

A photograph of a modern, multi-story commercial building with a light-colored facade and large windows. The building features a curved glass canopy over the entrance. Bare trees and shrubs are visible in the foreground, suggesting a winter or early spring setting. A blue handicapped parking sign is visible on the left side of the building.

FOR LEASE & SUBLEASE

MEDICAL & OFFICE SPACES AVAILABLE AT STATION CENTER ONE

4660 NE BELKNAP COURT, HILLSBORO, OR 97124

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

This class A office building is a part of Hawthorn Farm Station, a multi-purpose development that includes a full-service athletic facility, a MAX stop, and retail services. The building features a two-story atrium lobby with wood, tile accents, and flexible floor plans.

PROPERTY HIGHLIGHTS

- Convenient access to MAX light rail, Highway 26, and Hillsboro Airport
- Close by amenities include local restaurants, the Hawthorn Farm Athletic Club, and various shopping centers
- Adjacent to Hawthorn Farm Intel Campus
- Suite 109 has medical office buildout, including in-suite restrooms, medical cabinets, and sinks

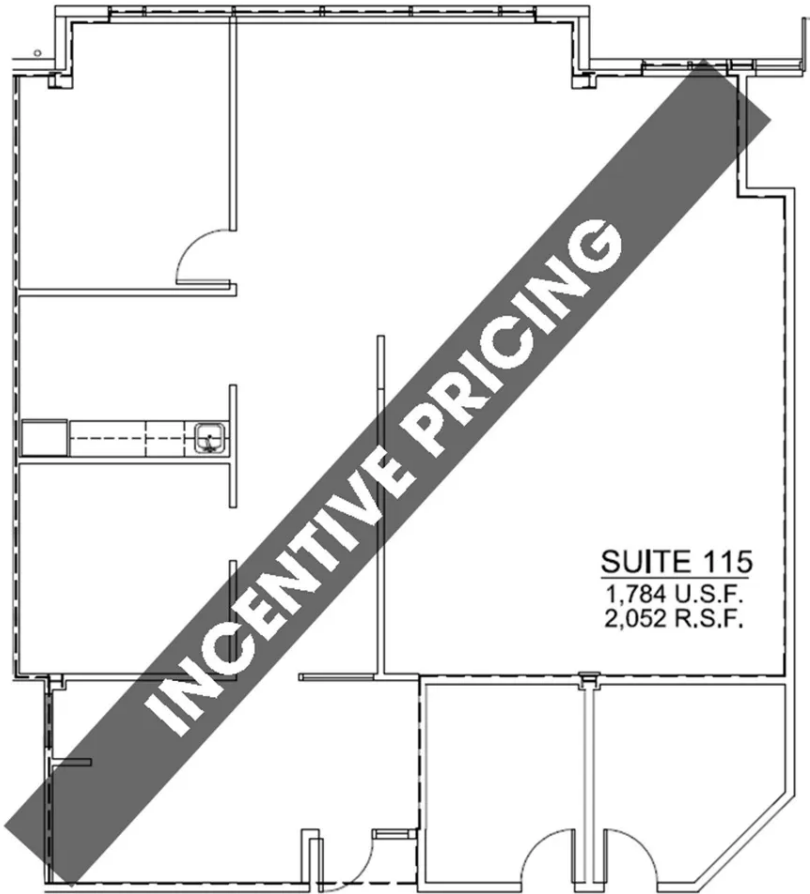
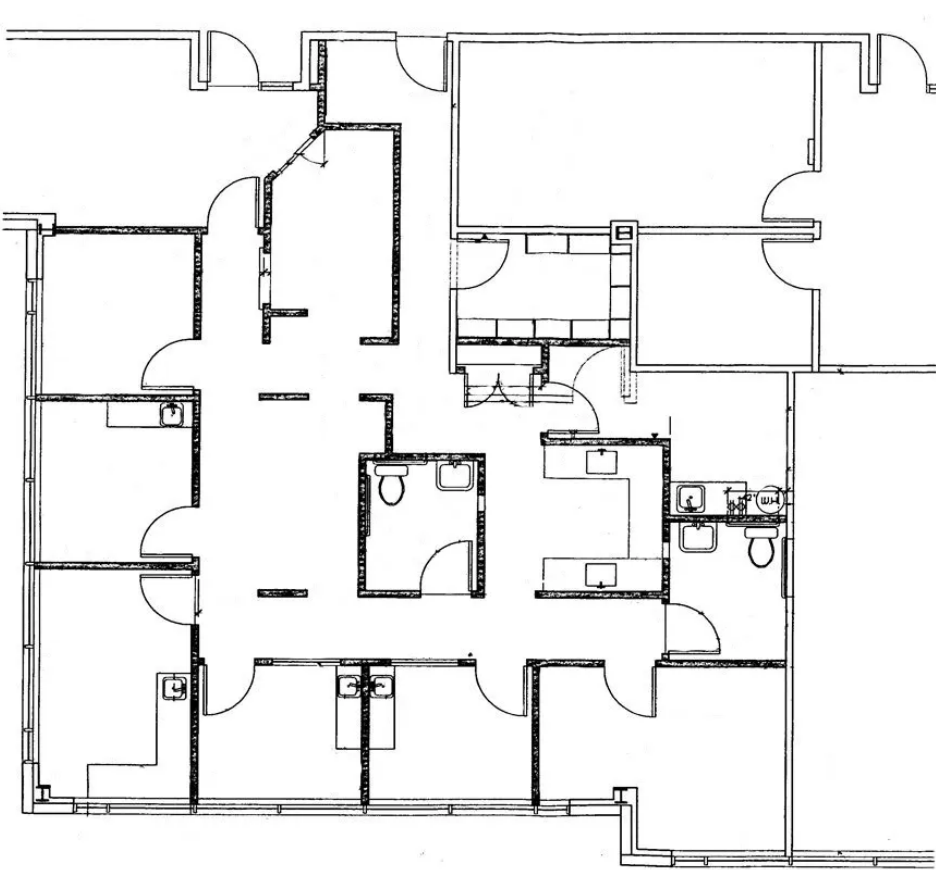
OFFERING SUMMARY

Suite 109 - Lease Rate:	\$28.50 SF/yr (Full Service)
Suite 115 - Sublease Rate:	\$24/SF/yr \$19.20/SF/yr Incentive Pricing (Full Service)
Available SF:	2,052 - 2,451 SF
Building Size:	43,630 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,031	63,580	166,643
Total Population	8,483	175,956	453,316
Average HH Income	\$78,032	\$71,152	\$80,212

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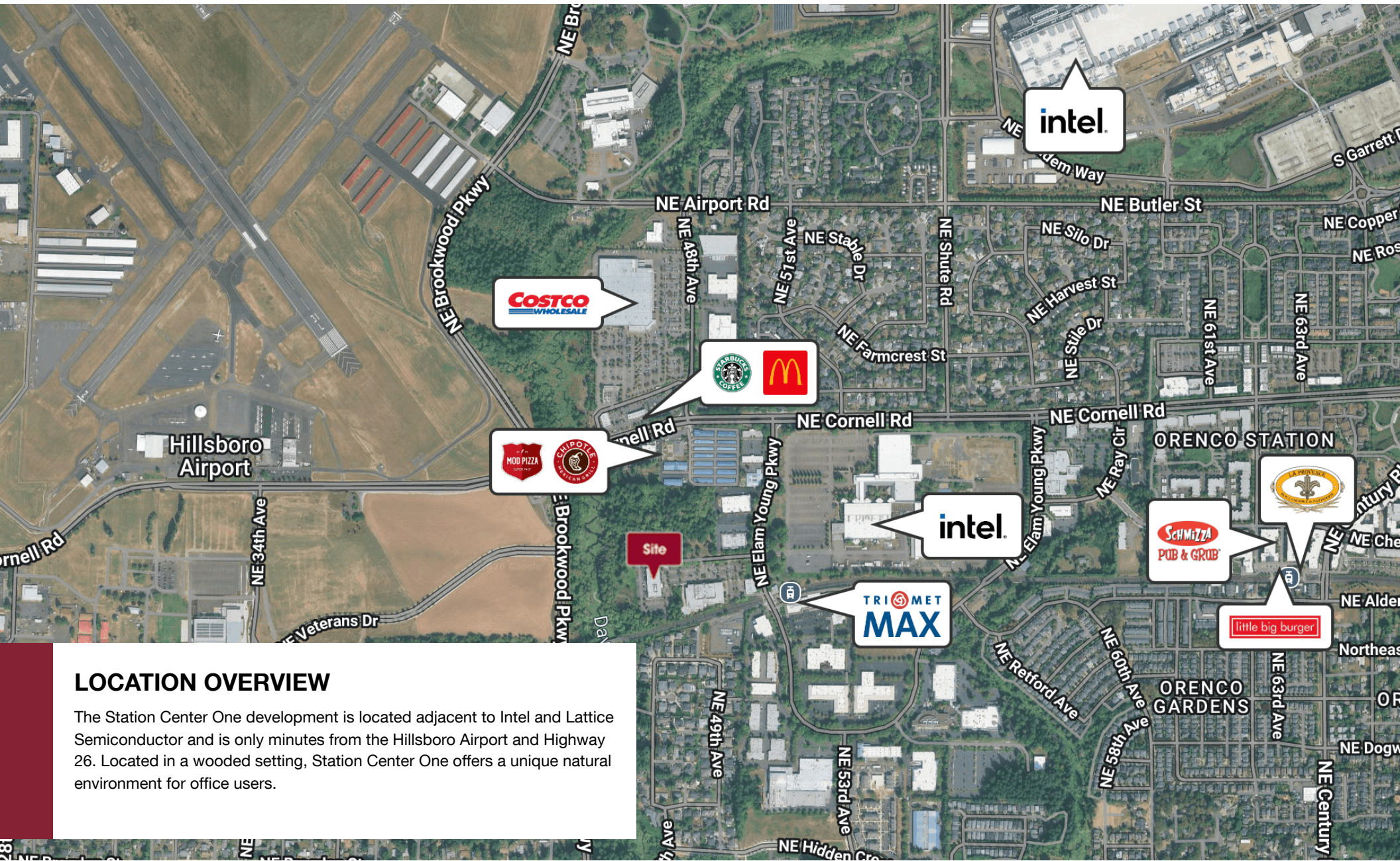
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite 109	2,451 SF	Full Service	\$28.50 SF/yr
■ Suite 115	2,052 SF	Full Service	\$24/SF/yr \$19.20/SF/yr Incentive Pricing

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LOCATION OVERVIEW

The Station Center One development is located adjacent to Intel and Lattice Semiconductor and is only minutes from the Hillsboro Airport and Highway 26. Located in a wooded setting, Station Center One offers a unique natural environment for office users.

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