



Presents:



# The Bower on Nicholas

7855 NE Nicholas Ct. Hillsboro OR 97124



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## Exclusive Representation By

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Co-Brokerage Liberty First Realty, LLC

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# Executive Summary

- Executive Summary
- Highlights/Location

# Executive Summary

Industrial or warehouse - 6,751 sq. ft. ± usable space.  
Suitable for shop, warehouse, repair or ... includes office space. Corner 1.15 acre ± paved lot.  
3-Phase power, crane, fluid station, truck wash 400 ft. ± of road frontage.  
Owner occupies 3<sup>rd</sup> Bay and prefers to remain.



- Located in Hillsboro
- Built in 1991
- 1 unit – Industrial/Warehouse
- Shop, warehouse, repair, assembly
- 1.5 miles to US-26
- 200 acres of area parks

Rent	\$12,500
SF/YR	\$22.22
SF/MO	\$1.85

# Executive Summary cont.

## The Bower on Nicholas

A single Industrial warehouse space built in approximately 1991 and located in Hillsboro, Oregon. Featuring a desired configuration of corner lot, large main level shop area plus the added benefit of office and usable mezzanine space. The Bower on Nicholas provides business with a convenient location, low density layout, large well laid out space that will accommodate many uses. Ample open parking and truck and trailer accessible. Several aesthetic and functional updates to the office including bathrooms and windows.

The Bower on Nicholas is near many multi lane arteries, State Highways and Interstates.

Hillsboro provides access to many blue collar and degreed workers providing an ample selection of qualified employment candidates.



# Property Highlights

Industrial | Warehouse | Repair

- Prime location
  - Major transportation arteries within 10 miles
  - Tech Sector, Two Max commuter train stops within one mile,
  - unique and local shopping, mix of industrial and retail areas
- Ready to Work
  - Overhead Doors 4- 14x14
  - 400 amp 3 Phase Power
  - Interior 2 ton Crane
  - Truck Wash Station
  - Large Capacity Fluid Station
  - Fully Fenced
  - Large Paved Yard Area
- Recent capital improvements
  - Office updates including tile, windows and appearance.



# Location

The Bower is located near local blue collar, tech center, professional employment hubs and abundant local and regional shopping, recreation and parks.

- Portland 14 miles
- Salem 51 miles
- PDX Airport 25 miles
- HIO Airport 3 miles
- Interstate 20 miles
- Max Station 0.7 miles



# Market Area Information



- Hillsboro By The Numbers
- Transportation
- Census Numbers



# Hillsboro By The Numbers

- ▶ 2,136 Businesses<sup>1</sup>
- ▶ 109,532 Employees in Hillsboro<sup>2</sup>
- ▶ 2.9 % Unemployment<sup>2</sup>

## Hillsboro Demographics<sup>2</sup>

Median Age:	34.1
Owner Occupied Housing:	50.5%
Median Household Income:	\$91,540
High School Graduate or Higher:	90.8%
Bachelor Degree or Higher:	42.7%

<sup>2</sup> City of Hillsboro, US Census

<sup>1</sup> ABS 2017, US Census

## Distance from the Bower

### Cities

Portland (Portland State)	13 mi
Salem (State Capital)	51 mi
Corvallis (Oregon State)	78 mi
Eugene (Univ of Oregon)	118 mi

### Airports

Hillsboro Regional	3 mi
Portland International	25 mi
Aurora State	28 mi

### Recreational

Oregon Wine Country	24 mi
Langdon Farms Golf	10 mi
Mt Hood Ski Areas	77 mi
Oregon Coast	68 mi



# Area Transportation

## Connected to the Region

In Hillsboro it all starts at the Max Light Rail hubs. This local commuter train connects Hillsboro, Beaverton, Tigard, Portland, and areas beyond. Tigard, Tualatin and Wilsonville connect via Max and Tri-met hubs to the WES Commuter Rail and Bus routes. Commuters, shoppers and travelers alike enjoy a world class rail transportation system connecting to all corners of the region and international air travel. Commuter's and Residents enjoy end of line destinations to locations like Wilsonville, Hillsboro, Milwaukie, Portland International Airport, and Gresham. In between the end of line destinations lay transportation hubs with connecting bus and streetcar routes throughout downtown Portland and all remaining areas of the three counties it serves.



**WES Commuter Rail**



# Contact Information

Offers and additional information:

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