

EXECUTIVE SUMMARY

6700 SANDBURG BUILDING

CLASS B OWNER/USER OFFICE BUILDING

Available for occupancy early 2017



Capital Markets | Investment Properties

CBRE

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its

contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



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TABLE OF CONTENTS

- 04 BUILDING HIGHLIGHTS
- 11 AREA OVERVIEW
- 15 DEMOGRAPHICS
- 17 DEBT & STRUCTURED FINANCE



BUILDING HIGHLIGHTS





THE OFFERING

6700 Sandburg is a custom designed corporate headquarters; the innovation of some of the leading development professionals in Portland: Trammell Crow Development, Ankrom Moisan Architects, Perlo Construction, Interface Engineering, and landscape architects Greenworks, Inc.

Comfort and livability were paramount considerations in the architectural design. The consistent window line (including the warehouse), full-height glass at the stairwells and strong relite utilization creates a visually and functionally comfortable space with extensive natural light distribution. The interior features an attractive, south-facing, corner break room with patio access and a pleasant atrium entry for a welcoming ambiance. The handsome boardroom with deck access serves as a connector between work and nature while the covered walk-way entry and mature landscaping come together to enhance the building’s character and style.

ADDRESS

6700 SW Sandburg Street | Portland, OR 97223

YEAR BUILT	1998
GROSS SF	36,000 SF
LAND AREA	2.51 AC
ZONING	P-C Professional Commercial
PARKING	3.5/1,000
DEBT	Delivered free and clear

The building was originally developed for a single user but can be readily demised for multi-tenancy with the shared two-story entry. There is close proximity to freeway access and the desirable Tigard and Lake Oswego submarkets provide a variety of amenities.

Functionality of space along with conveniences, such as the multiple showers and exercise facility, serve to make the property a desirable acquisition. 6700 Sandburg marries the best combination of fit and finish at an attractive price point.

PRICE: \$5,546,000 (\$154 PSF)





QUICK FACTS

Address	6700 SW Sandburg Street, Portland, OR 97223
Year Built	1998
Zoning	P-C Professional Commercial
Building Size	36,000 square feet (gross) on two floors 1 st : 18,200 SF 2 nd : 17,800 SF
2015-16 Taxes	\$57,160.33
Site Size	2.51 Acres (112,446 SF)
Signage	Monument
Parking	127 spaces including five handicapped, 3.5/1,000 ratio. 7 space bike rack
Office Configuration	Thoughtful mix of perimeter private office, with generous use of relites, open floor plan, and 2.8 foot window sill height
Break Room	Full height glass line, access to patio & landscaped trellis area; generous cabinetry with microwave, dishwasher, and refrigerator.

Floor to Ceiling Height 9' to finished ceiling, 14' to deck
2x2 second-look ceiling tile, 2x4 parabolic lighting

Warehouse 3,300 SF warehouse with dock-high loading; 10' clear height, in addition to several secure storage areas

Structure Concrete tilt-up panels with slate relief and extensive window and entry systems

Restrooms Men's and women's on each floor. The ground floor features two showers in each restroom with changing areas.

Lobby Two story volume entry with LED lighting. Attractive upgrades of slate tile flooring, wood paneling, open stairwell, waiting alcove, and custom reception desk.





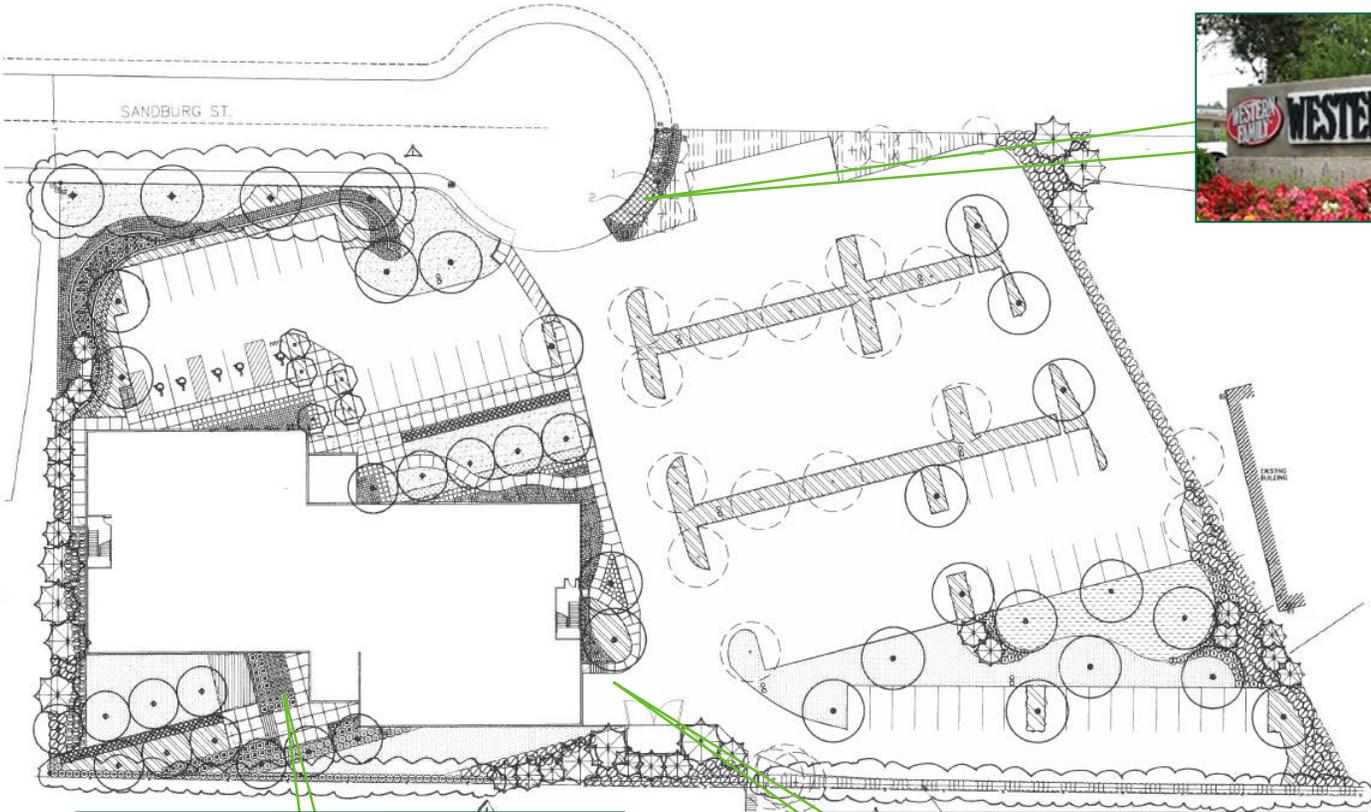
QUICK FACTS



Roof	The relatively flat roof consists of steel joists, girders and support columns with a four-ply asphalt build-up roof cover. The roof is original, reported to be in good condition, receiving preventative maintenance on a regular schedule.
Athletic Facility	On site work-out facility located on the window line, with equipment and free weights
Demonstration Kitchen	Large testing kitchen, stainless steel counter, commercial grade Dynasty 8 burner cook-top with Viking hood, Bosch dishwasher, double oven, double microwaves, 2 True freezers, 2 refrigerators, pass-thru window to tasting room, focus group computer terminals.
Elevators	Schindler 2,500 lb. capacity hydraulic elevator
Heating and Cooling	Tracer/ES Building Management, Trane Intellipak roof top unit, supplemental air with exhaust fan. Computer room configured with 10 ton Carrier split ductless unit and 7 ton Voyager back-up unit.
Fire/Life Safety	Fire alarm and wet pipe sprinkler systems, monitored 24/7 by SimplexGrinell. Two designated "areas of rescue" on the second floor.
Sprinklers	Type V-N (5N) sprinkler system throughout (including warehouse); dry pipe system in the computer room.
Power	480V, three phase. Powerware 9315-80 Model 50 UPS for computer room with maintenance bypass switch. All lighting circuits sure protected. 135 KVA Kohler generator with 1000 gal tank (approx. 10 day capacity). Generator power outlets strategically distributed throughout building.
Security & Building Access	Keypad security system at perimeter doors. Five exterior security cameras.



SITE PLAN





FLOOR PLANS



First Floor

For illustration purposes only; buyer should verify all information to their own satisfaction.



FLOOR PLANS



Second Floor



For illustration purposes only; buyer should verify all information to their own satisfaction.

AREA OVERVIEW





AREA OVERVIEW

Tigard is part of the greater Portland metropolitan area and is a popular destination for companies looking to take advantage of the economic benefits and lifestyle available outside the downtown core. 6700 Sandburg is conveniently located ten miles south of Portland's city center and just 45 minutes north of Salem.

Situated west of Interstate 5 and just south of Highway 217, this Tigard location provides multiple access routes in all directions. The Kruse Way corridor, across I-5 to the east, features over 2.2 million square feet of office space at an average price of \$29.56/SF. Retail, hospitality, food and financial services are located within a mile. Tigard residential resources are deep with executive housing, starter homes and multifamily housing.

6700 SW Sandburg Street is just south of the "Tigard Triangle" which has seen a tremendous amount of redevelopment in the past five years and is home to such major businesses as Consumer Cellular, HealthNet, Gerber Legendary Blades, Liberty Mutual Insurance, Ricoh, Vesta Corp, Schneider Trucking, Amica Insurance, LaCie computer hardware, Precoa, Huron Consulting, Stash Tea Company, US Bank's Equipment Finance division, and InFocus, among others. The City is also home to Washington Square mall, the most successful retail center in Oregon, as well as the northern portion of Bridgeport Village shopping center.

Tigard offers a Portland mailing address, but features the desirable unincorporated Washington County environment (zero business tax, unlike Portland and Multnomah County). This property is also located in the Tigard Enterprise Zone, providing possible tax exemptions for creating jobs in the area.

In the tri-county area, Washington County is home to the Silicon Forest where Tektronix started in the 1950s and booming tech activity followed with Intel (the state's largest employer) and Nike, Inc. The County is often referred to as "the economic engine of the state" due to the growing number of jobs from over 18,000 employers featuring comparatively high wages. The average wage per job is \$65,610 (up 4.6% from 2014 to 2015); unemployment currently stands at 3.9%. As of the 2010 Census, Tigard was the state's 12th largest city with 48,035 people, 19,157 households, and 12,470 families in residence.

6700 SW Sandburg Street

AREA AMENITIES

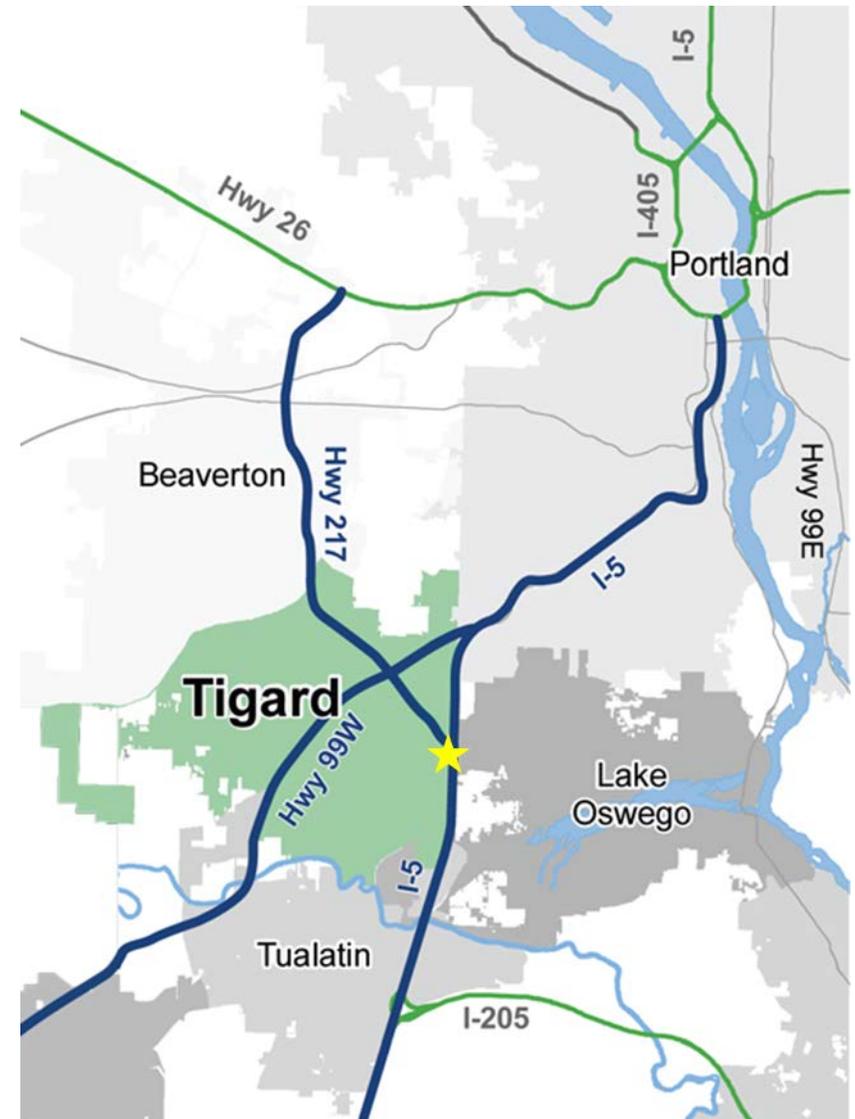
	1 Mile	3 Miles
Dining	49	339
Hotels	9	16
Shopping	63	522



AREA OVERVIEW

TRANSPORTATION

The property offers a convenient employee commute, located just 1.5 miles from the Tigard Transit Center, which is served by six bus lines as well as the WES Rail line connecting the southern suburbs of Tualatin, Sherwood and Wilsonville to the greater Portland area and MAX light-rail system.





Cars per day: 2014 MPSI Estimate

DEMOGRAPHICS





1, 3, 5 MILE DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
 2010	9,167	113,307	283,214
2016	9,595	106,680	266,823
2021	10,110	116,546	253,201

AGE

	1 Mile	3 Miles	5 Miles
 Median	39.40	41.20	40.50
Average	38.30	40.40	39.90

HOUSEHOLDS

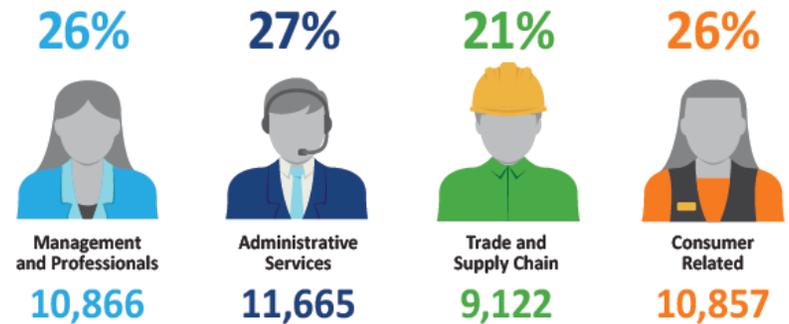
	1 Mile	3 Miles	5 Miles
 2010	3,689	42,141	105,213
2016	3,847	44,696	110,459
2021	4,053	47,466	117,203

INCOME

	1 Mile	3 Miles	5 Miles
 Median	\$78,667	\$69,446	\$69,790
Average	\$95,173	\$91,869	\$93,487

EDUCATION

	1 Mile	3 Miles	5 Miles
 High School	15.85%	15.19%	14.01%
Bachelor's	28.39%	28.28%	29.69%
Graduate	17.57%	16.53%	17.26%



Source: 2014 Oregon Employment Department

DEBT & STRUCTURED FINANCE





DEBT & STRUCTURED FINANCE

The Portland Debt and Structured Finance team has deep experience with value-add office products and can assist in shaping a finance structure to suit your investment strategy. We will competitively market your property to a carefully selected group of lenders to achieve the best overall outcome. We pride ourselves on customizing the financing strategy to the borrower's needs. With that said, please reach out to further discuss available financing for this offering.

Recent office deals we have closed include:

Harvest Court
Beaverton, Oregon
\$4,800,000
15/25 at 4.11%

Townsend Office
San Francisco, California
\$28,000,000
3 Yr. Bridge Loan at 2.68%

Old Town Portfolio
Portland, Oregon
\$10,855,000
3 Yr. Bridge Loan at 2.72%

CBRE's Debt and Structured Finance team has the support, experience and knowledge to successfully deliver financing options with complex capital structures for a variety of product types. Please feel free to reach out to us with any questions you have at any point during the process.



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