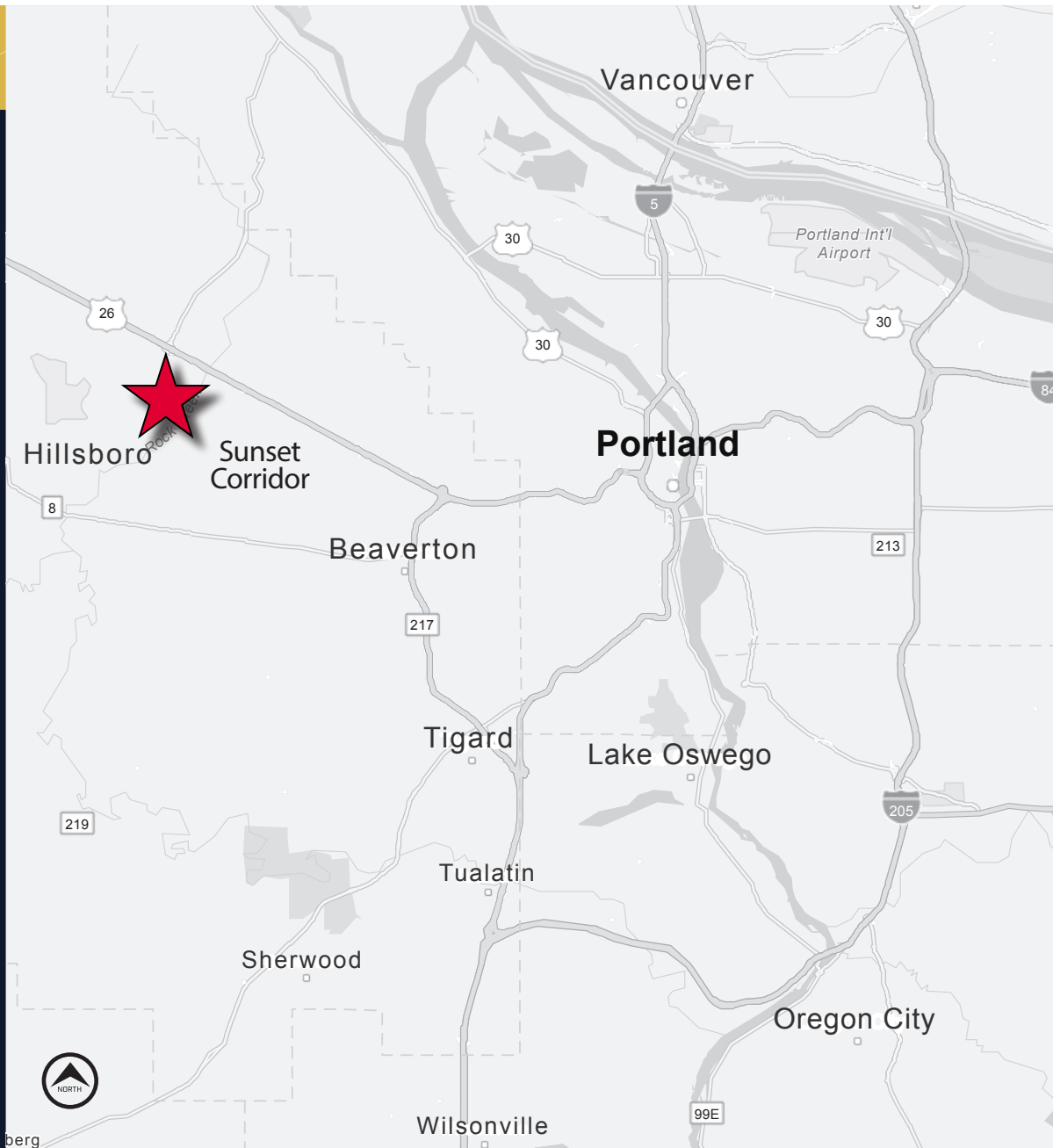
SECURED LOBBY WITH EASY ACCESS TO CONFERENCE



**PRIVATE OUTDOOR PATIO
LEADING TO OUTDOOR PICNIC AREA**



KITCHEN AND BREAK ROOM



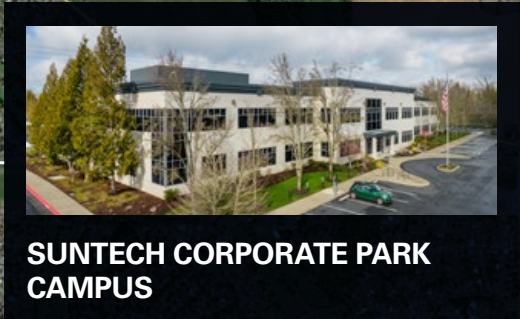
Sunset Corridor/ Silicon Forest

SunTech Corporate Park Building II is located in business-friendly Hillsboro, the hub of Oregon’s “Silicon Forest” and home to high-tech companies including Intel, Nike and IBM. Hillsboro is one of the fastest growing cities in Oregon, and is the county seat of Washington County.

SunTech Corporate Park is close to many nearby dining and retail amenities including the Tanasbourne Town Center, The Streets of Tanasbourne, Tanasbourne Market and Sunset Square.

Dining options at the shopping centers include Five Guys Burgers, Chevys, The Old Spaghetti Factory, Red Robin, Chipotle, PF Chang’s, Whole Foods, Trader Joe’s, Safeway, Starbucks and more.





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