

QUAD 217 CORPORATE CENTER

9610-9735 SW Sunshine Court ■ Beaverton, OR

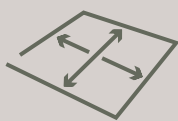
Quad 217 Corporate Center is a 5 building light industrial business park near downtown Beaverton, Oregon. Its Washington County location east of Highway 217, south of Highway 26 and west of Interstate 5 makes it an attractive location for shipping and commercial activity around the Portland Metro area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



PROPERTY ATTRIBUTES



Easy freeway
access



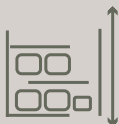
105, 992 total sf



Fully sprinklered



Parking ratio
4/1,000



14-17'
clear height



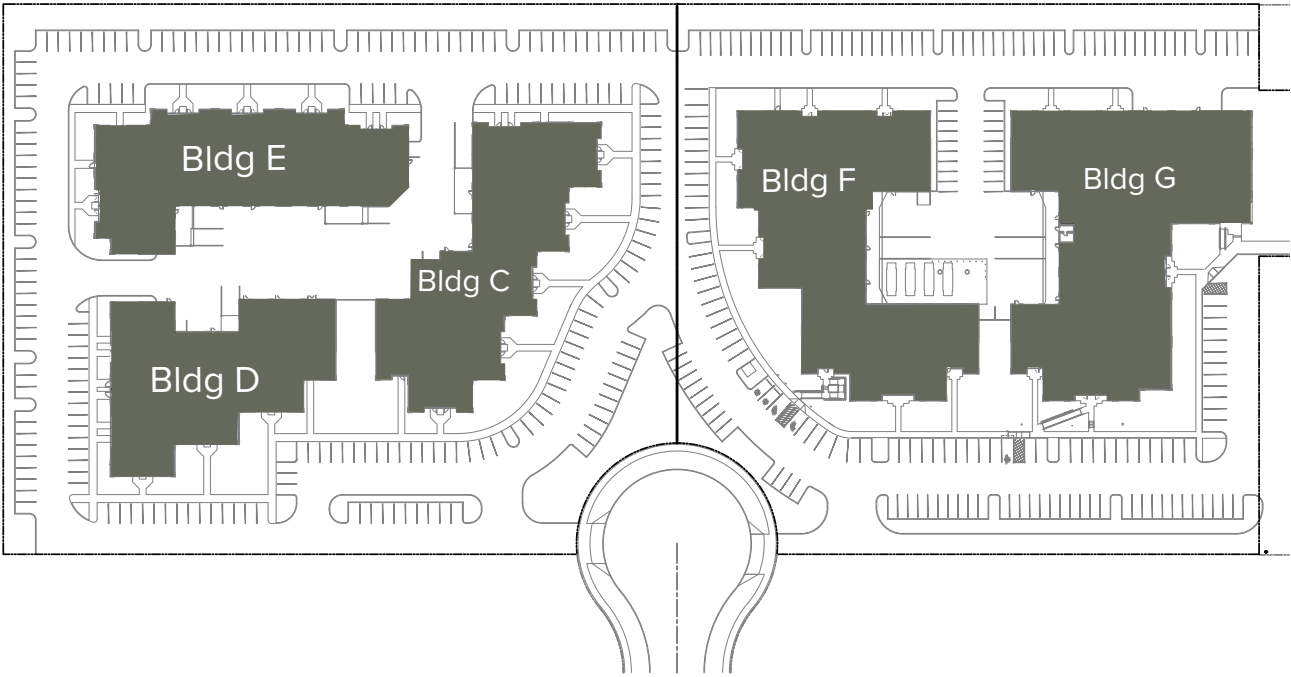
Dock &
grade loading



Zoning: OI



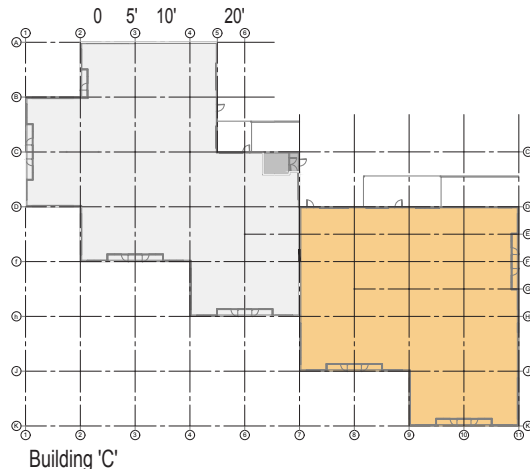
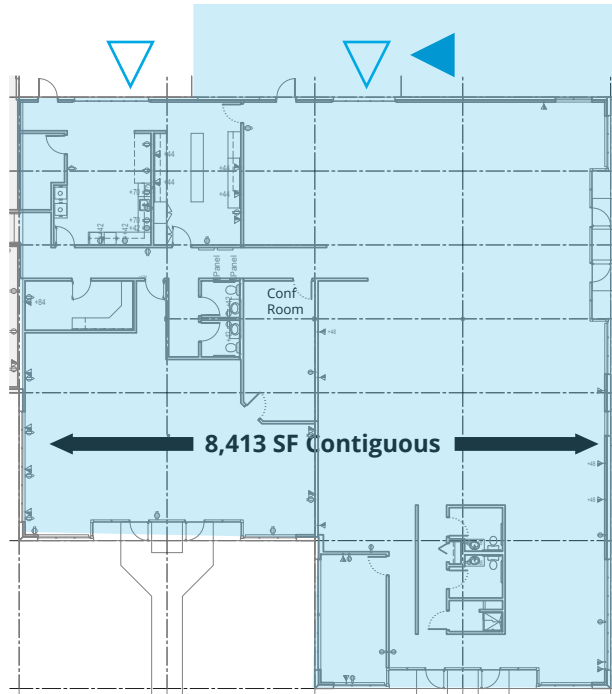
Office & Flex
buildings



QUAD 217

CORPORATE CENTER

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

KAREN LISIGNOLI, SIOR
karen.lisignoli@colliers.com
503 740 1679

MIKE THOMAS
mike.thomas@colliers.com
503 499 0059

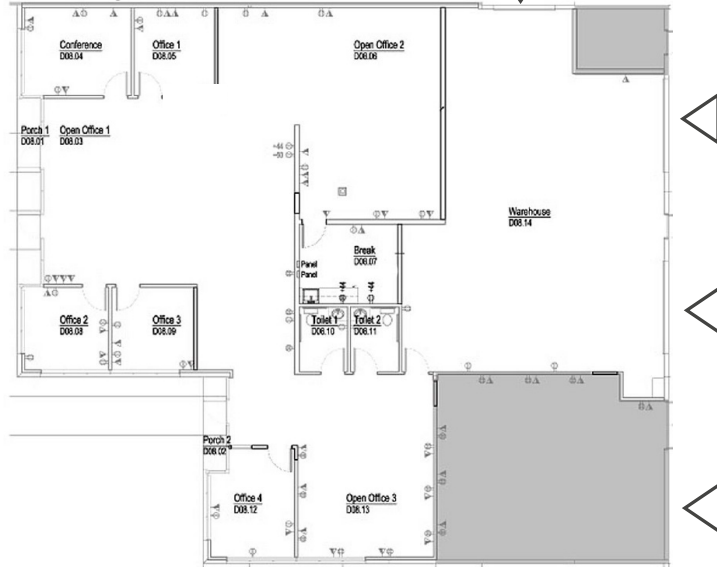


QUAD 217 CORPORATE CENTER

9735 SW Sunshine Court ■ Beaverton, OR



Existing Floorplan

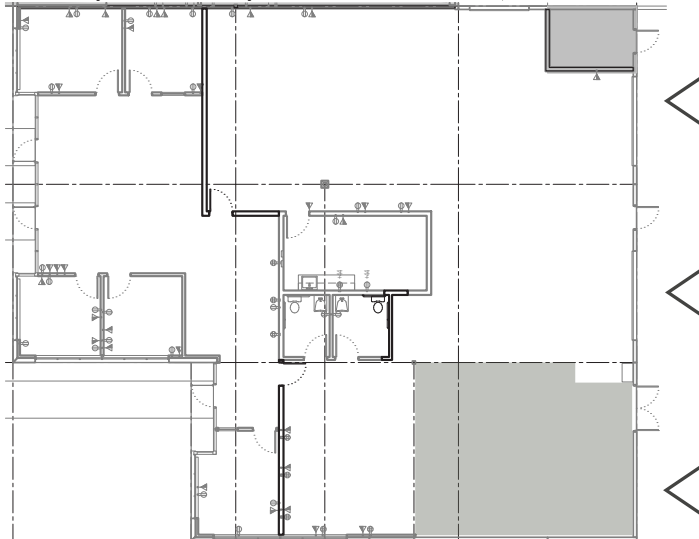


Building D - Suite 800

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.

KAREN LISIGNOLI, SIOR
karen.lisignoli@colliers.com
503 740 1679

MIKE THOMAS
mike.thomas@colliers.com
503 499 0059



QUAD 217

CORPORATE CENTER

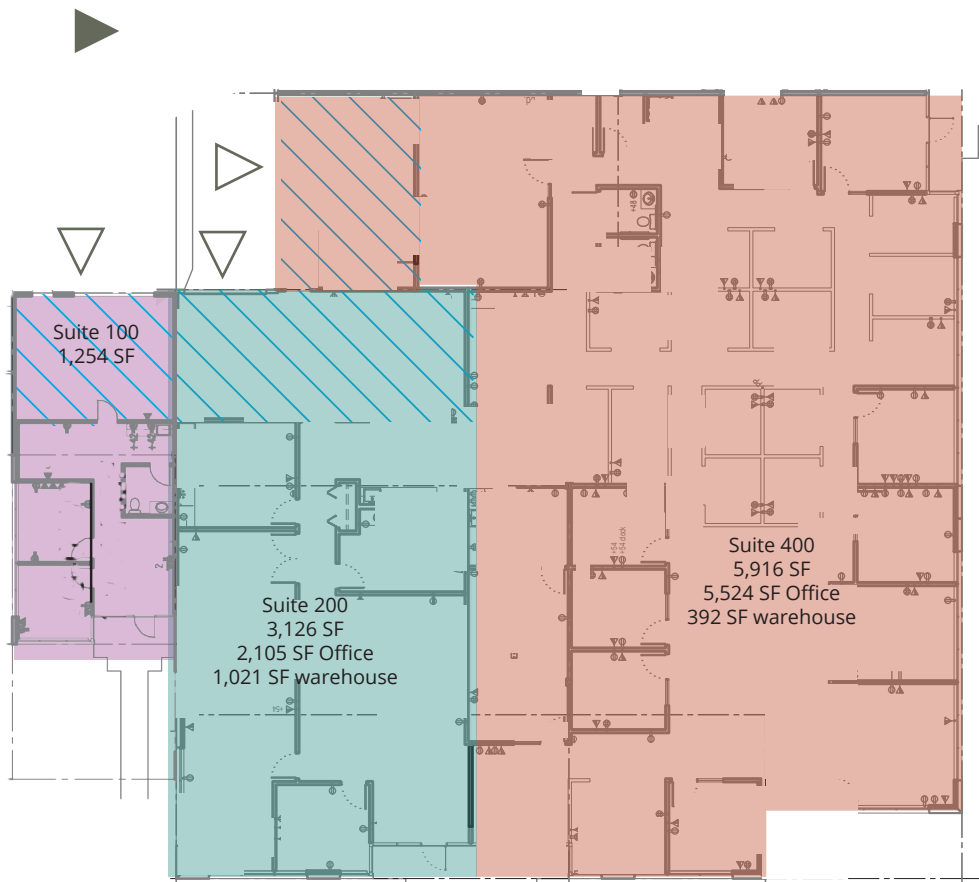
9640 SW Sunshine Court ■ Beaverton, OR



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

KAREN LISIGNOLI, SIOR
karen.lisignoli@colliers.com
503 740 1679

MIKE THOMAS
mike.thomas@colliers.com
503 499 0059



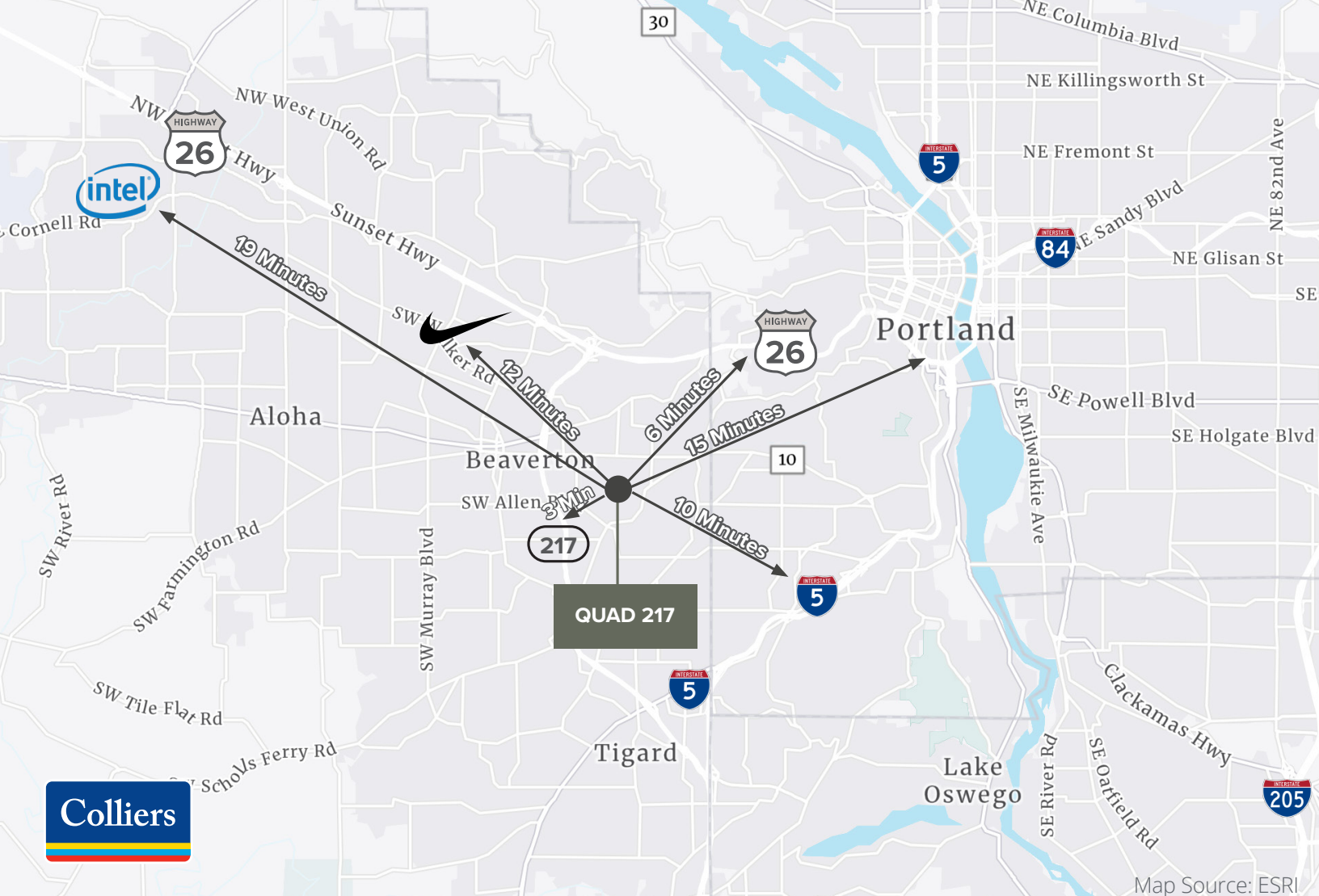


HIGHLIGHTS

- › 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](#)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International OR LLC

FOR MORE INFORMATION, CONTACT:

KAREN LISIGNOLI, SIOR
karen.lisignoli@colliers.com
503 740 1679

MIKE THOMAS
mike.thomas@colliers.com
503 499 0059



COLLIERS | PORTLAND
851 SW Sixth Avenue, Suite 1600
Portland, OR 97204
www.colliers.com/portland