

workspace
property trust

CBRE



EVERGREEN

CORPORATE CENTER



±75,010 SF | 8760 NE EVERGREEN PARKWAY
2 STORY OFFICE

±91,084 SF | 3310 NE ALOCLEK DRIVE
1 STORY FLEX

Located just minutes from Highway 26, and the heart of the *Silicon Forest*, the Evergreen Corporate Center is a dynamic hub anchored by a state-of-the-art women's sports performance center serving Portland's Thorns and WNBA team.

A Campus for Today's Workforce – Minutes from The Streets of Tanasbourne lifestyle center, offering premier shopping, dining, health, and multiple living communities – ideal for companies looking to retain true *work/life* balance for their employees.

Corporate Neighbors – Hillsboro is home to a roster of industry leaders, including Nike, Providence Health, Oracle, Intel, NVIDIA, Apple, and Microsoft, creating a dynamic and collaborative business environment.

Skilled Talent Pool – With a labor force participation rate of **71.7%**, well above the national average, Hillsboro offers a deep talent pool. The region is supported by nearby universities and tech training programs that feed directly into the workforce.

Connected by Transit – Evergreen Corporate Center is easily accessible via the MAX light rail shuttle, which runs every 15–30 minutes, giving employees flexible and efficient transportation options.

Modern, connected, and surrounded by nature, Evergreen Corporate Center offers the perfect blend of innovation, lifestyle, and opportunity—making it an ideal home for forward-thinking businesses.

NOW
TOURING

8760 NE EVERGREEN PARKWAY
3310 NE ALOCLEK DRIVE



intel



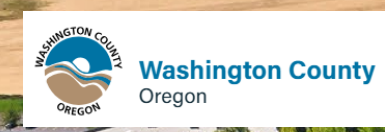
Medical Providers



KinderCare
LEARNING CENTERS



EPSON



ORACLE



TEL





Palladia

Tanasbourne Town Center

TERRACES AT TANASBOURNE

APRIA®

COMMONS
AT
Landmark
Verandas
IN TANASBOURNE

HOME 2
SUITES BY HILTON

aloft
HOTELS

COURTYARD
BY MARRIOTT

206
TWO ZERO SIX

The
COLONNADE

SEQUOIA
CENTRO
apartment homes



TEL

Northwest Regional
Education Service District

Hydro
International

WASHINGTON COUNTY
OREGON
Washington County
Oregon



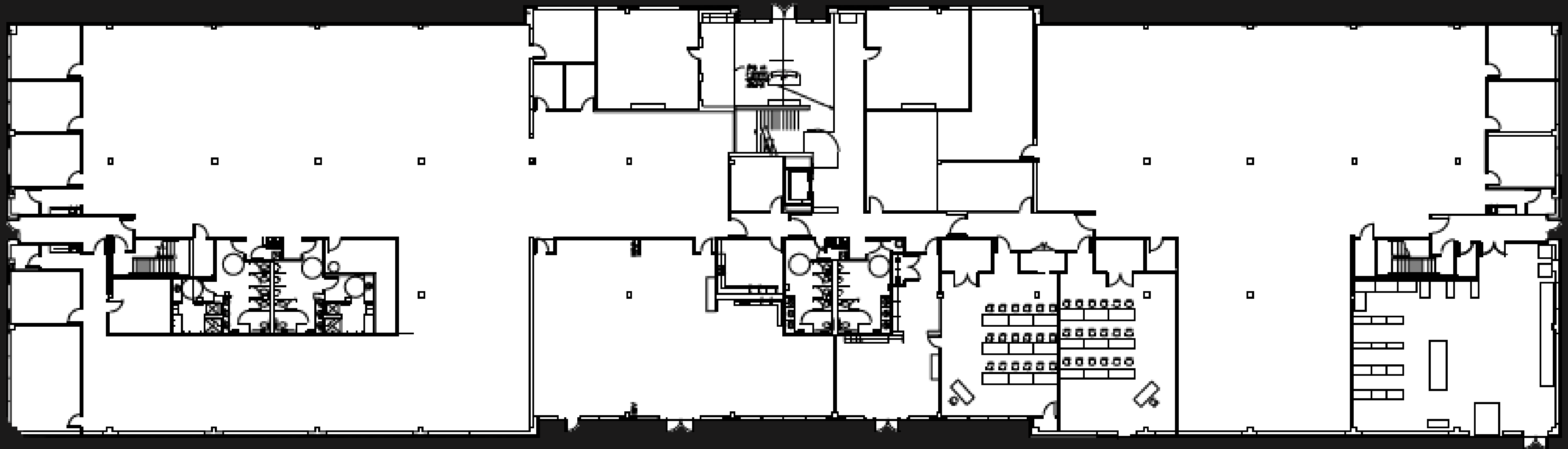
3310 NE ALOCLEK DRIVE | ± 91,084 RSF | 16' Clear height with grade + dock capability



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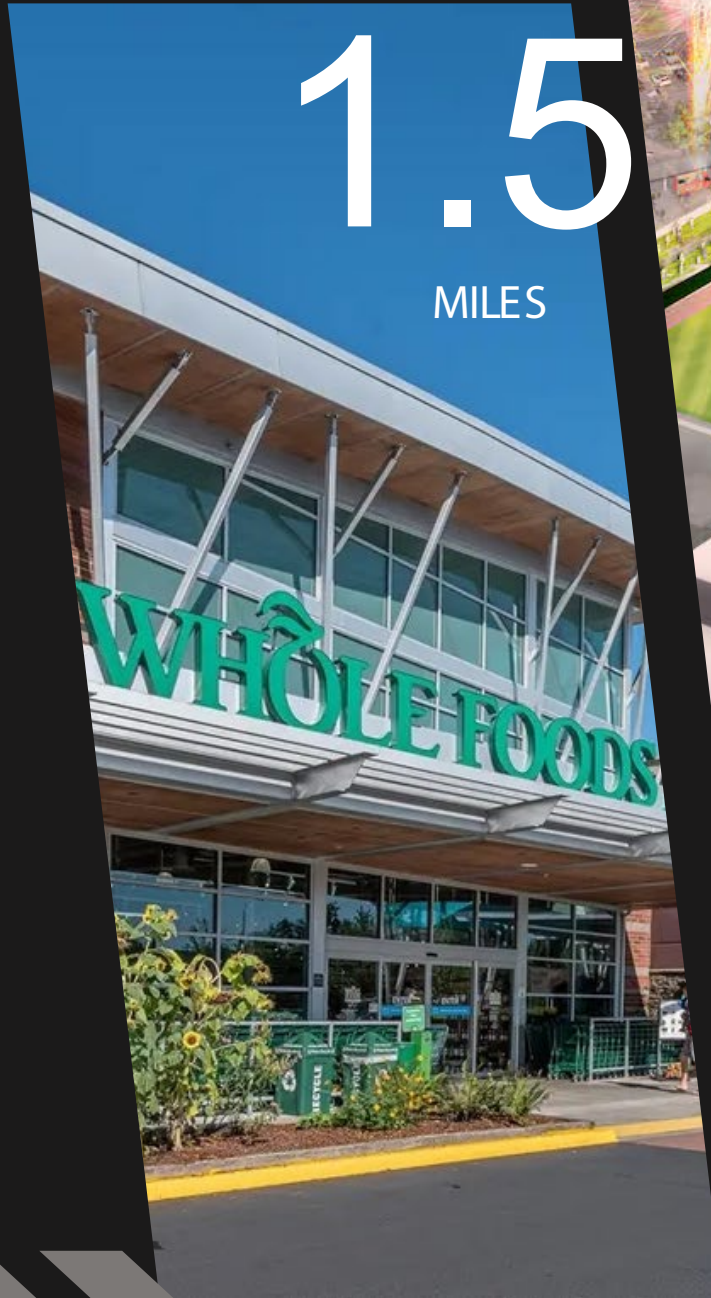


8760 NE EVERGREEN PARKWAY | ± 75,010 RSF | 16' Clear height with grade + dock capability



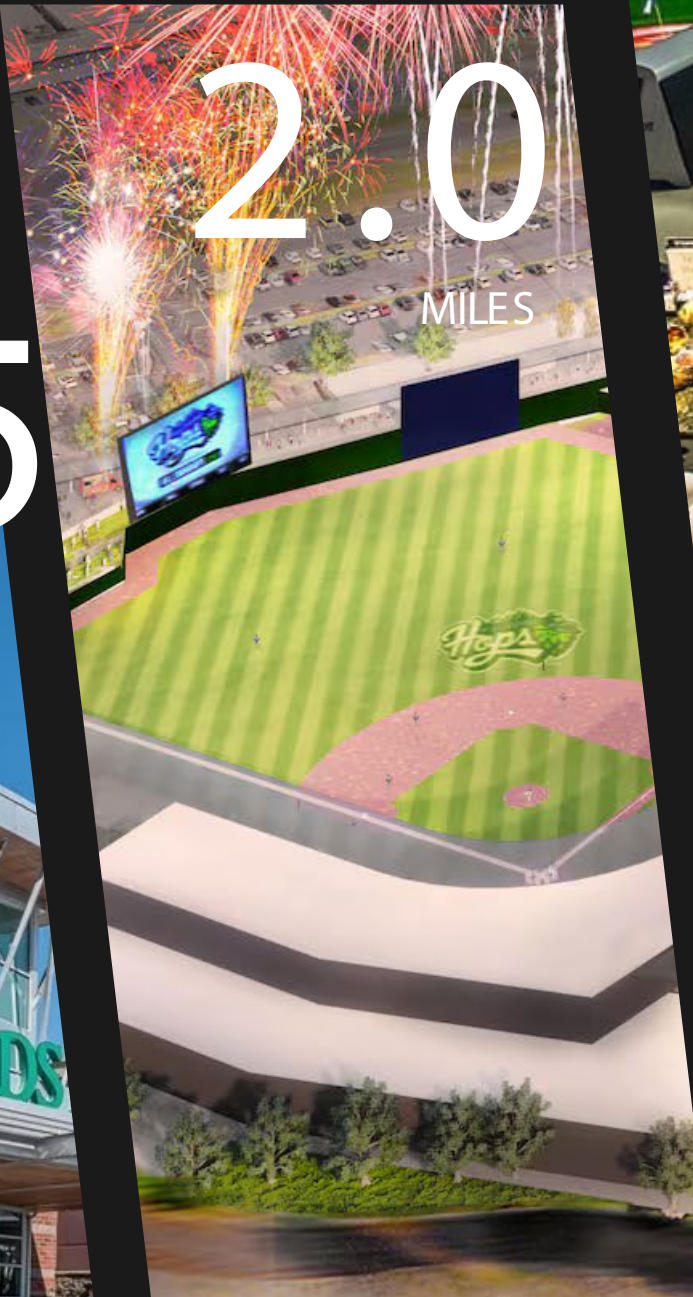
EVERGREEN HIGHLIGHTS

1.5
MILES



Whole Foods Market

2.0
MILES



Hillsboro Ball Park

2.5
MILES



TopGolf Hillsboro



50 Retailers



20+ Restaurants



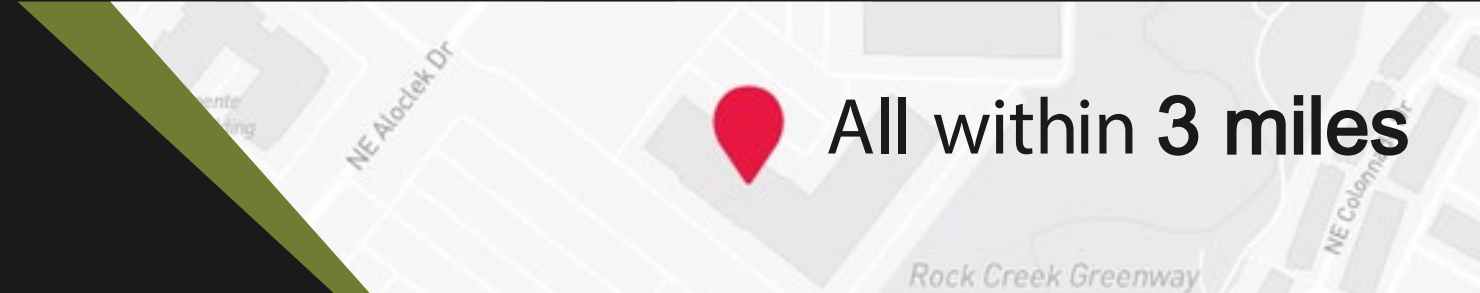
17 Area Hotels



10 Childcare Facilities



All within 3 miles



WASHINGTON COUNTY: Popular with Purpose

Washington County, Oregon, is experiencing significant growth, driven by population increases, economic development initiatives, and strategic investments in key industries.

0.1 Population Growth

As of July 1, 2024, Washington County's estimated population reached 611,272, marking a steady increase from 598,865 in 2023. This growth reflects the county's ongoing appeal as a desirable place to live and work.



0.2 Economic Development Initiatives

Launched in 2021, Washington County's Economic Development Program focuses on enhancing small business support, advancing workforce development, and leading strategic initiatives. Key efforts include partnerships with local organizations to provide culturally specific resources and the allocation of American Rescue Plan Act (ARPA) funds to support small businesses and entrepreneurs, emphasizing equity and inclusion.

0.3 Industrial and Technological Expansion

The county is a hub for technological growth, with significant investments in semiconductor and data center industries. Hillsboro is actively seeking a designation as a National Semiconductor Technology Center (NSTC) to further boost the region's semiconductor capabilities.



0.4 Housing and Urban Development

To support its growing population, Washington County is investing in housing development. As of March 2025, the median home price is \$592,968, marking a 2.3% increase from the previous year. The county has issued numerous building permits to accommodate new residents, reflecting a commitment to sustainable urban planning and community development.

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