



Tigard Corporate Center

12123 SW 69th Avenue
Tigard, OR

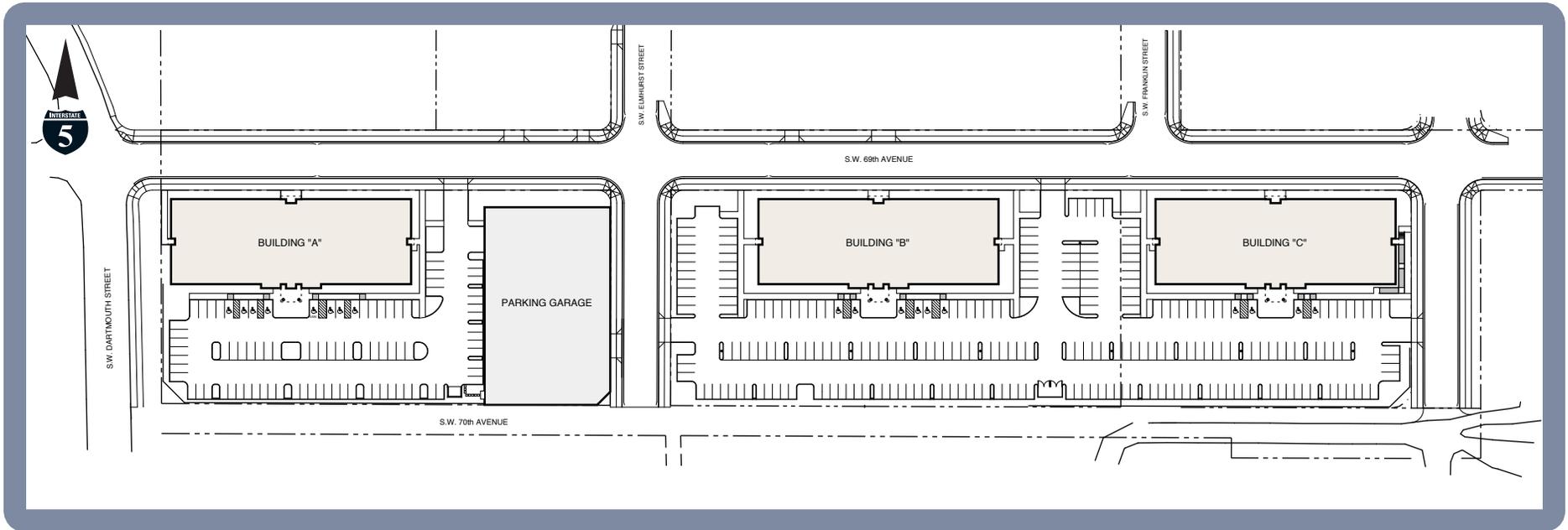
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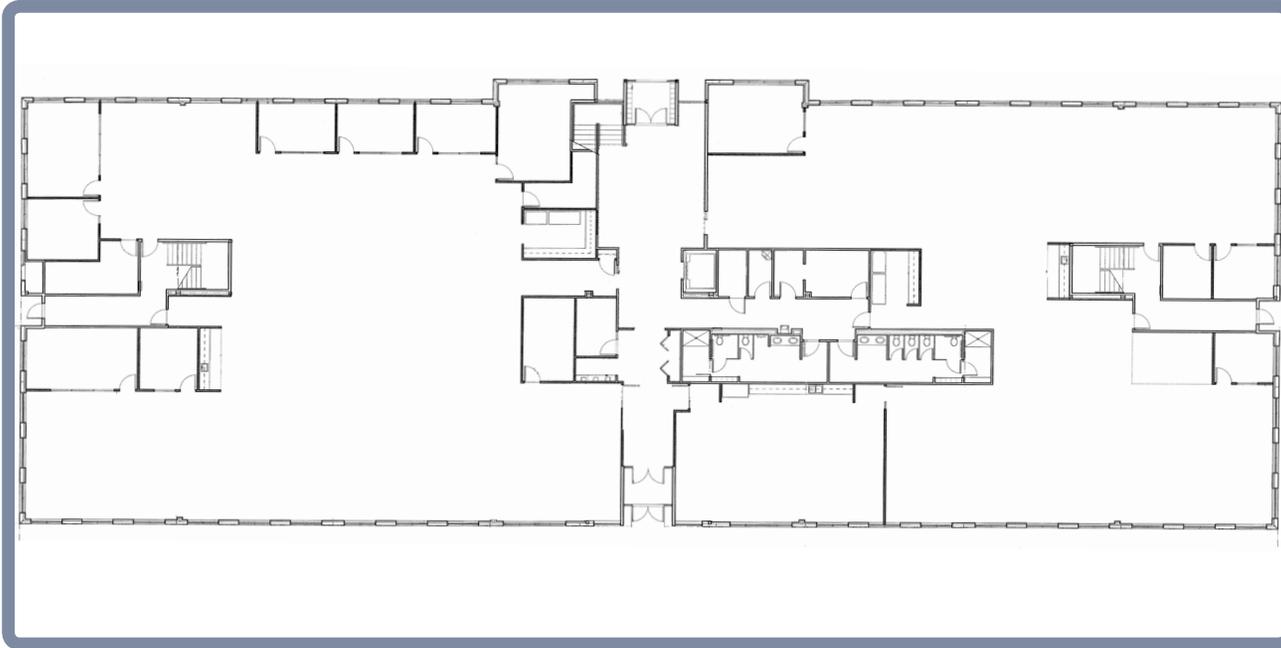
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Site Plan - Tigard Corporate Center

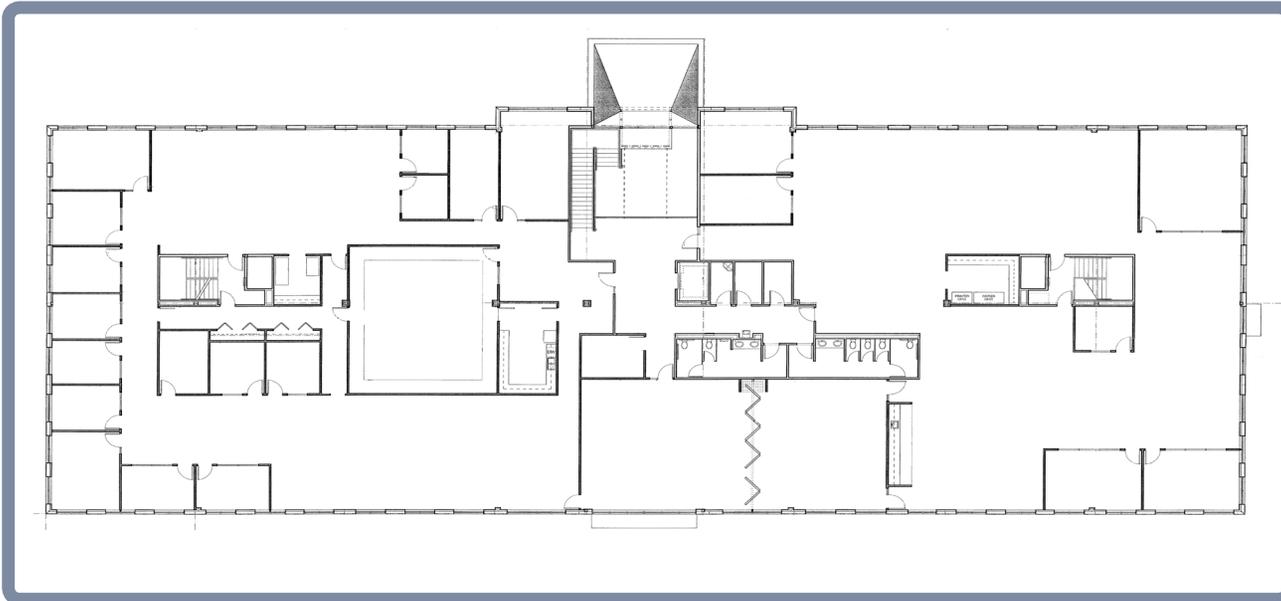


Floor Plans - Tigard Corporate Center - Building A

1st floor

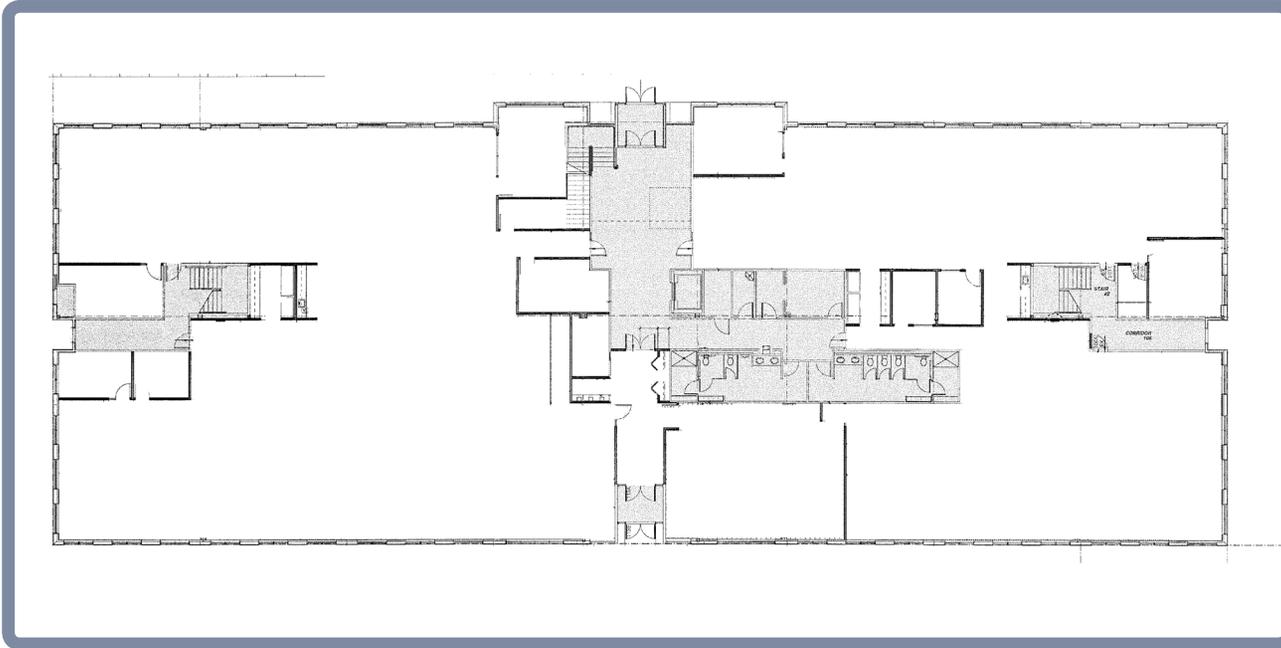


2nd floor

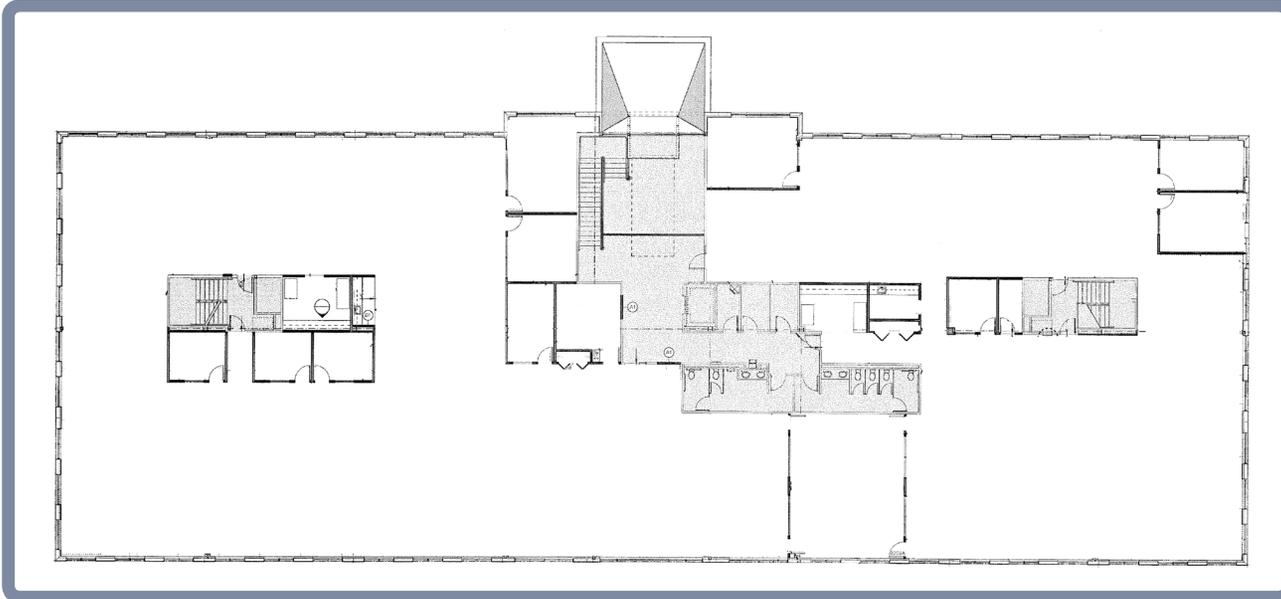


Floor Plans - Tigard Corporate Center - Building B

1st floor

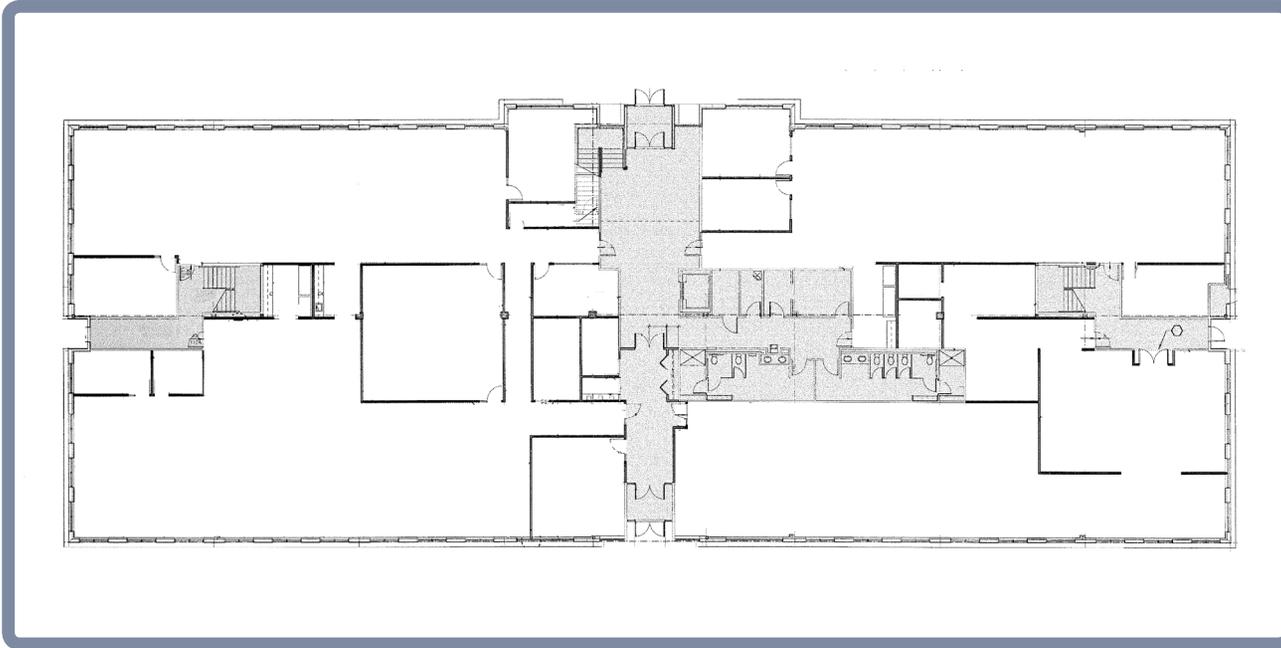


2nd floor

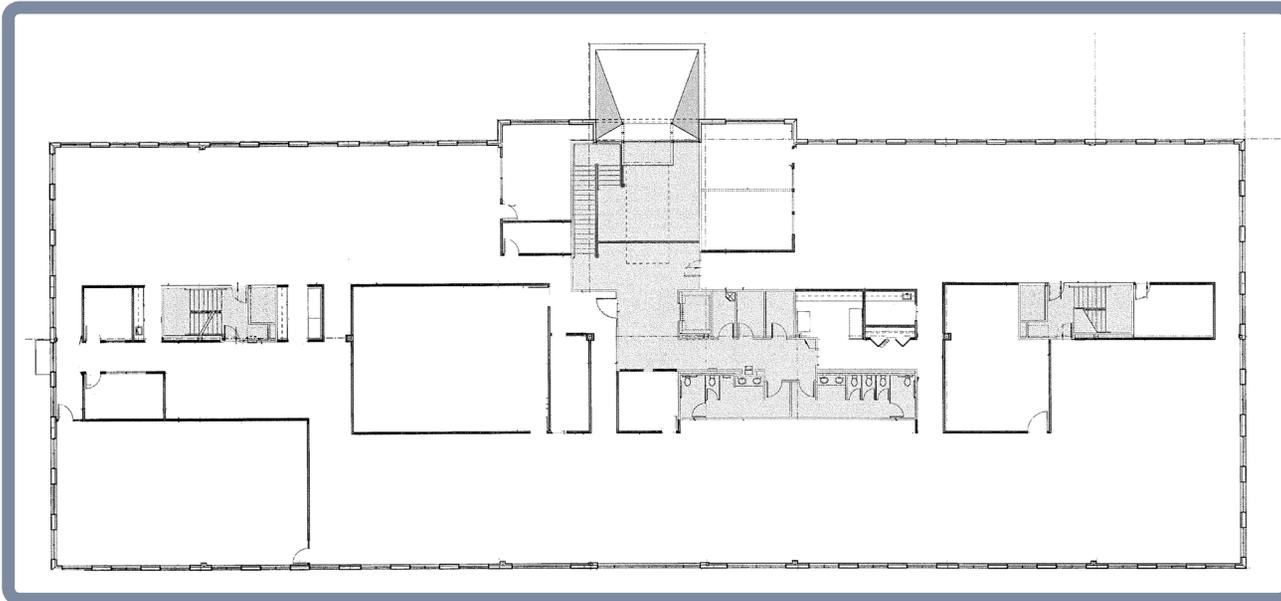


Floor Plans - Tigard Corporate Center - Building C

1st floor



2nd floor



Property Specifications



Tigard Corporate Center

Address	12123 SW 69th Avenue, Tigard, OR
Year Built	2000
Zoning	MUE (Mixed Use Employment)
Structure	Steel joist and steel decking with a concrete pour. Concrete tilt-up panels with Class A window and entry systems.
Roof	The roof has a flat design. Roof construction consists of steel trusses, decking, and support columns with a four-ply asphalt built-up roof cover. The roof is reported to be in good condition and receives preventative maintenance on a regular schedule.
Building Size (gross)	123,210 s.f. total, 41,070 s.f. per building.
Number of Floors	2 per building.
Floor Size	20,535 s.f.
Site Size	Parcel No.: R456296, 2.24 acres/97,574 s.f. Parcel No.: R456394, 2.23 acres/97,139 s.f. Parcel No.: R456866, 1.44 acres/62,726 s.f.
Entry Lobby	The lobby areas have high quality finishes. In buildings A and C, wall coverings are drywall. In building B the wall covering in the lobby has been upgraded to good quality wood paneling. The lobbies also typically have skylights that allow additional natural light to penetrate into the building core.
Restroom Finishes	Ceramic tile floors.

Floor to Floor Height	10-12 feet.
Elevators	One Schindler 3,000 lb. capacity hydraulic elevator per building, installed in 1999. One 3,500 lb. capacity hydraulic elevator in the Parking Garage, installed in 2000. Elevators have been maintained under Schindler Plus preventive maintenance program since installation. Upgrades in 2012 included hydraulic pump valve replacement and electromechanical linestarters replaced with solid-state.
Heating and Cooling	Building A - Three Trane HVAC rooftop units; (2) 60 tons and (1) 30 tons. New split system 4-ton Daikin for th ITF room. Building B - Three Trane HVAC rooftop units; (2) 60 tons and (1) 30 tons. New split system 4-ton Daikin for th ITF room. Building C - Two Trane HVAC rooftop units; 60-ton unit serves the whole building and a 20-ton and 25-ton Compu Aire Computer room split systems..
Fire/Life Safety	All buildings and the parking garage are served by wet pipe sprinkler systems, monitored 24/7 by an off-site system. Individual fire extinguishers are provided per code requirements. Tenant Contracts directly for on-site security officers posted in building lobbies.
Sprinklers	Sprinkler system throughout.
Power	Electrical service is 277/480, 3 phase, 4 wire. Redundant power is provided by two backup generators that can fully power all three buildings. Building A is supported by a 750 KVA rated generator; Buildings B and C are supported by a 1500 KVA rated generator. Generators are owned by the tenants and can be removed upon termination of the lease.
Security/ Building Access	Proximity card security system at perimeter doors.
Utilities	Sanitary Sewer: Clean Water Services Storm Sewer: Tualatin Valley Water District Domestic Water: Tualatin Valley Water District Gas Service: NW Natural Gas Electric Service: Portland General Electric
Showers	Available.
Parking	694 total parking stalls (5.63/1,000) - 357 in 111,498 s.f. structured garage and 337 surface stalls.
Developer	Specht Development
Architect	LRS Architects