



**GROW YOUR
BUSINESS AT**



Trellis



JONES LANG LASALLE BROKERAGE INC.



A COMMUNITY TO WORK WITH OPPORTUNITY TO GROW

Trellis at AmberGlen is a forward-thinking, flexible and modern workplace situated at the intersection of health and productivity.

Featuring **3 office & 6 flex buildings** totaling over **578,800 RSF**, this **40-acre** campus provides Class A solutions for a

broad range of uses for large and small businesses, corporate headquarters, tech, and more.

With quick access to **AmberGlen Park** and our thoughtfully programmed outdoor spaces, Trellis at AmberGlen aims to bolster connection and wellbeing.

3

OFFICE
BUILDINGS



6

FLEX
BUILDINGS



578,800 SF



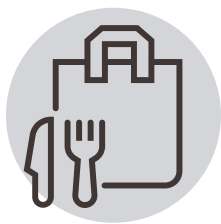
Trellis



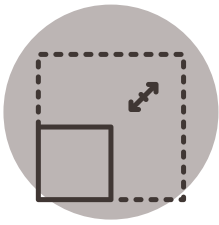
GROWING YOUR BUSINESS, SUSTAINING YOUR CULTURE



40-acre campus with
engaging outdoor
spaces



Close proximity to
several dining and
retail options



Expansion
opportunities



On-site property
management



Highly committed
and responsive
ownership



4/1,000 parking
with EV charging
stations



Dynamic health &
wellness on-site
amenities





A CAMPUS AMENITIZED WITH YOU IN MIND





A NEW VISION OF WELLNESS

Trellis at AmberGlen creates an ecosystem where the workplace and nature are mutually celebrated. Our brand-new amenity center, **The Mill**, offers more than you've come to expect

Integrating workplace with wellness heightens employee productivity and retention, reduces health-related absences, and improves employee morale.

A DEDICATED SPACE TO COLLABORATE

Our **training room** is available to all tenants for team collaboration sessions and client meetings.



CUSTOMIZE YOUR WORKDAY

Whether you're enjoying a morning coffee or an afternoon lunch meeting, **The Mill's new café** offers open seating and plenty of space to work.



WORK OUT WHEN IT'S CONVENIENT FOR YOU

Our **new fitness center** features a variety of classes and specialized workshops to fit any busy schedule.



TASTES THAT CHANGE WITH THE SEASONS

Our **rotating food trucks** give our tenants the opportunity to try new cuisines every week.



ENJOY THE OUTDOORS

BBQ and courtyard areas throughout campus offer a communal area to bring individuals together in an atmosphere of community, creativity, and fun.



Trellis

4 miles to nearby attractions including Topgolf and Ron Tonkin field, home of the Hillsboro Hops

47 shops, restaurants, and spas at the Streets of Tanasbourne

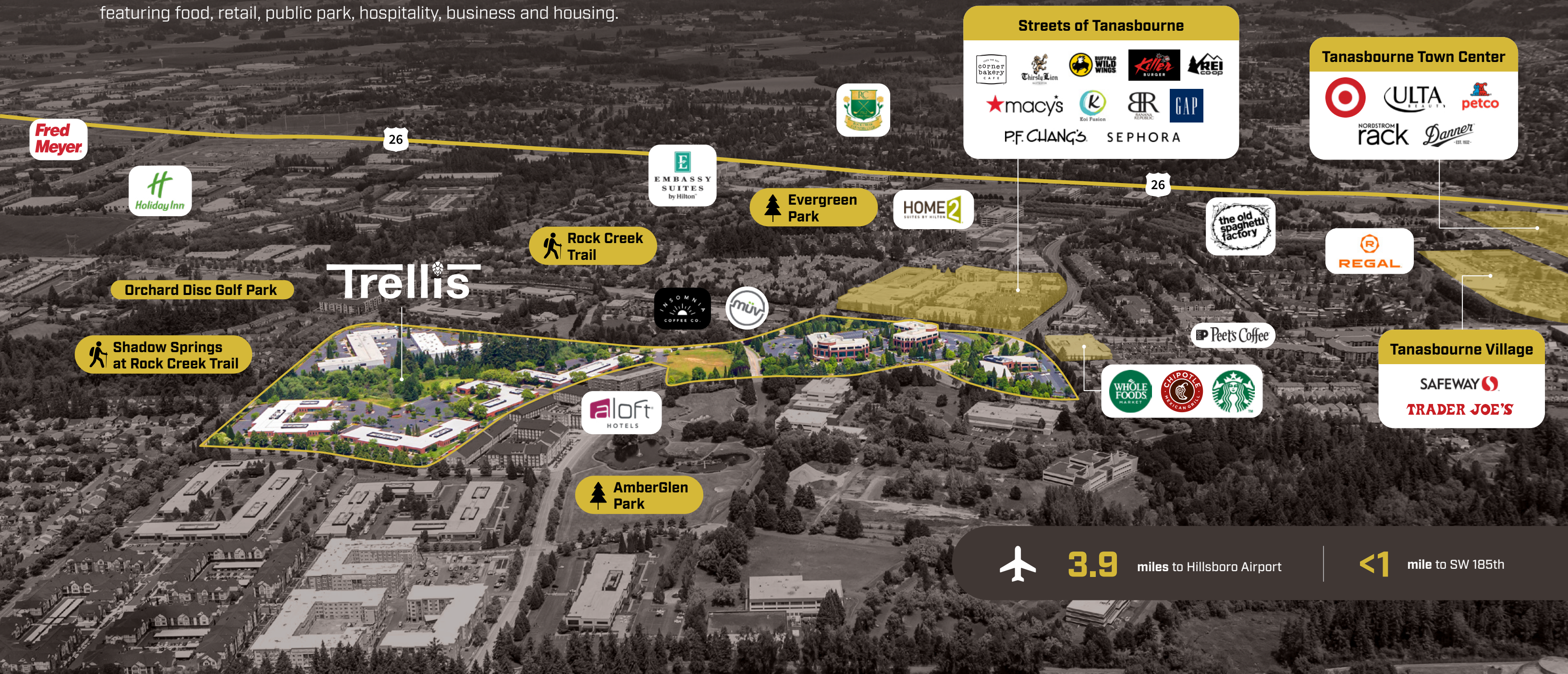
10+ miles of walking paths and walking distance to AmberGlen Park

1,300 hotel rooms within 5 miles

15k nearly 15,000 multi-family units nearby

A SUBURBAN HUB WHERE EMPLOYEES LIVE & WORK

Trellis at AmberGlen is located in a vibrant walkable community featuring food, retail, public park, hospitality, business and housing.



Fred Meyer

Holiday Inn

26

EMBASSY SUITES by Hilton

Evergreen Park

HOME2 SUITES BY HILTON

26

the old spaghetti factory

REGAL

Orchard Disc Golf Park

Trellis

Shadow Springs at Rock Creek Trail

Rock Creek Trail

INSOMNIA COFFEE CO.

muv

aloft HOTELS

AmberGlen Park

Streets of Tanasbourne

corner bakery cafe, Chirpy Lion, BUFFALO WILD WINGS, Killer Burger, REI COOP, macy's, Koi Fusion, BIR, GAP, P.F. CHANG'S, SEPHORA

Tanasbourne Town Center

Target, ULTA BEAUTY, petco, NORDSTROM rack, Danner

Peet's Coffee

Tanasbourne Village

SAFEWAY, TRADER JOE'S



3.9 miles to Hillsboro Airport

<1 mile to SW 185th



Trellis

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