

FOR SALE OFFICE

FIRST TECH CREDIT UNION BUILDING
3555 SW 153rd Drive
Beaverton, Oregon 97006

INVESTMENT HIGHLIGHTS

- 50,000 sf Class A office building
- 100% NNN leased to Credit Tenant
- With \$4.9 Billion in assets, First Tech is the 14th largest credit union in the U.S.
- 20-year initial term of lease through June 2018, plus two 5-year options
- Price: \$11,800,000 (9% cap rate)

To receive a complete Offering Memorandum for First Tech, please download and return the attached Confidentiality Agreement.

For more information, please contact:

GARY GRIFF
503.279.1756
gary.griff@cushwake.com

JOE DeJAGER
503.221.2267
jdejager@kiddermathews.com

JIM LEWIS
503.279.1743
jim.lewis@cushwake.com



CLICK HERE FOR CONFIDENTIALITY AGREEMENT

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 terms, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by principals.

km Kidder
Mathews

CUSHMAN &
WAKEFIELD

CONFIDENTIALITY AND REGISTRATION AGREEMENT (Principal and Broker)

First Tech Credit Union Building (the "Property")
3555 SW 153rd Drive
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Certain confidential material, data, and information (the "Information") has been prepared by Cushman & Wakefield, Inc. and Kidder Mathews (the "Representative") on behalf of **1438 I Street, LLC and PKM Properties, LLC** (hereinafter the "Seller") and has been reviewed by Seller. The Information will be delivered to the undersigned entity (the "Reviewing Entity") by the Representative and Seller to the Reviewing Entity's undersigned real estate agent (the "Broker"), in connection with the possible sale of the Property by Seller and will be provided by Representative with the Reviewing Entity's and their Broker's acknowledgement that the Information will be relied upon at the Reviewing Entity and their Broker's own risk.

Additional Information and an opportunity to inspect the property will be made available to interested and qualified prospective buyers. All prospective buyers must be registered with Representative. Seller and Representative expressly reserve the right, at their discretion, to reject any or all expressions of interest with any entity at any time with or without notice.

The Reviewing Entity and their Broker agree that they shall make no copies of the Information. They may, however, make notes (such notes shall be deemed to be part of the Information). The Information will be kept confidential and shall not, without Seller's prior written consent (which shall be granted or denied at Seller's sole discretion) be disclosed by the Reviewing Entity or their Broker, or by its agents, representatives or employees. If such consent is granted, the Information shall not be disclosed prior to Seller's receipt of an Acknowledgement and Disclaimer Agreement from the person or entity to whom the Information is being disclosed. Moreover, the Reviewing Entity agrees to reveal the Information only to those of its agents, representatives and employees who need to know the Information and who are informed by the Reviewing Entity of the confidential nature of the Information. The Broker will not disclose any of the Information to parties other than the Reviewing Entity. The Reviewing Entity, or its agents, representatives and employees or their Broker will not volunteer or disclose in any way to any person

- (i) the fact that the Information has been made available;
- (ii) any of the Information or any summaries or notes thereof;
- (iii) the fact that discussions or negotiations are taking place or will take place; or
- (iv) any of the terms, conditions or other facts with respect to the possible acquisition of the Property.

The Reviewing Entity represents and warrants

- (i) that the Information is being used solely for evaluating a possible transaction and that the Reviewing Entity is being represented by the undersigned Broker. In the event that a sales transaction closes between Seller and the Reviewing Entity, then the Reviewing Entity's Broker identified below will be compensated by payment of a real estate commission in the total amount equal to One Percent (1%) of the total sales price, to be paid from escrow proceeds upon close of escrow;
- (ii) that no other brokers or agents represent or will represent the Reviewing Entity in any possible transaction involving the Property; and
- (iii) the Reviewing Entity acknowledges that it is a principal in connection with the purchase of the Property and the Reviewing Entity agrees not to look to the Seller or Representative for any commissions, fees, or other compensation in connection with the sale of the Property.

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(Principal and Broker)**

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The Reviewing Entity and their Broker hereby releases and discharges any and all claims it may have against Seller or its Representative arising out of the delivery of the Information to the Reviewing Entity and/or their Broker or any inaccuracy of the Information. Further, the Reviewing Entity and their Broker hereby agree to indemnify and hold Seller and its Representative harmless from any and all claims arising out of the delivery to the Reviewing Entity and their Broker of the Information.

The Reviewing Entity and their Broker agree that if it, its agents, representatives, or employees commits a breach of any of the provisions of this Agreement, Seller shall have the right and remedy to institute proceedings to obtain immediate injunctive relief for any breach or threatened breach hereof, it being hereby acknowledged and agreed that any such breach or threatened breach may cause irreparable injury to Seller and its affiliates and that money damages will not provide an adequate remedy to Seller and its affiliates. This stipulation with respect to damages incurred by Seller upon a breach of this Agreement by the Reviewing Entity and their Broker shall be limited to use in an action for injunctive relief. Further, nothing herein shall be construed to limit any other remedy available to Seller.

This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Oregon.

This Agreement shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective successors, assigns, heirs and legal representatives, including, without limitation, any corporation or other business organization with which the Reviewing Entity, their Broker or Seller may merge or consolidate or to which they may transfer substantially all of their assets or otherwise enter into an acquisition or reorganization transaction.

If in agreement with the foregoing, please send one (1) signed copy of this agreement to C&W Attention: Gary J. Griff, Fax No. 503-279-1706, or gary.griff@cushwake.com

REVIEWING ENTITY

ACCEPTED AND AGREED TO

This _____ Day Of _____ 2011

(Signature)

By: _____

Title: _____

Company: _____

Address: _____

Phone No.: _____

Fax No.: _____

Email: _____

BROKER

ACCEPTED AND AGREED TO

This _____ Day Of _____ 2011

(Signature)

By: _____

Title: _____

Company: _____

Address: _____

Phone No.: _____

Fax No.: _____

Email: _____