

TECHPOINTE COMMONS

HILLSBORO, OREGON

► INDUSTRIAL/OFFICE FLEX SPACE FOR SUBLEASE ◀

LOCATION

2500 NE Century Blvd, #300
Hillsboro, OR

AVAILABLE SPACE

6,752 SF (Sublease opportunity
through 11/30/2025)

LEASE RATE

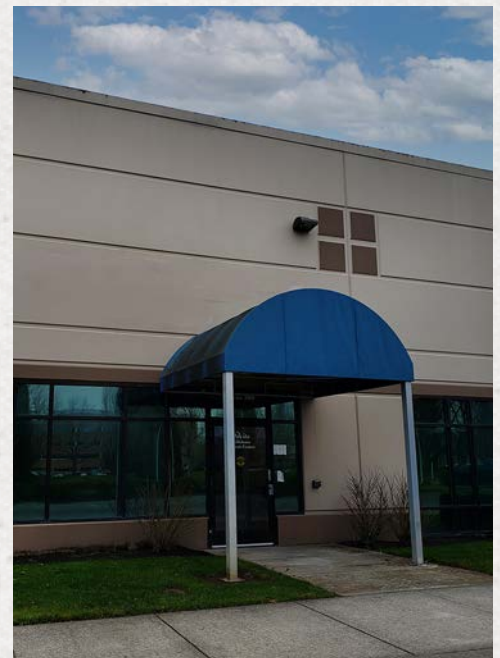
\$19.00/SF/YR, NNN

TRAFFIC COUNTS

NE Century Blvd – 12,601 ADT ('22)
NE Evergreen Pkwy – 16,180 ADT ('22)

HIGHLIGHTS

- Former DaVita Dialysis Center.
- Convenient access to Hwy 26.
- Nearby businesses include Fred Meyer, New Seasons, Tanasbourne Town Center and many more.
- Space features reception area, offices, lab areas, conference rooms, restrooms, and warehouse area with a loading dock.
- Abundant parking.
- Available now!



INTERIOR IMAGES

TECHPOINTE COMMONS
2500 NE CENTURY BLVD
HILLSBORO, OR



TECHPOINTE COMMONS 2500 NE CENTURY BLVD HILLSBORO, OR

SITE

JONES FARM
6,019 Employees
intel

RONLER ACRES
7,043 Employees
intel

QORVO
1,000 Employees

HAWTHORN FARM
1,612 Employees
intel

24,287 ADT (22)

KOHL'S

DICK'S

WinCo FOODS

HomeGoods

STREETS OF TANASBOURNE

TANASBOURNE TOWN CENTER

TARGET

BEST BUY

ROSS

Michaels

TRADER JOE'S

ULTA

RITE AID

rack

petco

Walmart

GROCERY OUTLET

PETSMART

WELLS FARGO

1,275 Employees

28,539 ADT (22)

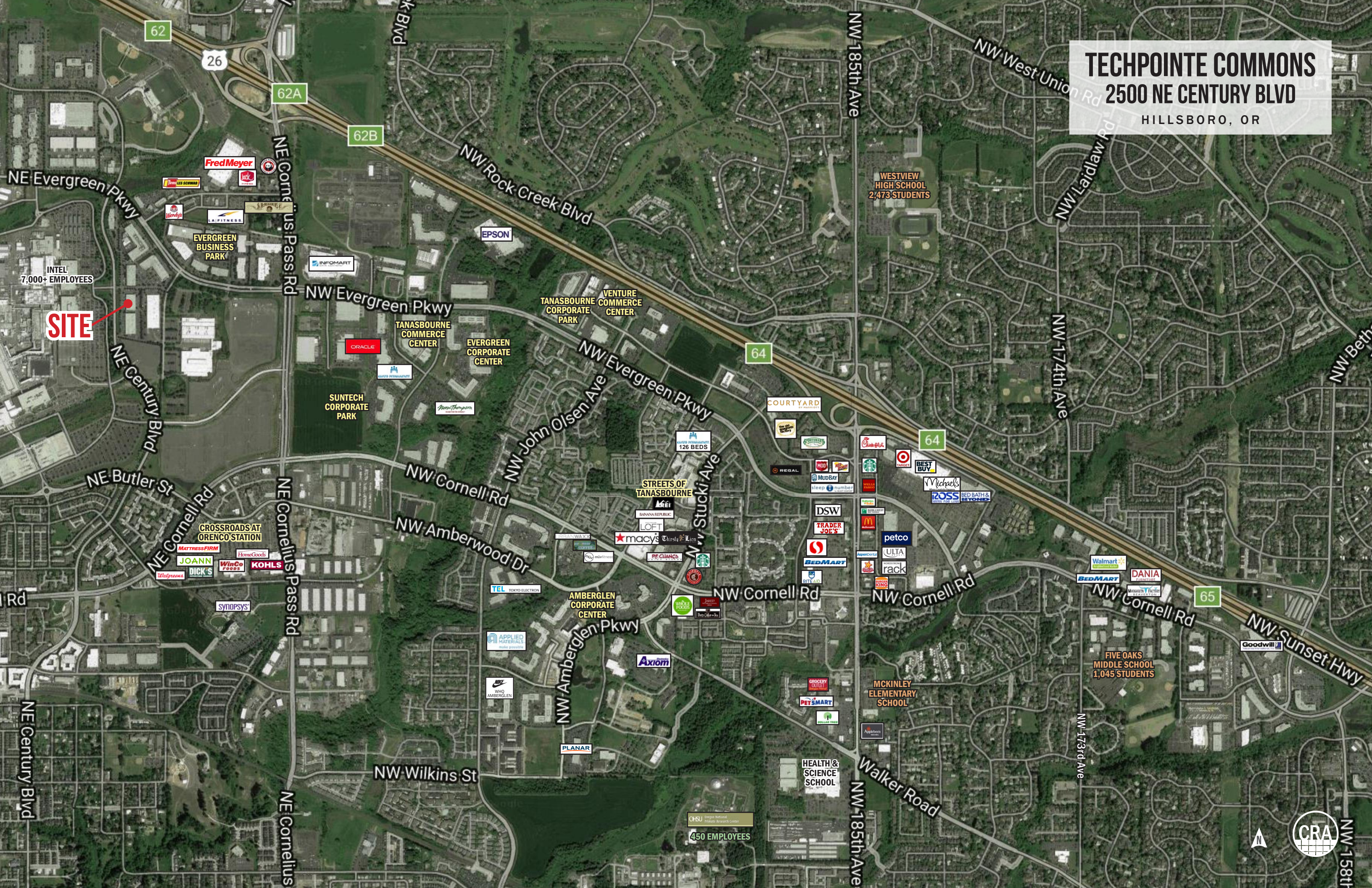
22,271 ADT (22)

33,765 ADT (22)

ALOHHA CAMPUS
intel



TECHPOINTE COMMONS 2500 NE CENTURY BLVD HILLSBORO, OR



SITE

INTEL
7,000+ EMPLOYEES

WESTVIEW
HIGH SCHOOL
2,473 STUDENTS

FIVE OAKS
MIDDLE SCHOOL
1,045 STUDENTS

OHSU Oregon Institute
of Health Research Center
450 EMPLOYEES



TECHPOINTE COMMONS 2500 NE CENTURY BLVD

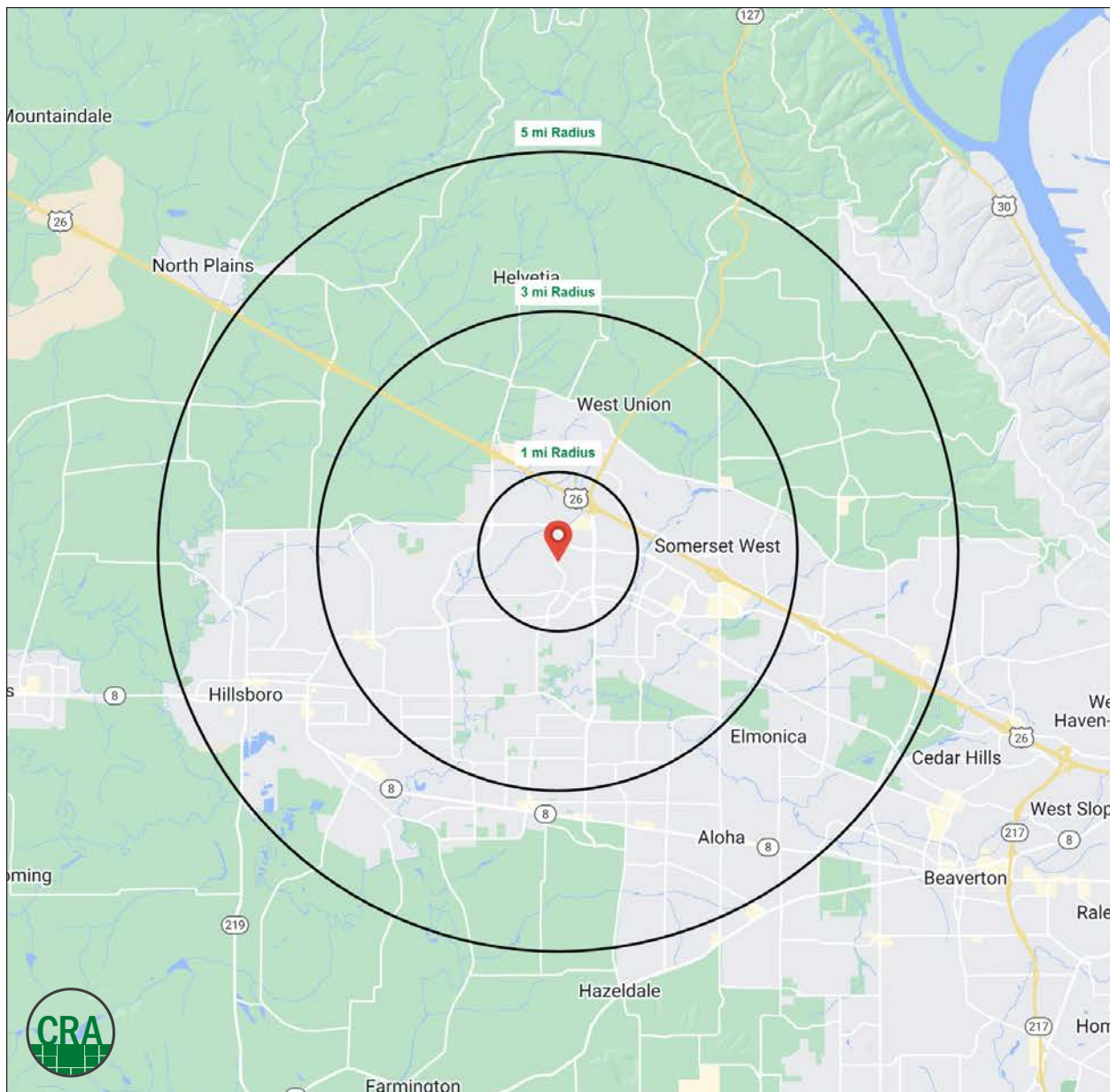
HILLSBORO, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	3,139	98,762	238,819
Estimated Population 2027	3,230	104,163	249,920
Estimated Households 2022	1,742	39,584	89,167
Average HH Income	\$117,890	\$112,651	\$110,884
Median Home Value	\$483,053	\$476,962	\$504,315
Daytime Demographics 16+	9,356	63,636	139,412

39.0

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5458/-122.9089

Techpointe Commons	1 mi radius	3 mi radius	5 mi radius
Hillsboro, OR 97124			
Population			
2022 Estimated Population	3,139	98,762	238,819
2027 Projected Population	3,230	104,163	249,920
2020 Census Population	3,239	97,471	236,240
2010 Census Population	2,592	83,772	202,398
Projected Annual Growth 2022 to 2027	0.6%	1.1%	0.9%
Historical Annual Growth 2010 to 2022	1.8%	1.5%	1.5%
2022 Median Age	39.0	34.6	35.2
Households			
2022 Estimated Households	1,742	39,584	89,167
2027 Projected Households	1,871	43,740	97,808
2020 Census Households	1,792	38,822	87,602
2010 Census Households	1,390	32,413	74,062
Projected Annual Growth 2022 to 2027	1.5%	2.1%	1.9%
Historical Annual Growth 2010 to 2022	2.1%	1.8%	1.7%
Race and Ethnicity			
2022 Estimated White	61.2%	61.6%	59.7%
2022 Estimated Black or African American	3.7%	3.6%	3.5%
2022 Estimated Asian or Pacific Islander	24.5%	17.6%	18.1%
2022 Estimated American Indian or Native Alaskan	0.3%	0.7%	0.9%
2022 Estimated Other Races	10.3%	16.4%	17.9%
2022 Estimated Hispanic	10.1%	16.7%	18.8%
Income			
2022 Estimated Average Household Income	\$117,890	\$112,651	\$110,884
2022 Estimated Median Household Income	\$121,513	\$98,903	\$99,659
2022 Estimated Per Capita Income	\$65,440	\$45,177	\$41,502
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.8%	3.0%	4.0%
2022 Estimated Some High School (Grade Level 9 to 11)	0.4%	2.9%	3.2%
2022 Estimated High School Graduate	8.3%	16.7%	17.0%
2022 Estimated Some College	20.2%	18.9%	18.9%
2022 Estimated Associates Degree Only	5.2%	9.3%	9.3%
2022 Estimated Bachelors Degree Only	23.1%	27.3%	27.3%
2022 Estimated Graduate Degree	41.9%	21.9%	20.3%
Business			
2022 Estimated Total Businesses	471	3,601	8,440
2022 Estimated Total Employees	8,626	39,434	77,345
2022 Estimated Employee Population per Business	18.3	11.0	9.2
2022 Estimated Residential Population per Business	6.7	27.4	28.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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