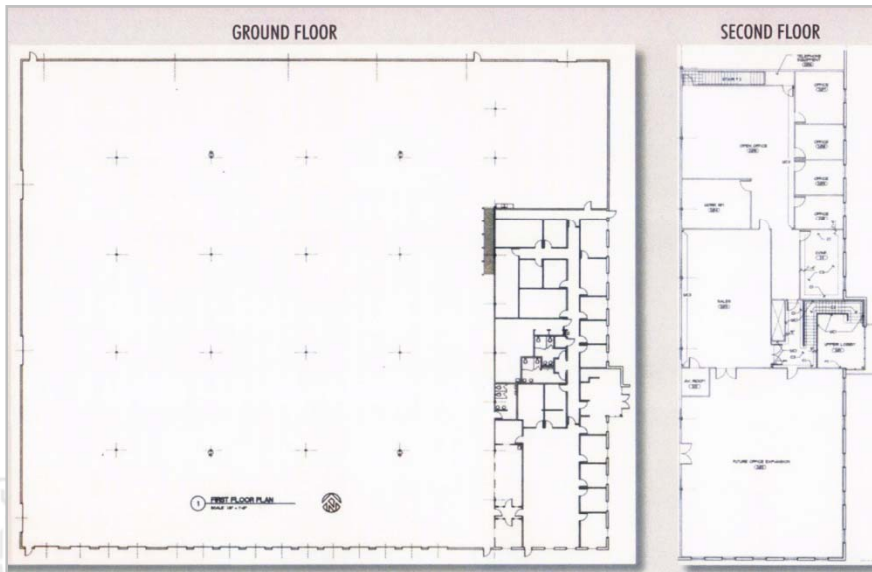
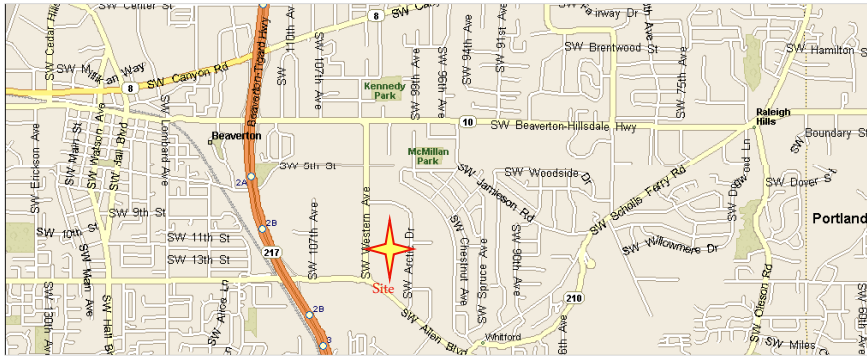


Freestanding 57,347 SF Office / Warehouse

5825 SW Arctic Drive, Beaverton, OR 97005

For Sublease

Map, Floor Plan and Aerial Perspectives



Contact:

Gary P. Randles
Senior Director
503 279 1721
gary.randles@cushwake.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Freestanding 57,347 SF Office / Warehouse

5825 SW Arctic Drive, Beaverton, OR 97005

An attractive industrial building with corporate headquarters presence offering two-story offices, abundant parking, high warehouse utility in a prime Beaverton location.



Building:	50,840 sf	Ground Floor
	- 43,976 sf	Warehouse
	- 6,864 sf	1 st Floor Office
	- 3,912 sf	2 nd Floor Office
	- 2,595 sf	2 nd Floor Storage/Expansion
	<hr/>	
	57,347 sf	Total Square Footage

Lot Size:	4.0 acres
Truck Access:	Fully Fenced and Secured Yard • 14 Dock Doors • 2 Grade Doors
Parking:	101 Striped Stalls (more can be added)
Rail Access:	Yes
Clearance:	26 feet
Electrical Power:	3-phase 277/480 volts 800 amps
Zoning:	Office Industrial (OI) City of Beaverton
Sublease Expiration:	January 31, 2013 (Longer Term Sublease)
Monthly Rental:	\$25,815 NNN (\$.37/\$.65)
Monthly NNN Charges:	\$.12/sf estimated

For Sublease

Contact:

Gary P. Randles
Senior Director
503 279 1721
gary.randles@cushwake.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.