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WELLS FARGO BUILDING HILLSBORO, OR

SINGLE TENANT OFFICE BUILDING
IN PORTLAND'S SUNSET CORRIDOR

18700 NW Walker Rd., Hillsboro, OR 97006



www.CapitalPacific.com



INVESTMENT HIGHLIGHTS

- > 8.5-YEARS REMAINING AFTER RENEWAL EXERCISED THREE-PLUS YEARS EARLY.
- > PROPERTY CONTAINS 25% OF WELLS FARGO SQUARE FOOTAGE IN THE PORTLAND MSA.
- > MISSION CRITICAL BUILDING FOR WELLS FARGO IN PORTLAND MSA.
- > WELLS FARGO HAS 23-YEAR TENURE IN THIS LOCATION WITH EXCELLENT RENEWAL HISTORY (30 YEARS TOTAL AT END OF LEASE TERM).
- > DIVERSE EMPLOYMENT BASE IN SUNSET CORRIDOR.
- > SUBMARKET VACANCY LEVELS AT 10-YEAR LOWS WITH LIMITED OFFICE DEVELOPMENT PLANNED.
- > LACK OF LARGE FLOOR PLATES IN THE SUNSET CORRIDOR.
- > HIGH DEMAND FOR LARGE FLOOR PLATES AND CALL CENTERS IN MARKET AREA.
- > CONVENIENCE TO PUBLIC TRANSPORTATION.
- > DENSE POPULATION BASE WITH LOW UNEMPLOYMENT RATES AND EDUCATED WORKFORCE.
- > WELLS FARGO PLANS \$1.5M IN UPGRADES IN 2017.
- > HIGH ACTIVITY IN SUBMARKET WITH THE SALE OF TWO NEARBY DATA CENTERS TOTALING 20.58 ACRES.

PRICE: \$41,750,000
CAP RATE: 7.65%

DEBT.....Free and Clear
LEASABLE SF±212,363 SF
NET LAND AREA±18.92 Acres
LEASE TYPE.....NNN
YEAR BUILT/REMODELED.....1978/2009
SUBMARKET VACANCY4.4% (Q1 2017)
PARKING±950 Spaces
or 4.5/1,000 SF

**Tenant will have 8.5 years remaining from the date of executing their renewal (May 2017).*

ADDRESS

18700 NW Walker Rd., Hillsboro, OR 97006



Site Characteristics

AMPLE PARKING RATIO OF
4.5 STALLS PER 1,000 SF NRA

HIGH PARKING RATIO
GRANDFATHERED BY CITY

PROXIMITY TO PUBLIC
TRANSPORTATION

ONE MILE FROM HIGHWAY 26
INTERCHANGE

THREE POINTS OF
INGRESS/EGRESS

ELECTRIC CAR
CHARGING STATIONS

MAP KEY

SUBJECT OUTLINE



Contact Information

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