

AVAILABLE FOR LEASE OR BUILD-TO-SUIT >

Majestic Brookwood Business Park

SOUTHEAST QUADRANT HIGHWAY 26 & BROOKWOOD PARKWAY | HILLSBORO, OREGON

Majestic Brookwood Business Park is a master-planned, 73-acre commercial development in the heart of Hillsboro's business sector.

A Development of



MAJESTIC REALTY CO.

*Leaders in Real Estate
Development Since 1948*

**Majestic Realty Co. is the
largest Privately Owned Real
Estate Developer in the U.S.**



1,000,000 SF Planned Development

• 11 BUILDINGS PROPOSED • OFFICE • INDUSTRIAL • RETAIL

Leasing by

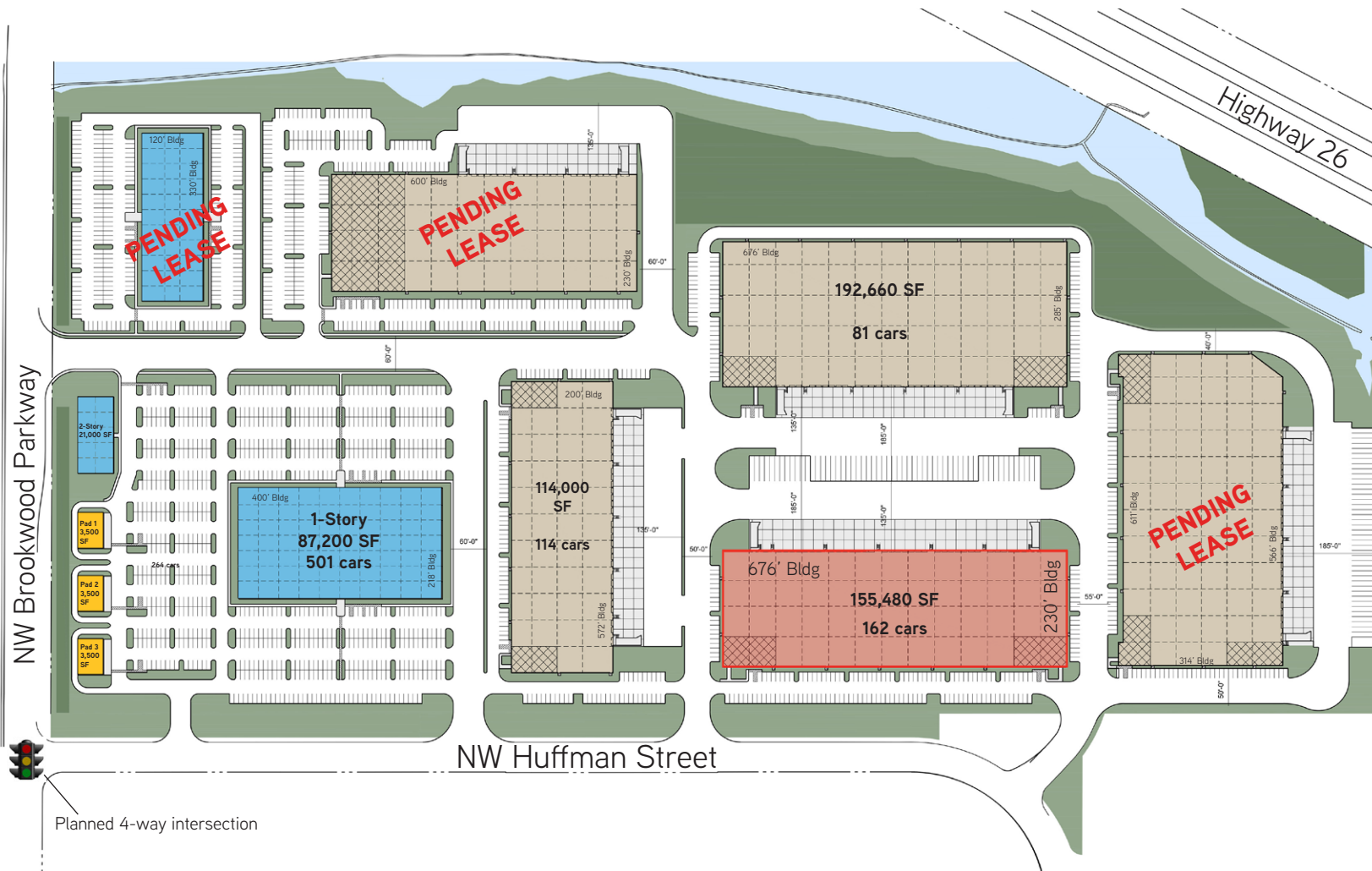
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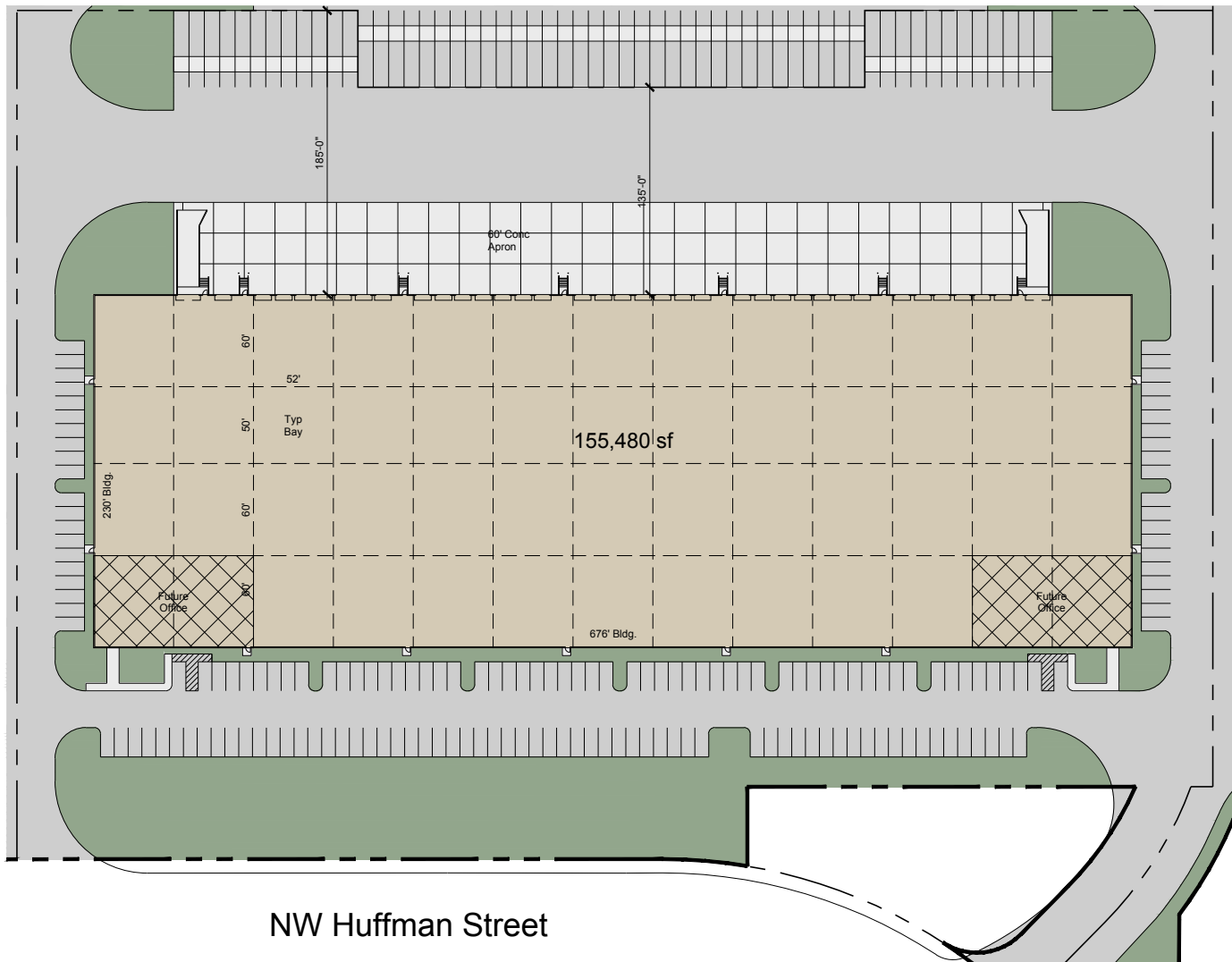


Proposed Master Site Plan: Majestic Realty Co. has the flexibility to modify the proposed site plan to accommodate your desired real estate requirements.

PROPERTY DETAILS	
Total SF Proposed	±1,000,000 SF
Total site	73 acres
Access	Highway 26 and Brookwood Parkway
Zoning	Flexible M-P Zoning
Office Proposed	3 buildings
Industrial Proposed	5 buildings
Retail Proposed	3 buildings
Car Parking	1,700+
Power	800 amp, 3-phase
Sprinklers	ESFR
Trailer Storage	Yes
Planned	Summer 2015
Lease Rate	Call for details



MAJESTIC REALTY CO. – SUMMER 2015 Planned 155,480 SF Building



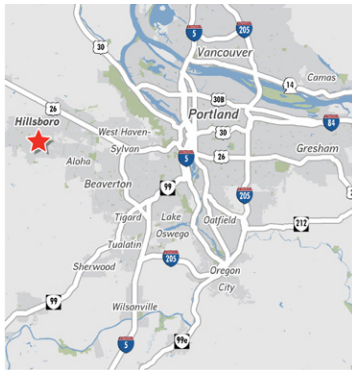
DETAILS	
Floor Area	155,480 SF
Site Area	9.305 acres
Dock Doors	35 (9'x10')
Ramps	2
Clear Height	30'
Building	Divisible to 71,760 SF & 83,720 SF
Car Parking	162 (9'x19')
Trailer Parking	24 (10'x50')
Sprinklers	ESFR
Trailer Storage	24 (10'x50')
Power	800 amps 277/480 Volt 3 phase power, expandable
Zoning	Flexible M-P
Access	Immediate access to Highway 26 via Brookwood Parkway
Neighbors	Intel, VW, Epson, Genentech, FEI, SolarWorld
Lease Rate	Call for details

Majestic Brookwood Business Park

HILLSBORO, OREGON

Why Hillsboro, Oregon?

What makes Hillsboro attractive to so many discriminating companies? Clean, reliable and inexpensive power, skilled workforce, extensive high-speed fiber data network and tax incentives from both the state and local level.



HOTTEST LABOR MARKET

According to the Business Insider in November 2013,

Oregon is one of the **hottest labor** markets in the U.S. moving out of the Great Recession.

Hillsboro, Oregon, is the state's fifth largest city, located approximately 18 miles west of Portland in Washington County. Situated in the heart of the "Silicon Forest," Hillsboro is home to numerous high tech and clean tech manufacturing companies, including Intel's primary research and development facilities. Hillsboro serves as the state's economic engine, attracting investment and major companies from industries across the globe, and providing thousands of quality jobs to a highly-skilled workforce.

Nearly 4,000 high-tech businesses call Portland-Vancouver home, a concentration 18% greater than the national average. Since 2005, that number has increased 17%, the second highest in the nation.



Why Hillsboro?

- Clean, reliable, inexpensive power
- Skilled workforce
- Abundant water supply
- Extensive fiber network
- Tax incentives—State & local
- Fast track permitting

Why Oregon?

Core clusters in:

- Computer software
- Athletic/outdoor apparel
- Advanced manufacturing
- Clean technology

Majestic Brookwood Business Park

HILLSBORO, OREGON

Top Westside Employers Hillsboro and Beaverton Corridor



Intel Intel is the largest and most complex site in the world, a global center of semiconductor research and manufacturing, and the largest private employer in Oregon. Opened in 1974, Intel now includes 7 campuses spread across Hillsboro and Beaverton. **16,250 employees.**



Nike Eight-building world headquarters is located in unincorporated Washington County near Beaverton. In 2012, Nike was ranked Oregon's #1 Fortune 500 company. **2,725 employees.**



Wells Fargo Wells Fargo opened a customer service and call center in 1994 in Hillsboro largely due to phone and high-speed Internet lines set up by Intel and the existing pool of employees with customer service experience. **1,275 employees.**



SolarWorld SolarWorld has their U.S. headquarters and largest solar module production facility in the Americas in Hillsboro, which opened in 2008. In October 2013, SolarWorld announced that it will consolidate U.S. operations at its Hillsboro manufacturing hub. **1,000 employees.**



TriQuint Semiconductor Inc. TriQuint is a semiconductor company that designs, manufactures, and supplies high-performance RF modules, components and foundry services. The company was founded in 1985 in Beaverton, Oregon, and is now headquartered in Hillsboro. **970 employees.**



Leupold & Stevens Founded in Portland, Leupold & Stevens is leading manufacturer of telescopic sights and binoculars. Moved to Beaverton in 1968. **700+ employees.**



Epson Portland Epson is a manufacturing and engineering services affiliate of the Seiko Epson Corporation, headquartered in Japan. The Epson Hillsboro campus has been open since 1985. **516 employees.**



FEI Company Headquartered in Oregon since 1971, FEI makes powerful microscopes used by Intel and other electronics manufacturers, as well as by biologists and other scientists. In 2002 consolidated to one campus in Hillsboro on Dawson Creek Drive. **509 employees.**



Columbia Sportswear Founded in Portland, Columbia Sportswear distributes outerwear and sportswear. In 2001 Columbia Sportswear opened its headquarters in unincorporated Washington County, near Beaverton. **500+ employees.**



Maxim Integrated Products Research, design and test facility in Hillsboro since 1999. Company also has a facility in Beaverton acquired from Tektronix. In 2007 constructed a state-of-the-art laboratory at Hillsboro site. **431 employees.**



Yahoo! In 2005 Yahoo! opened a customer service center in Hillsboro due to close proximity to San Francisco, the company's headquarters and customer service culture in Oregon. **400 employees.**



Oracle America Oracle has 4 total buildings in Oregon. Oracle has two properties in Hillsboro, one which was acquired from their purchase of Sun Microsystems. In February 2013 announced it was moving 130 jobs from Mexico to Hillsboro data servers. **391 employees.**



Acumed Acumed is an Oregon-based company designs and builds orthopedic implants and surgical devices. Company moved in 1991 to Oregon from New Jersey. In 2001 purchased property and built their headquarters off Cornelius Pass Road. In 2009 the company purchased a building along Brookwood Parkway. **386 employees.**

Majestic Brookwood Business Park

HILLSBORO, OREGON

Site Advantages



ADJACENT TO FREEWAY SYSTEM The Majestic Brookwood Business Park site serves high tech, manufacturing and distribution companies looking for proximate access to Highway 26 and Interstate 5. It is also closely connected to Interstate 84 and Interstate 205. These are the major regional interstates serving the Portland Metropolitan Area and beyond.



PROXIMITY TO AIRPORT Majestic Brookwood Business Park will be less than 2 miles from Hillsboro Airport and 26 miles from Portland International Airport (PDX). The Hillsboro Airport is the second busiest airport in the state and is a hub for many local corporations including Nike and Intel.



SHOVEL-READY & OWNER/DEVELOPER HISTORY Majestic Brookwood Business Park is a shovel-ready construction project in the heart of Hillsboro. Majestic Realty Co. is the largest privately-owned industrial developer in the U.S. with a long history developing projects.



POTENTIAL FOR BRAND EXPOSURE Majestic Brookwood Business Park has excellent exposure from Highway 26 and within the Hillsboro Sunset Corridor. By locating at Majestic Brookwood Business Park, high tech, manufacturing and distribution companies can take advantage of a myriad of brand exposure opportunities.



UNPARALLELED TRANSIT ACCESSIBILITY Majestic Brookwood Business Park has a unique transit accessibility advantage over other large industrial sites in the region. There is a light rail line within a short distance to Majestic Brookwood Business Park enabling top-quality employees to utilize public transportation and biking options. It also provides a direct, 25-minute ride into Portland's Central City where many professional services are located.



TAX ABATEMENT OPPORTUNITY Majestic Brookwood Business Park is located in Hillsboro's Enterprise Zone. The Hillsboro Enterprise Zone program allows a 100% property tax abatement for eligible businesses on new capital assets for a three to five year period. Eligible businesses are primarily firms that provide goods, products, or services to businesses or other organizations through, but not limited to, manufacturing, processing, shipping, assembly, and fabrication. In addition, businesses engaged in retail or financial services may be eligible.



RELIABLE POWER Portland General Electric (PGE) offers the Hillsboro area high quality and reliable power. The Hillsboro Sunset Reliability Center was designed and built to meet the demanding requirements of Intel's Ronler Acres site and other high tech customers in the vicinity. The substation is served by:

- Three 115 KV transmission lines.
- Two 28 MVA and three 50 MVA transformers configured to provide full redundancy.

From the substation there are 13 KV feeders serving customers through redundant underground distribution and ample capacity to meet additional demand.



EXTENSIVE FIBER NETWORK Hillsboro has one of the most advanced and comprehensive trans-Pacific fiber networks in the U.S.:

- Tata – Japan, Los Angeles
- Verizon TPE – China, Taiwan, South Korea, Japan
- Alaska Comm. – Hawaii, Australia, New Zealand, Alaska

There are Six Tier 1 Carriers & Alternative Providers in Hillsboro:

- TW Telecom
- Above Net
- Integra
- Frontier
- Comcast
- Level 3

Transportation Improvement Projects

The state of Oregon, Washington County and the City of Hillsboro are making significant traffic and transportation improvements to the Brookwood Parkway corridor to meet the rapidly increasing commercial and residential development in the area.

State of Oregon The U.S. 26: Brookwood Parkway/Helvetia Interchange Project will modernize and improve traffic flow and safety in the interchange area. Project completion is slated for summer 2015.
http://www.oregon.gov/ODOT/HWY/REGION1/pages/us26_brookwoodpkwy/index.aspx

Washington County Brookwood Parkway is a heavily used north/south arterial roadway that connects multi-modal commuters and truck traffic between Highway 26 and Tualatin Valley Highway. Brookwood Parkway between Meek and Shute will be widened to three lanes in each direction. Additional improvements include bicycle and pedestrian facilities on both sides of the roadway, a new storm drainage system, utility upgrades, traffic signal modifications and street lighting. Project completion is slated for fall 2016.
<http://www.co.washington.or.us/LUT/TransportationProjects/brookwood-parkway-mEEK-to-shute.cfm?expand>

City of Hillsboro Right of way and road improvements to NW Huffman Street from NW Brookwood Parkway to 253rd Avenue. The project will include curbs, sidewalks, bike lanes, street lighting, drainage, landscaping, traffic control and water quality improvements. Project start is slated for summer 2015.
<http://www.ci.hillsboro.or.us/Modules/ShowDocument.aspx?documentid=3996>



Majestic Brookwood Business Park HILLSBORO, OREGON