

RESEARCH WAY TECHNOLOGY CENTER Corvallis, Oregon



FOR LEASE 19,874 SQUARE FEET OF SECOND FLOOR FLEX-OFFICE SPACE

Confidential

Exclusively Presented by:

Jacobsma & Associates

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FOR LEASE
Research Way Technology Center
Class-A, High-Tech, Flex-Space Office/Assembly Building



LOCATION: 4575 S.W. Research Way, Sunset Research Park, Corvallis, Oregon 97333-1063

SPACE AVAILABLE: 19,874 square feet of 2nd floor space

LEASE TERMS: As low as \$1.45/psf NNN "As Is"
3% Annual Adjustments
CAM charges for 2006 est. at \$.60/psf/month, including all utilities
Lease rates vary (depending on amount and location of space, length of lease and strength of tenant).

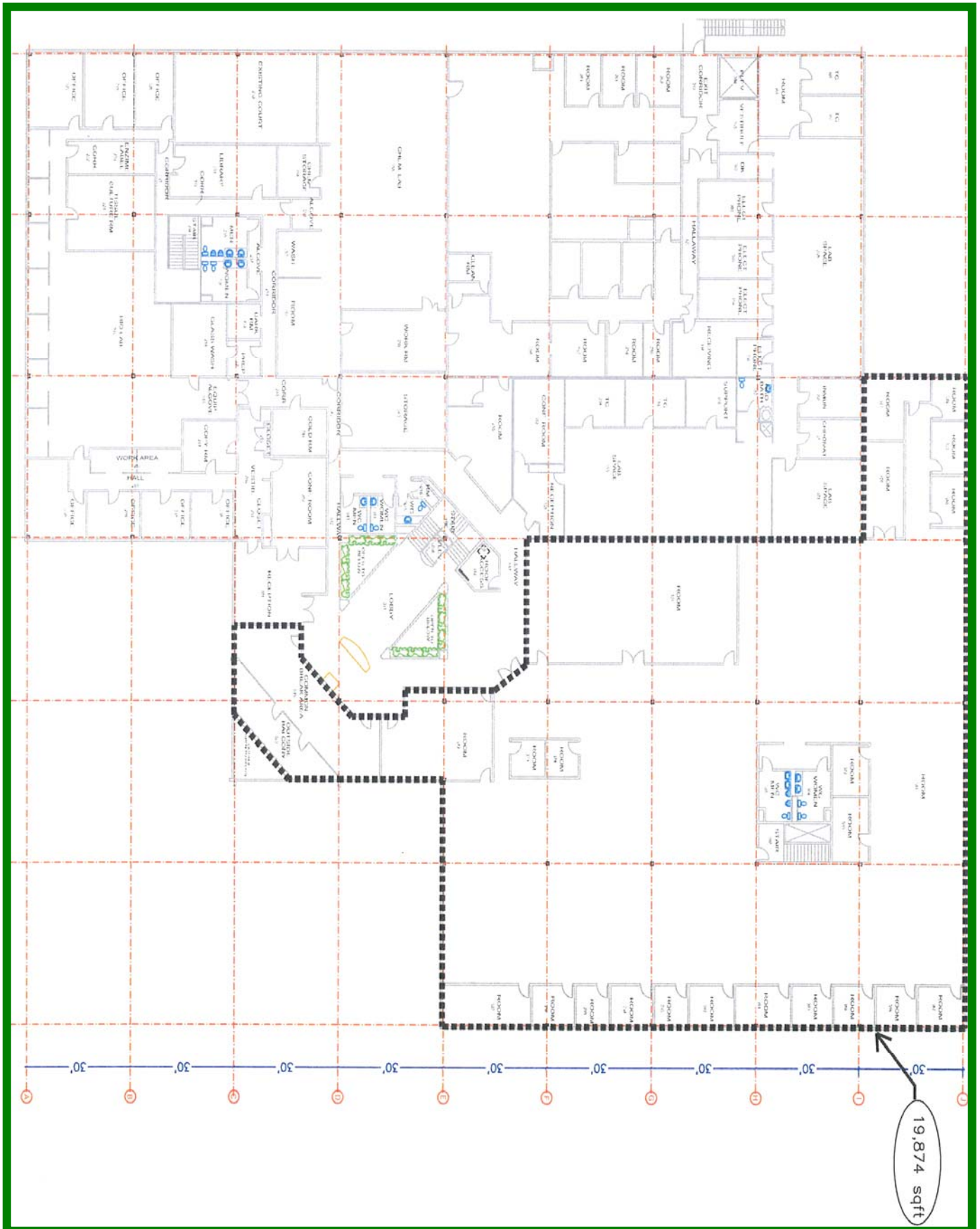
- BENEFITS:**
- Available now
 - Professional "High-Tech" atmosphere
 - Attractively landscaped – campus setting
 - Finished small & large private offices and expansive open areas
 - Receptionist in main lobby
 - High-quality office partitions & furniture available
 - Showers & locker rooms
 - Outdoor basketball court / indoor racquetball court
 - Loading docks (1 dock high and 2 at grade level)
 - Shipping / Receiving area
 - Fully equipped kitchen / cafeteria area
 - Room for expansion to building

For more information about this space, please contact:
Rex Jacobsma

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FLOOR PLAN OF AVAILABLE SPACE



THE PROPERTY

LOCATION

The *Research Way Technology Center* is located within the Sunset Research Park, on a 9.16-acre parcel at 4575 S. W. Research Way, inside the City of Corvallis, the county seat of Benton County, Oregon.

Sunset Research Park is comprised of 65 acres inside the city limits. It is located on the south side of Highway 20 and 34, and east of SW 53rd Street in the City of Corvallis, about ½ mile southwest of the Oregon State University.

The north property line of Sunset Research Park borders an existing medium- quality single-family residential neighborhood. A small commercial district and a lumber yard are located just west of the intersection of Highway 20 and Technology Loop. A park and Corvallis Country Club and Golf Course are located just south of Sunset Research Park.

Research Way Technology Center's site is irregular in shape, but basically rectangular. It has 965.26 feet of street frontage and 414.94 feet of depth at the east property line. The site lies above street grade and has been graded and landscaped. The site is accessed by a two-lane asphalt-paved city street with concrete curbs and gutters. Arterial east/west neighborhood access is via Highway 20.

LEGAL DESCRIPTION

Address:

4575 S. W. Research Way, Corvallis, Oregon

Property:

Lot 1, Block 2 SRP (Sunset Research Park) Addition, in the City of Corvallis, County of Benton, State of Oregon.

BUILDING/SITE INFORMATION

Square Footage

The property is improved with a 103,200 square foot, two-story, Class-A, research and development building and an 880± square foot building, specifically designed and engineered for chemical storage. The entire parcel is attractively landscaped to accentuate the buildings in all seasons.

Structure

The structure is non-combustible steel, concrete and masonry. The building has a concrete slab floor, poured concrete on corrugated steel deck second floor, Dryvit exterior wall system (steel stud, drywall, Styrofoam with plaster skin-coat), and a diaphragm roof over rigid R-30 insulation laid on steel deck. Structural support is provided by steel columns on 30-foot centers, with concrete footings.

Exterior

The Dryvit exterior wall system of the building resembles stucco in appearance. The sheathing of rigid insulation and elastomeric plaster renders it resistant to cracking and is easy to maintain.

Interior

Most gypsum board surfaces at core, perimeter walls and interior columns are finished with veneer plaster, paint and rubber base.

The internal walls are movable and non-bearing.

Employee Capacity

Building and mechanical systems were originally designed to accommodate approximately one person per 300 square feet. At 300 square feet per person, Research Way Technology Center could accommodate approximately 350 employees. The HVAC system has been upgraded in recent years, increasing the capacity of the original air-handling equipment specifications.

Parking

Two paved parking areas have space for approximately 258 automobiles. Motorcycle parking and bicycle racks are also provided. A new parking lot was added in 1995, adding approximately 77 parking stalls to the complex.

Freight Loading

One dock-high and two grade-level freight loading docks are available. The loading dock has both level and recessed doors. A large awning was built in 1995 to cover the exterior area of the grade-level loading docks.

Elevators

Two two-stop hydraulic elevators service the building. The passenger elevator is rated at 2,500 pounds and the freight elevator is rated at 4,700 pounds.

Stairways

There are three existing interior stairways between the first and second floor areas. There is a fourth exterior emergency escape stairway that was added at the rear of the building in the early 1990's and is used as an emergency escape route only.

Heating, Ventilation, and Air Conditioning

The building is equipped with a gas-fired, air-to-water heat pump system with 66 individual heat pumps and an external water cooling tower. The water-to-air heat pump system includes mechanical equipment, cooling tower, water loops, heat pumps, duct work, diffusers and controls, and an energy management system.

Fire Alarm System

There is a main control fire alarm unit with sprinkler heads throughout building. An additional smoke and fire alarm system, designed for the hearing and visually-impaired, was installed in 1994.

Electrical Capacity

The building has a 1600 amp capacity.

Restrooms

The building's 12 restrooms have ceramic tile floors and 4-foot-high ceramic tile wainscot on all walls.

There are 5 restrooms on the first floor. One of the men's and one of the women's restrooms on the first floor have showers and lockers and are available to all tenants of the building.

There are 7 restrooms on the second floor.

Kitchen

There is an employee lunchroom and full-sized kitchen at the ground level finished complete with vinyl floor. Additionally, there is a lunch room upstairs which opens to a covered balcony with a view of Mary's Peak.

Handball Court

A handball/racquetball court with maple floor is on the ground floor.

Locker Rooms

Men's and women's locker rooms are located on the ground floor and are available to all tenants.

Floor Covering

There is a high-grade commercial carpet in reception area, board rooms, and executive areas, durable industrial-grade carpet in open work area, and some vinyl floor covering in lab rooms. Production room floors are covered with an extremely high gloss hardened epoxy finish.

Ceiling

Nine-foot-high suspended acoustical tile ceiling is throughout the building.

Lighting

The lighting is recessed (60-foot candle) fluorescent lighting.

Insulation

Insulation is R-19 (walls) and R-30 (roof).

Windows

The windows are double-glazed and tinted with anodized aluminum frames.

Second Floor Loading

The second floor is designed to carry 50 pounds per square foot.

DESIGN/ENGINEERING

The *Research Way Technology Center* was designed and engineered by The Monaghan Group of Portland, Oregon, using the *System 2000 Design.

Construction

Construction of the building was completed in 1985.

*System 2000 Design

System 2000 incorporates modular components to maximize the building's multi-use flexibility. With no interior structural obstacles, space planning options are limitless. Space can be easily and inexpensively reconfigured to accommodate growth and owner/tenant redirection.

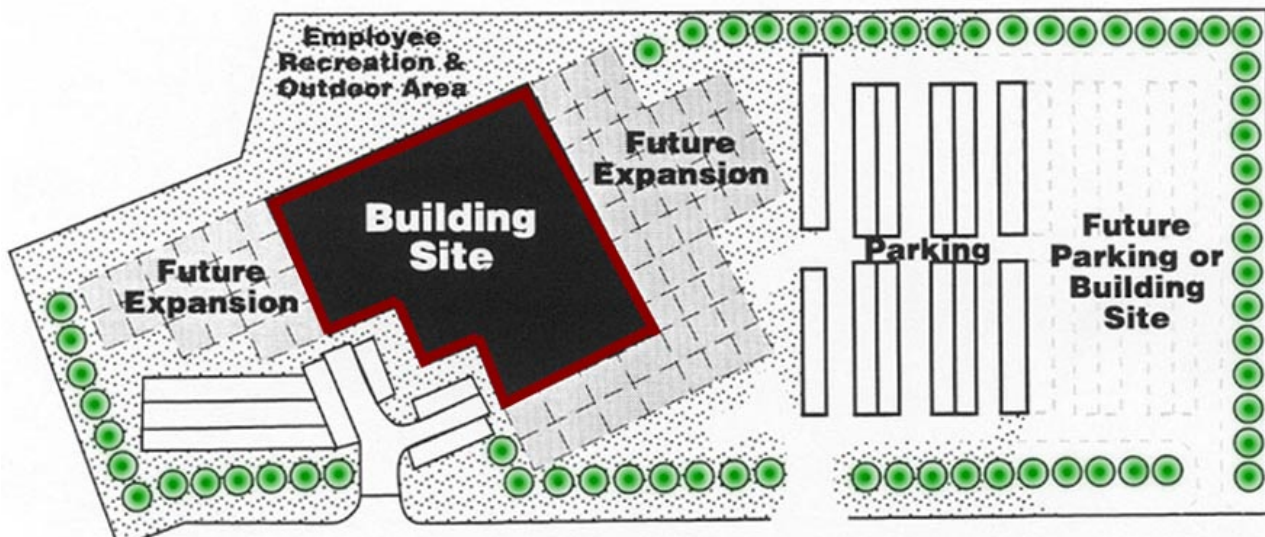
The System 2000 design will meet the needs of industries such as high technology, office, industrial, manufacturing and assembly.

Expansion

Expansion plans compatible with the existing lot size, parking requirements, etc. are in place. The existing building was designed to permit expansions to a total of 183,000 square feet, a final ratio of 2.18:1 (land to building). The building's two-story design keeps the property's lot coverage rates at 23%, well within the permitted maximum.

Optional Window Treatment

The building is designed to allow replacement of the exterior panels with windows to adapt the building from electronics manufacturing to a more traditional office atmosphere. Should the "all glass" approach be selected, the exterior panels currently on the building are designed to be re-usable and would be available for use in future expansion.



ZONING

The *Research Way Technology Center* is under the jurisdiction of the City of Corvallis Planning Department. All of the Research Way Technology Center property is zoned RTC (Research Technology Center).

Chapter 216.05 of the Corvallis Zoning Ordinance described RTC, in part, as follows:

216.05.01 - Purpose

The purposes of this district are to provide locations for research and technology uses which desire a campus-like setting and to establish standards that address the compatibility of the center with the surrounding uses.

215.05.03- Permitted Uses

216.05.03.01- General Development

1. Primary Uses Permitted Outright

a. Civic Use Type:

- i. University Services and Facilities
- ii. Commercial Use Types:
- iii. Research Services
- iv. Professional and Administrative Services
- v. Communication Services
- vi. Eating and Drinking Establishments - Sit-down
(1 per development site)

b. Industrial Use Type:

- i. Technological Production

2. Accessory Uses Permitted Outright

a. Essential Services

- b. Other development customarily incidental to the primary use in accordance with Section 303.