

QUAD 217 CORPORATE CENTER

9610-9735 SW Sunshine Court ■ Beaverton, OR

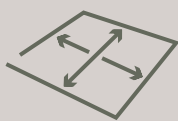
Quad 217 Corporate Center is a 5 building light industrial business park near downtown Beaverton, Oregon. Its Washington County location east of Highway 217, south of Highway 26 and west of Interstate 5 makes it an attractive location for shipping and commercial activity around the Portland Metro area and beyond.



PROPERTY ATTRIBUTES



Easy freeway
access



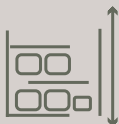
105, 992 total sf



Fully sprinklered



Parking ratio
4/1,000



14-17'
clear height



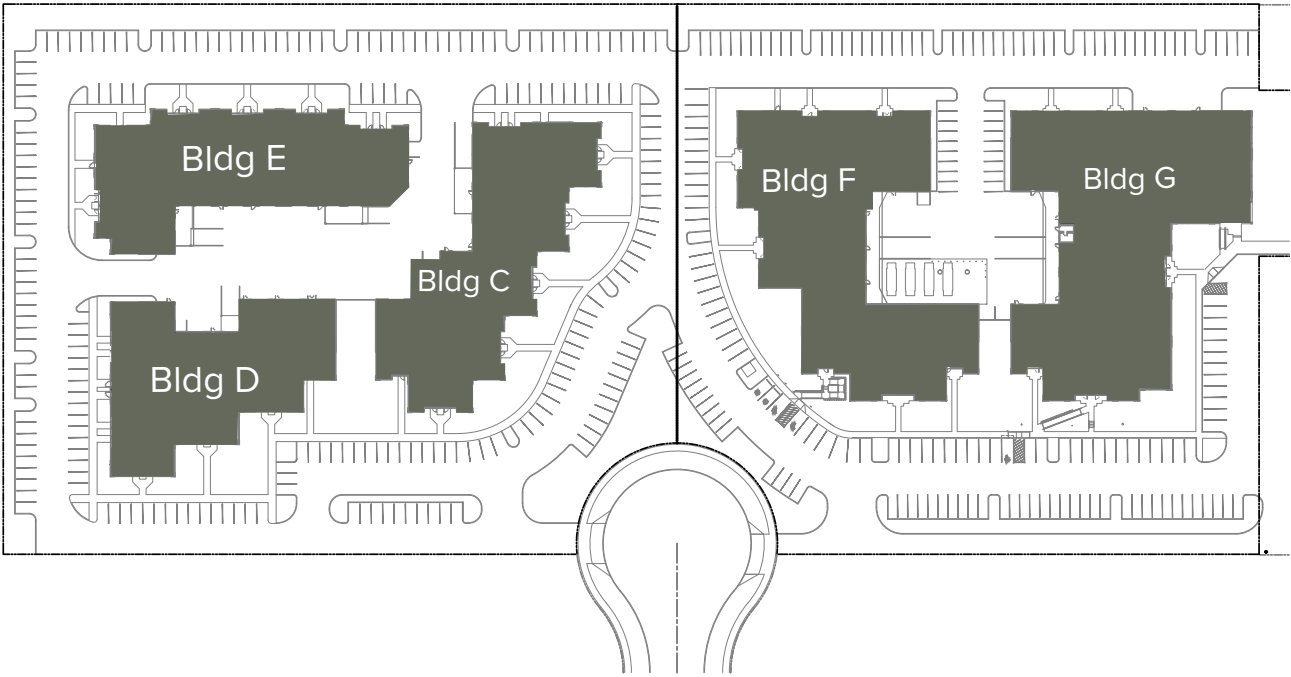
Dock &
grade loading



Zoning: OI



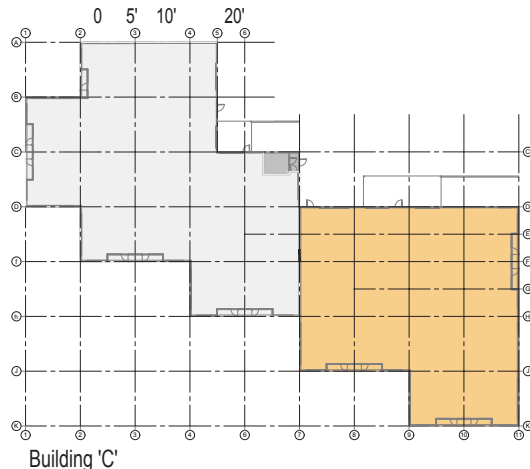
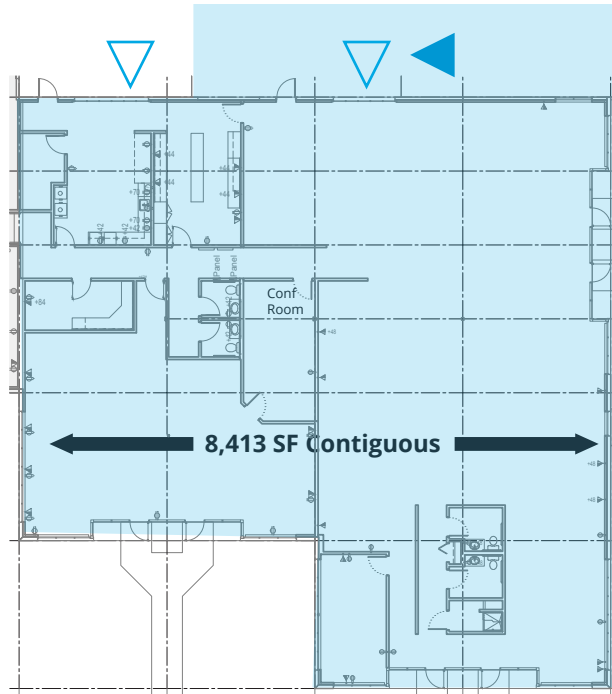
Office & Flex
buildings



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9705 SW Sunshine Court ■ Beaverton, OR



Building C

SF Available:
8,413 SF contiguous
Demisable to approx 3,500 SF

› **Available Now!**

- › Open ceiling
- › Dock & grade served
- › Fully climate controlled flex space
- › Potential for warehouse, office or flex
- › Abundant natural light
- › OI Zoning
- › Local, responsive ownership
- › 3 Minutes from Highway 217

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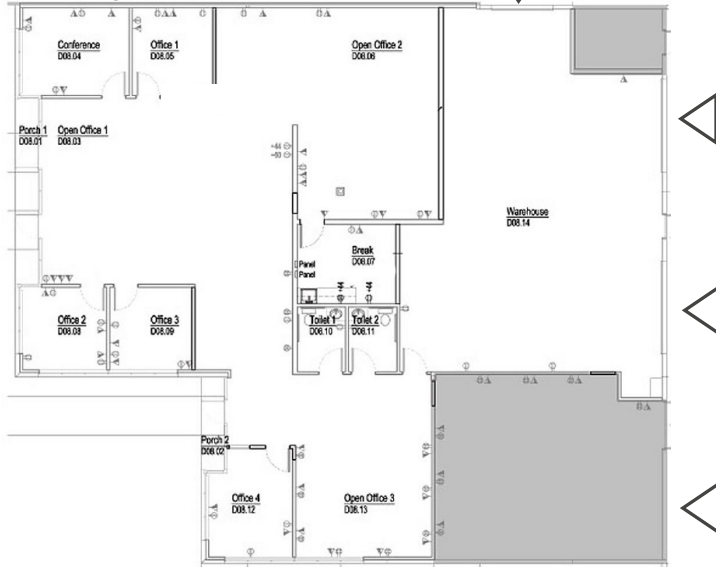
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Existing Floorplan

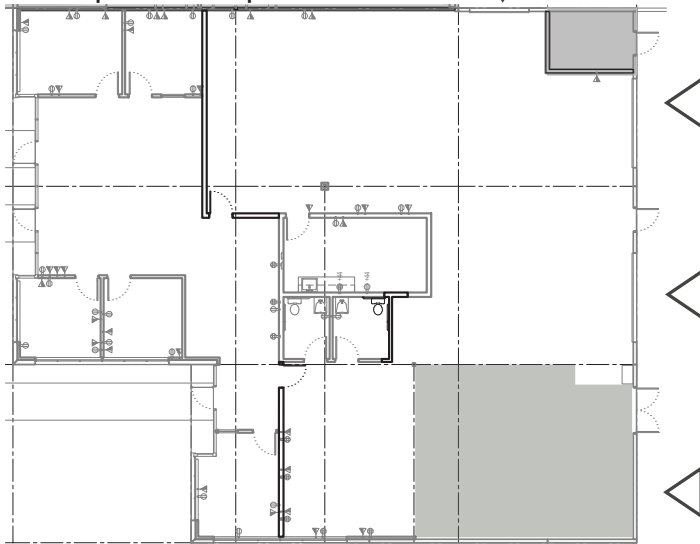


Building D - Suite 800

SF Available: 4,749

- › Abundant natural light
- › OI Zoning
- › 2 Grade doors
- › Shared Dock
- › Available October 15, 2026
- › Possible to expand warehouse area per concept plan
- › 3 minutes from Hwy 217

Conceptual Floorplan



Note: Floor plan not to scale.

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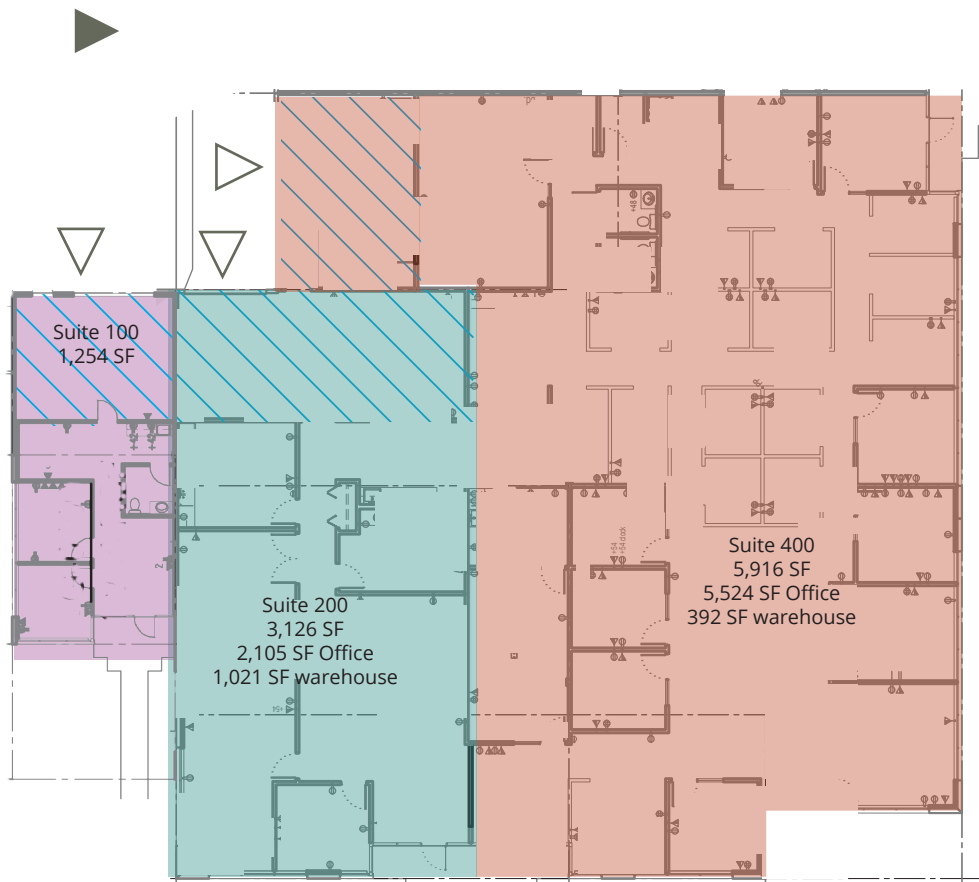
9640 SW Sunshine Court ■ Beaverton, OR



Building G

SF Available:
1,254 - 10,296 SF

- › Potential for warehouse, office or flex
- › Dock & grade served
- › OI Zoning
- › Local, responsive ownership
- › 3 Minutes from Highway 217



- Warehouse Area**
- Grade Door**
- Shared Dock Access**

Demising Options:

Suites 200 & 400
9,042 SF | 7,629 SF Office

Suites 100, 200 & 400
10,296 SF

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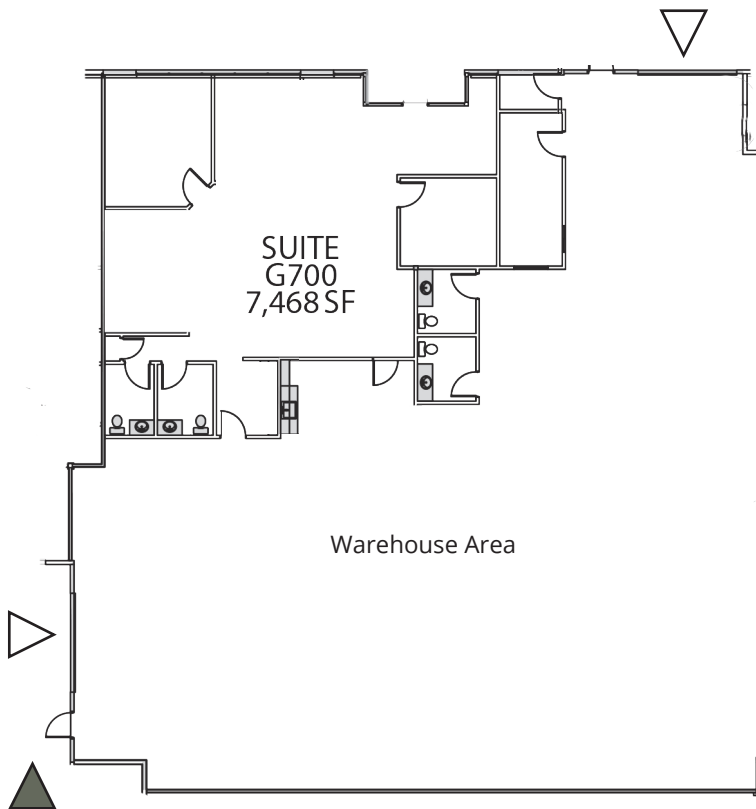
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Suite G-700

Industrial/Flex SF Available:
7,468 SF

- › 2 Drive-in doors (one oversized)
- › Shared Dock Access
- › Heavy, 3-phase power
- › 1/3 office
- › 4/1,000 parking
- › Easy access to Hwy 217, Hwy 26 and I-5
- › Available September 1, 2026



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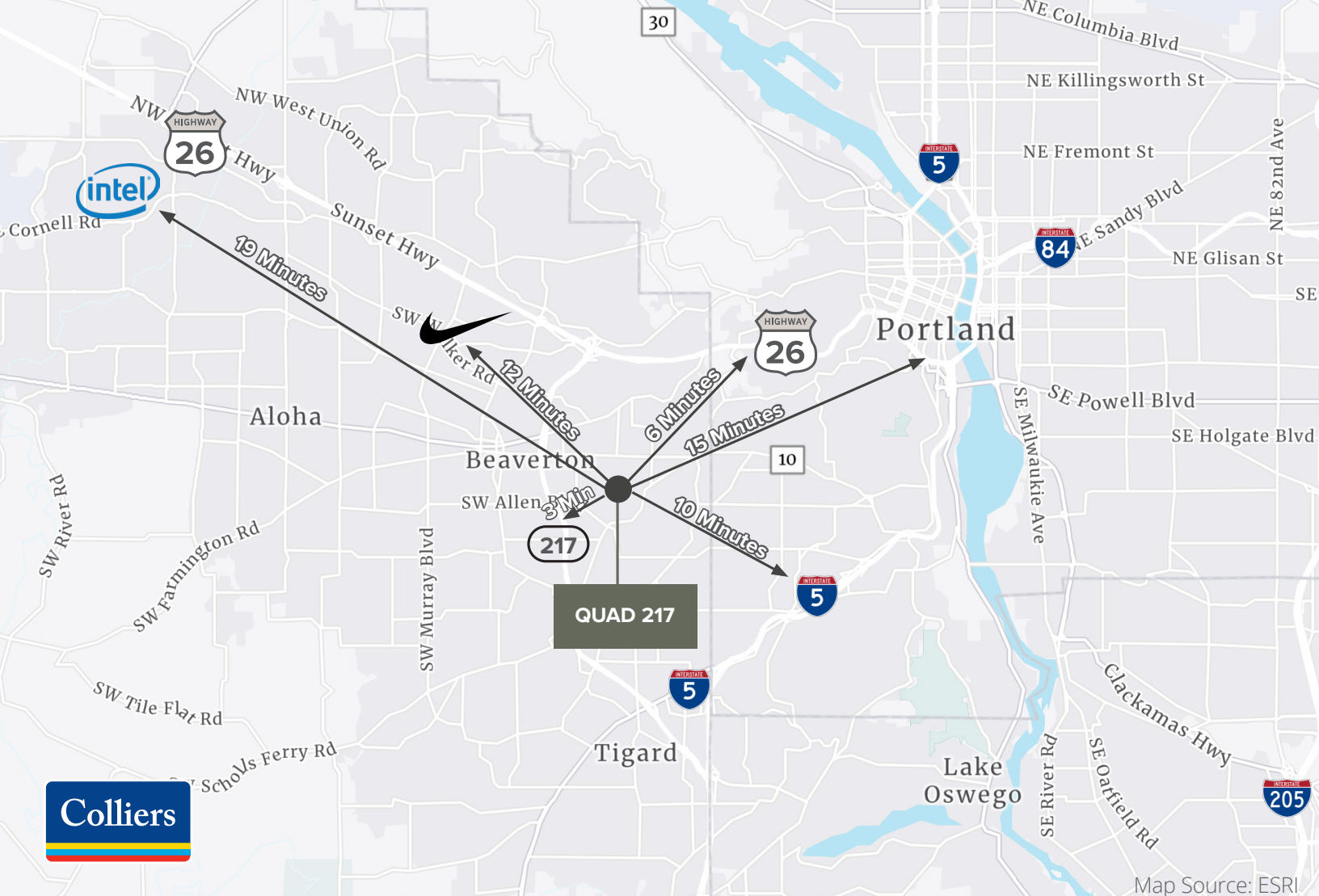


HIGHLIGHTS

- › 3 minutes to Hwy 217
- › Easy access Highway 26, and I-5
- › Dock & grade loading
- › Parking ratio: 4/1,000 SF
- › Local, engaged ownership
- › Flexible zoning
- › Recently upgraded exteriors



CALL FOR
LEASE RATES



BEAVERTON ENTERPRISE ZONE

Quad 217 Corporate Center is located within Beaverton's Enterprise Zone (Zone Area 2). These zones offer substantial tax benefits designed to encourage continued economic development in the area.

- › 3–5 year personal property tax abatement for new investment located within the zone
- › Credit for 25% of capital asset investment used inside the zone
- › Additional exemption on any newly-installed personal property, machinery, and equipment (costing \$1,000 or more per item)
- › For more information, visit [Beaverton's Enterprise Zone Program informational website](#)

FOR MORE INFORMATION, CONTACT:

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