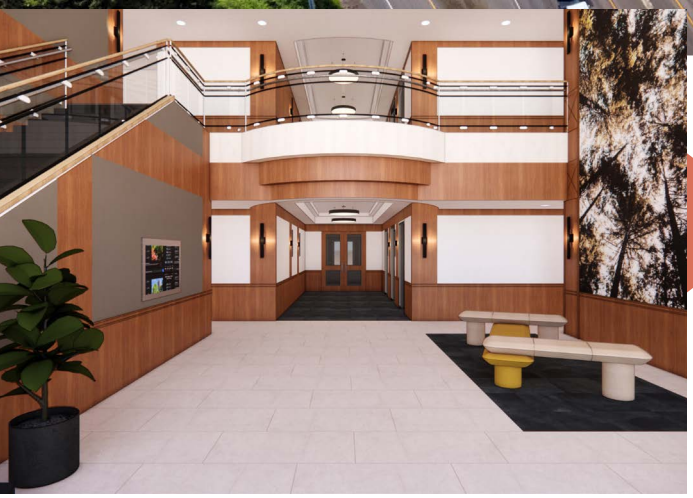


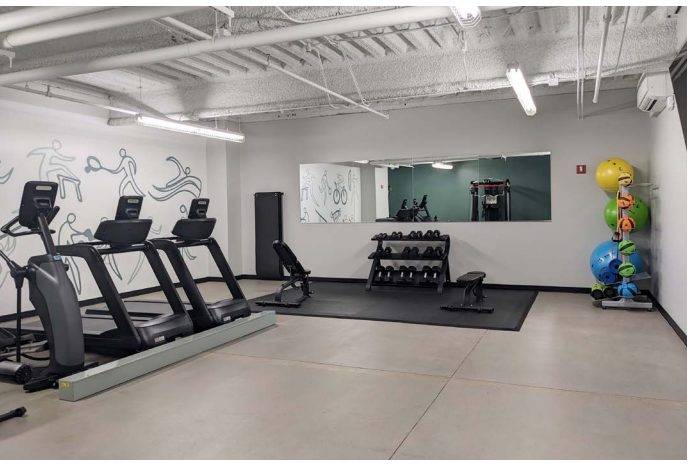
Triangle Corporate Park III

13221 SW 68th Parkway | Portland, OR

Colliers









Building Features

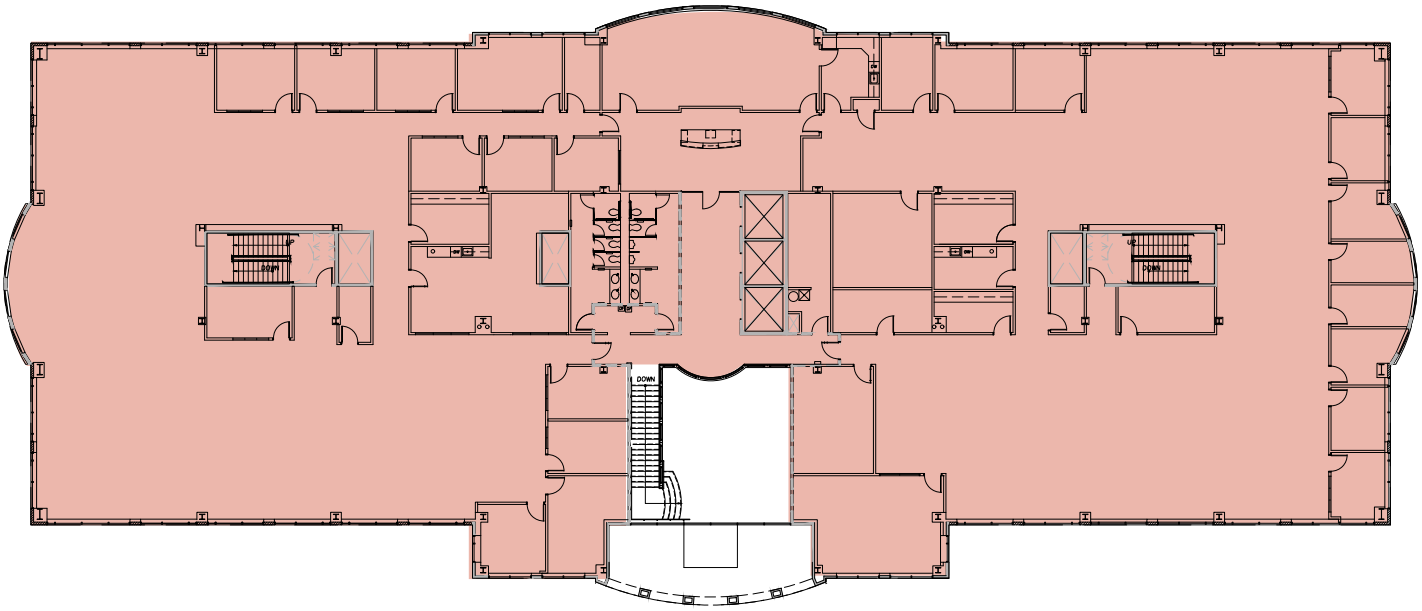
- Excellent location with freeway visibility and easy access to I-5 and Hwy 217
- Located in Washington County with a Portland address
- Exterior signage potential facing I-5, visible to over 105,000 cars per day
- Nearby restaurants, retail, and other amenities
- Tenant lounge to be delivered in 2026
- 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)

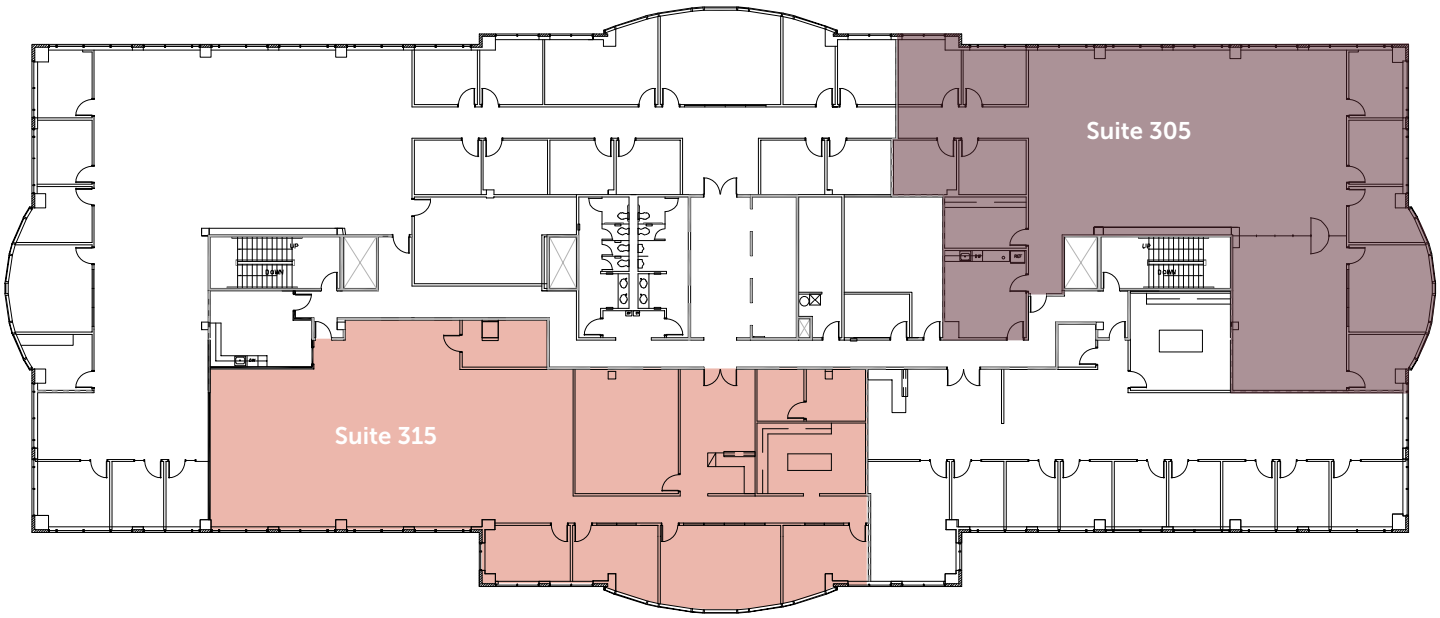


2nd Floor / Suite 200 / 23,127 RSF (divisible)



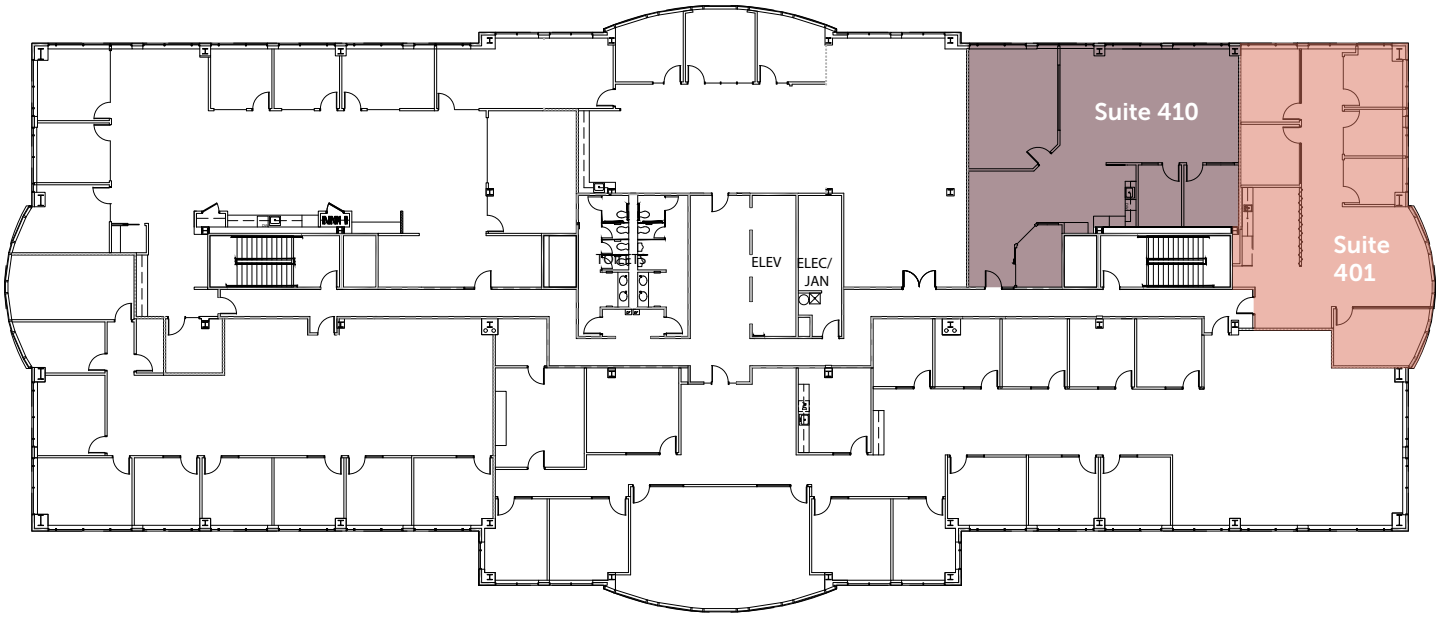
3rd Floor

Suite 305 5,573 RSF
Suite 315 5,866 RSF



4th Floor / Up to 4,486 RSF

Suite 401 2,232 RSF (available 8/1/27)
Suite 410 2,254 RSF





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