



Triangle Corporate Park III



13221 SW 68th Parkway | Portland, OR



PRESCOTT
PARTNERS





Building Features

- ▶ Excellent location with freeway visibility and easy access to I-5 and Hwy 217
- ▶ Located in Washington County with a Portland address
- ▶ Exterior signage potential facing I-5, visible to over 105,000 cars per day
- ▶ Nearby restaurants, retail, and other amenities
- ▶ Tenant lounge to be delivered in 2026
- ▶ Lobby upgrade & new fitness center
- ▶ Recently upgraded showers, lockers, and pickleball court on site
- ▶ 4/1,000 parking

Availabilities

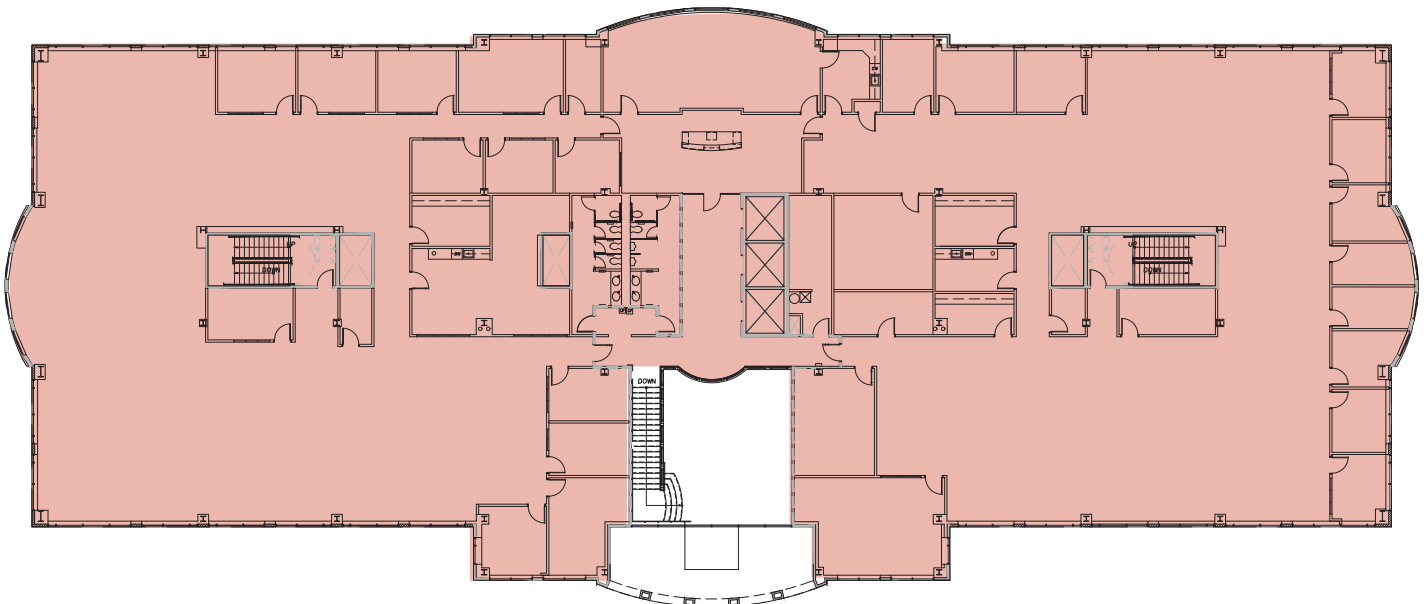
1st Floor / up to 9,412 RSF (divisible)

Available now.



2nd Floor / Suite 200 / 23,127 RSF (divisible)

Available now.

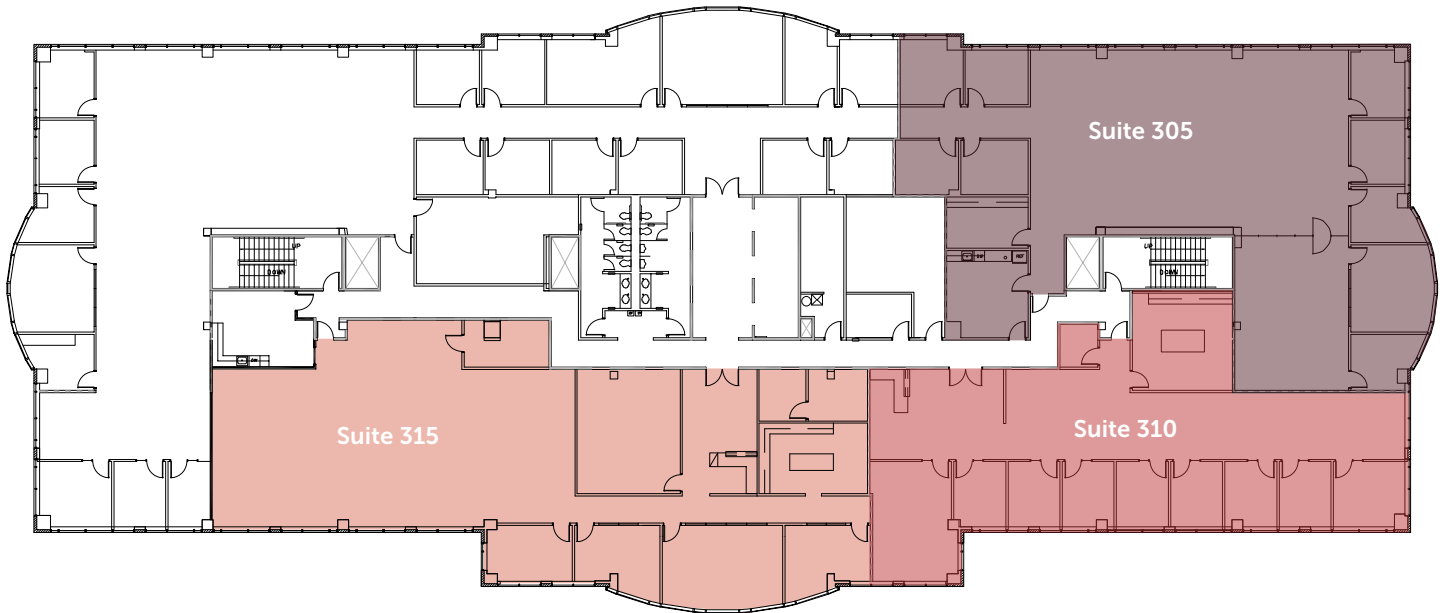


3rd Floor / Up to 15,493 RSF

Suite 305 5,573 RSF

Suite 310 4,054 RSF (available within 60 days)

Suite 315 5,866 RSF



4th Floor / Up to 5,334 RSF

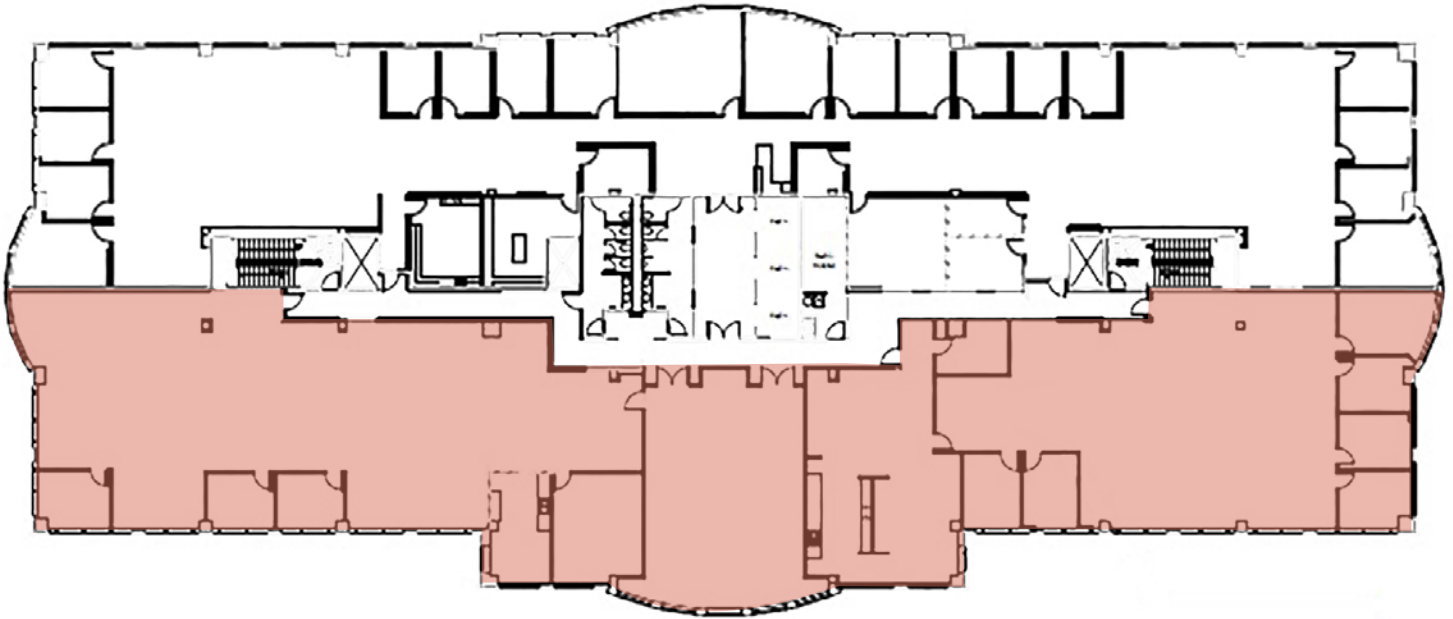
Suite 410 2,254 RSF (available 11/1/26)

Suite 420 3,080 RSF



5th Floor / up to 13,166 RSF (divisible)

Available now.



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5 minute
drive to Kruse
Way/Centerpointe



10 minute
drive to
Washington
Square Mall



30+
restaurants
within 4 miles



10+ hotels
within 3 miles



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