

# The Offering

Newmark Knight Frank (NKF), as exclusive advisor, is pleased to present the unique opportunity to acquire the fee simple interest in Amberglen Business Center (or the “property”) – a nine-building, premier business campus located in Portland’s Sunset Corridor. Consisting of 578,808 rentable feet across three class A mid-rise office and six flex buildings, Amberglen Business Center presents the rare opportunity to acquire office and flex product at scale in Portland’s top-performing suburban market.

With its proximity to Intel’s Hawthorn Farms and Ronler Acres campuses, over 13,000 multi-housing units, walkable access to a diverse mix of institutional retail options and public transit, Amberglen Business Center replicates a true live, work, play environment in a suburban campus-setting offering tenants a first-rate experience.

Execution of a strategic reposition and rebranding campaign will revitalize Amberglen Business Center as the premier business campus in the Sunset Corridor allowing for an accelerated stabilization and ability to set market rents by capturing tenants seeking flight-to-quality properties that are well-located, highly-amenitized, with best-in-class build-outs. At 67% leased with a 3.3 year weighted average lease term, investors will be able to immediately access one-third of the property providing the opportunity to create significant value early in the hold period.

## Property Statistics

### AMBERGLEN BUSINESS CENTER

**578,808**

Total RSF

**±67.0%**

Overall Occupancy

**3.3 YEARS**

WALT

### OFFICE BUILDINGS

**249,762**

RSF

**THREE**

# of Buildings

**82.0%**

Occupancy

**2.7 YEARS**

WALT

**4.0 PER 1,000**

Parking Ratio

**21.3%**

% Investment Grade Credit

### FLEX BUILDINGS

**329,046**

RSF

**SIX**

# of Buildings

**55.7%**

Occupancy

**4.0 YEARS**

WALT

**4.3 PER 1,000**

Parking Ratio

**27.7%**

% Investment Grade Credit

**18 FT.**

Clear Heights



## Major Tenants



**NVIDIA**  
NVIDIA (S&P: BBB+)

50,603 SF  
8.75% of RSF



**APPLIED MATERIALS**  
APPLIED MATERIALS (S&P: A-)

40,362 SF  
6.98% of RSF



**DEPARTMENT OF VETERAN'S AFFAIRS**  
DEPARTMENT OF VETERAN'S AFFAIRS (S&P: AA+)

30,579 SF  
5.29% of RSF