

FOR LEASE IN HILLSBORO, OREGON

MAJESTIC BROOKWOOD BUSINESS PARK



**AVAILABLE
1,560 SF**

NE BROOKWOOD PARKWAY

NE HUFFMAN STREET

FOR MARKETING PURPOSES ONLY. SUBJECT TO CHANGE.

LOCATION:

Highway 26 & NE Brookwood Pkwy in Hillsboro, Oregon

HIGHLIGHTS:

- Site is located just off Highway 26 at the Brookwood Pkwy interchange.
- Retail pad opportunities off Brookwood leading to the Silicon Forest.
- Intel, with over 20,000 employees, is less than a 1/4 mile from the subject site.
- Surrounding retailers include Fred Meyer, Costco, WinCo, Kohl's and Dick's Sporting Goods.
- Located adjacent to the Hillsboro Recreation Complex, home of the Hillsboro Hops Minor League Baseball Team.

TRAFFIC COUNTS:

- Highway 26 - 49,929 ADT ('25)
- NE Brookwood Pkwy - 25,564 ADT ('24)
- NE Huffman St - 3,743 ADT ('24)

DEMOGRAPHICS:

	3 MILE	5 MILE	10 MILE
Estimated Population 2025	60,470	205,974	495,654
Estimated Households	26,176	79,696	193,769
Average HH Income	\$142,128	\$146,461	\$149,132
Employees	29,810	64,858	166,953

Source: Regis - SitesUSA (2026)

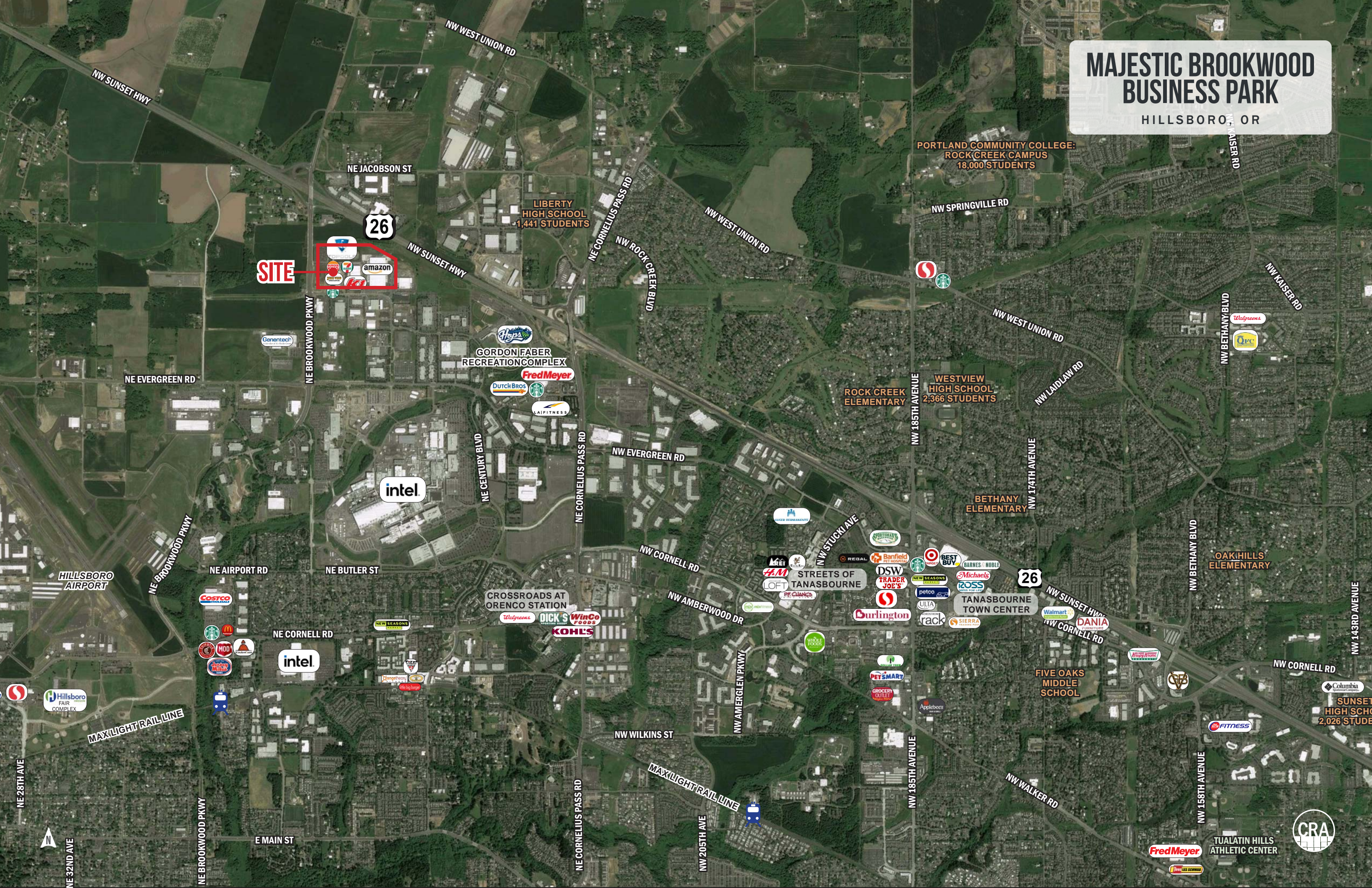


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MAJESTIC BROOKWOOD BUSINESS PARK

HILLSBORO, OR



SITE

26

LIBERTY HIGH SCHOOL
1,441 STUDENTS

PORTLAND COMMUNITY COLLEGE:
ROCK CREEK CAMPUS
18,000 STUDENTS

NW SPRINGVILLE RD

NW WEST UNION RD

WESTVIEW HIGH SCHOOL
2,366 STUDENTS

ROCK CREEK ELEMENTARY

BETHANY ELEMENTARY

OAK HILLS ELEMENTARY

STREETS OF TANASBOURNE

TANASBOURNE TOWN CENTER

26

FIVE OAKS MIDDLE SCHOOL

SUNSET HIGH SCHOOL
2,026 STUDENTS

TUALATIN HILLS ATHLETIC CENTER



SITE

intel

intel

HILLSBORO AIRPORT

Hillsboro FAIR COMPLEX



MAX LIGHT RAIL LINE

MAX LIGHT RAIL LINE

Fred Meyer

THE LES SCHWAB

E MAIN ST

NW WILKINS ST

NE CORNELIUS PASS RD

NW 205TH AVE

NW 185TH AVENUE

NW WALKER RD

NW 158TH AVENUE

NW CORNELL RD

NW 143RD AVENUE

NW BETHANY BLVD

NW 147TH AVENUE

NW 185TH AVENUE

NW STUCKI AVE

NW EVERGREEN RD

NE CORNELIUS PASS RD

NE CENTURY BLVD

NE BROOKWOOD PKWY

NE EVERGREEN RD

NE AIRPORT RD

NE BUTLER ST

NE CORNELL RD

NW SUNSET HWY

NE JACOBSON ST

NW SUNSET HWY

NE CORNELIUS PASS RD

NW ROCK CREEK BLVD

NW WEST UNION RD

NW WEST UNION RD

NW KAISER RD

NW KAISER RD

NW BETHANY BLVD

NW WEST UNION RD

NW LAIDLAW RD

NW CORNELL RD

NW AMBERWOOD DR

NW AMERGLLEN PKWY

NE BROOKWOOD PKWY

NE 28TH AVE

NE 32ND AVE

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GENERAL NOTES:

- INSULATE ALL EXTERIOR WALLS WITH R-22 FROM SLAB TO UNDERSIDE OF ROOF DECK.
- INSTALL 15-MILL STEGGO WARP UNDER CONCRETE SLAB ON GRADE, WHERE OCCURS.
- ALL DIMENSIONS INDICATED ON THIS SHEET ARE FROM FACE OF STUD U.N.O.
- COORDINATE ALL FINISHED DIMENSIONS WITH DETAILS REFERENCED ON PLANS.
- ALL EXIT DOORS TO BE EQUIPPED WITH LOCKSET OPENABLE FROM INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE 5/8" TYPE "X" GYP. BOARD (GWB) AT LOCATIONS INDICATED ON PLANS. (SLAB TO UNDERSIDE OF ROOF SHEATHING TYP.) WITH LEASE SPACES GWB SHALL BE FIRE TAPERED AND BEDDED, PLUMB AND SQUARE, READY FOR TENANT WALL FINISHES. GWB IN ELECTRICAL ROOM AND FIRE RISER ROOM SHALL BE PRIMED AND PAINTED.
- FLOOR FINISH: EXPOSED CONCRETE SLAB WITH SMOOTH TROWEL FINISH
- WALL BASE: PROVIDE 4" TOPSET RUBBER BASE INSIDE ELECTRICAL AND FIRE RISER ROOM, EXCLUDED ELSEWHERE
- INSTALL (1) LAYER TYVEK COMMERCIAL WRAP - D ON ALL EXTERIOR WALLS. AT WALLS WITH SHEATHING PROVIDE (1) LAYER GRADE D BUILDING PAPER UNDER TYVEK. PROVIDE TYVEK STRAIGHT FLASHING AT ALL OPENINGS AND PENETRATIONS, INCLUDING BOLTED CONNECTIONS INTO FRAMING OR BLOCKING. INSTALL TYVEK IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS. PROVIDE TYVEK 10-YEAR LIMITED BUILDER WARRANTY AND ADHERE TO WARRANTY REQUIREMENTS. PERFORM PRE AND POST INSTALLATION SITE MEETINGS WITH MANUFACTURERS REP AND OBTAIN APPROVAL PRIOR TO INSTALLING FINISHES.

KEYNOTES:

- OUTLINE OF CANOPY ABOVE
- CONC. SLAB AND V.B. N.I.C. (PROVIDED WITH T.I. PERMIT)
- PROVIDE CONC. SLAB IN THIS ROOM
- DEPRESSED CONCRETE SLAB IN THIS ROOM
- 4 1/2" X 2" ALUM. STOREFRONT, CLEAR ANODIZED FIN.
- DRIVE-THRU SERVICE WINDOW WITH HEATED FLY FAN
- CONC. FOOTING WITH RAISED CURB, TYP.
- R-15 X 24" WIDE RIGID INSULATION INSTALLED BELOW CONC. SLAB AND FUTURE SLABS
- METAL ARBOR ATTACHED TO WALL FRAMING
- METAL "EYEBROW" FEATURE ABOVE ATTACHED TO WALL FRAMING
- ROOF ACCESS LADDER
- ROOF DRAIN
- ROOF OVERFLOW DRAIN
- CANOPY DRAIN
- 1-HR RATED 2X6 WD STUD DEMISING WALL

BUILDING AREA:

SUITE "A" =	2,500 S.F.
SUITE "B" =	1,560 S.F.
UTILITY RMS =	170 S.F.
TOTAL =	4,230 S.F.





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