

# HAWTHORN BUSINESS PARK

5289 - 5295 NE ELAM YOUNG PARKWAY, HILLSBORO, OR

INDIVIDUAL  
BUILDINGS OR  
UNITS FOR SALE  
OR FOR LEASE



## NEW PRICING AND FLEXIBLE OPTIONS

Designed to meet the needs of small to medium businesses in today's economy, Hawthorn Business Park offers you the opportunity to lease, lease with an option to purchase in the future, or purchase your space now and benefit from today's lower prices. This project is unique in that it offers maximum flexibility:

- Competitive Lease Rates and Flexible Lease Terms
- Lease to Own – Lock in Today's Prices
- New Pricing and Financing Options
- Purchase – "As Is" or Built to Suit – Units from 872 SF – 19,048 SF
- Contract Sales and Seller Carried Flexible Financing
- 10% Down SBA Financing with Lower Upfront Fees for Qualified Buyers

## FEATURES

- Office/ Showroom/ Warehouse/ Light Industrial Spaces Available
- Single Story Concrete Buildings
- Grade Level Loading
- Assigned Parking and Common Area Parking
- Interior Improvement Allowance
- Quality Business Park Location

LEASE RATES: .35/.70 NNN

UNITS FOR SALE: Starting as low as \$129,500 per unit

## STRATEGICALLY LOCATED

off Cornell on NE Elam Young Parkway, Hawthorn Business Park is situated in among some of the Sunset Corridor's largest employers like Intel, Yahoo, and Costco. A block from a light rail Max station, and minutes from retail shopping, restaurants, Hillsboro's new 53rd Avenue Park, and other key services, Hawthorn Business Park is a great location to grow your business.

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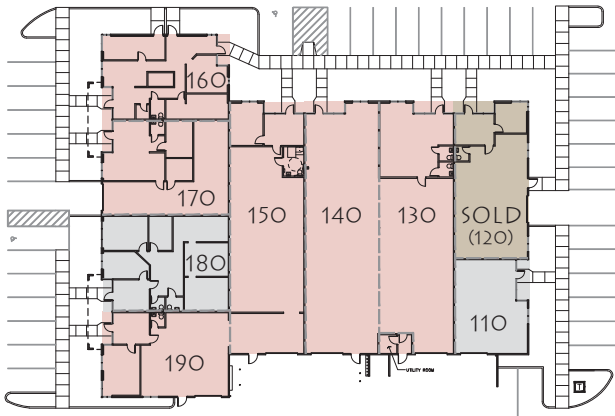
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PO BOX 91265, PORTLAND, OR 97291

TO LEARN MORE OR SCHEDULE A TOUR CONTACT:  
CINDY BROWN, SIOR I [503] 452 4000  
[WWW.HAWTHORNBUSINESSPARK.COM](http://WWW.HAWTHORNBUSINESSPARK.COM)

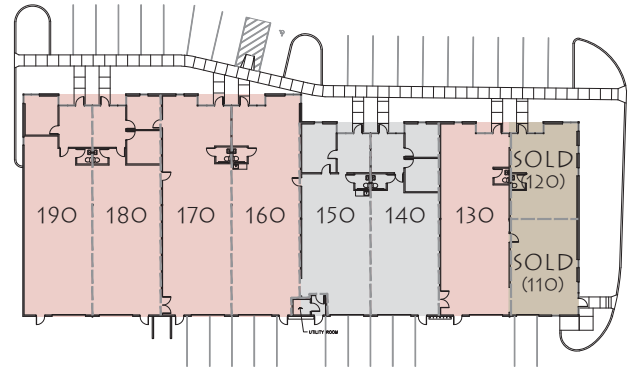
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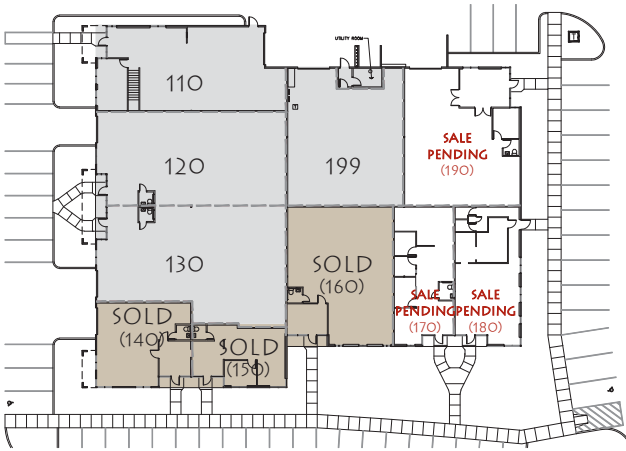
## 5293



## 5291



## 5295



## 5289



## 5295

Unit	SF (Size)	Price
110	2,247	\$292,110
120	2,656	\$332,000
130	2,971	\$371,375
140	1,225	SOLD
150	832	SOLD
160	2,077	SOLD
170	1,238	\$210,460
180	1,306	\$228,550
190	2,297	\$310,095
199	2,199	\$252,885

## 5293

Unit	SF (Size)	Price
110	1,012	\$141,680
120	1,672	SOLD
130	2,554	\$319,250
140	2,646	\$330,750
150	2,684	\$335,500
160	1,604	\$224,560
170	1,790	\$250,600
180	1,790	\$241,650
190	1,609	\$217,215

## 5291

Unit	SF (Size)	Price
110	872	SOLD
120	872	SOLD
130	1,750	\$218,750
140	1,750	\$218,750
150	1,689	\$211,125
160	1,992	\$258,960
170	2,000	\$260,000
180	1,996	\$259,480
190	1,992	\$268,920

## 5289

Unit	SF (Size)	Price
110	3,124	\$421,740
120	3,134	\$423,090
130	2,699	\$364,365
140	2,594	\$350,190
150	2,699	SOLD
160	1,885	\$254,475
170	943	\$188,600
180	942	\$169,560

	Sale Pending
	Units Available
	Model Units Available
	Leased Units
	SOLD Units

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Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.