



WHAT THEY DO

Leading supplier of wafer fabrication equipment and services to the global semiconductor industry allowing chipmakers to build device features that are more than 1,000x smaller than a grain of sand. Nearly every leading-edge integrated circuit made today has been processed with Lam Research equipment.

PROJECT DETAILS

SIZE
88,000 SF

TYPE
Build-to-suit flex space

LOCATION
Tualatin, OR

REPRESENTATION

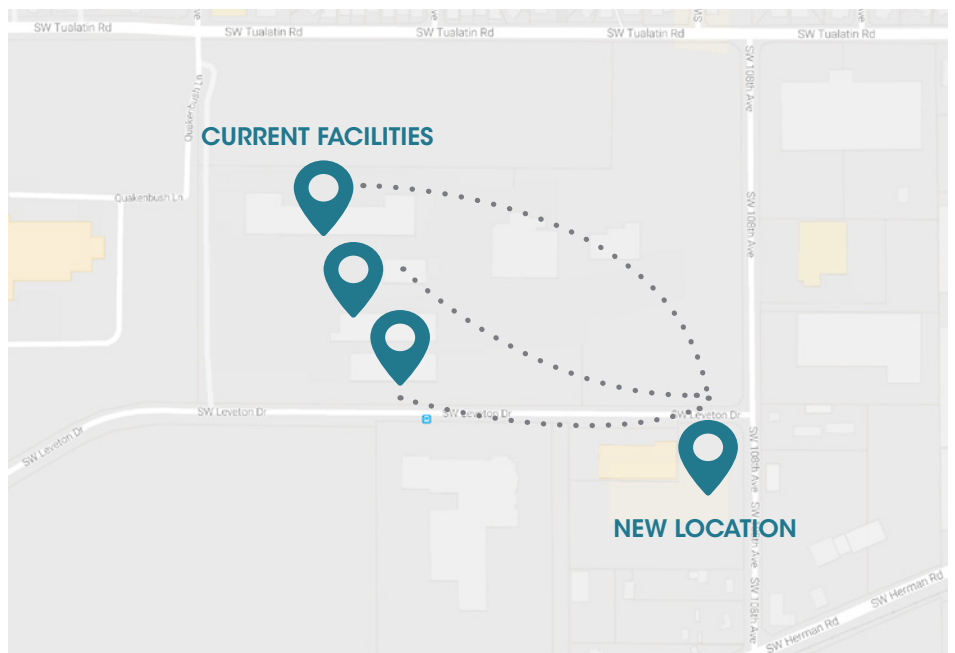
Stu Peterson of Macadam Forbes represented the landlord, Leveton Business Campus.

REQUIREMENT

Lam Research had a need for additional space to make room for expansions of their lab operations.

CHALLENGES

Lam Research needed the lab facility to be in close proximity to their existing location in Tualatin. Existing and available lab facilities in this specific area would require massive build-outs which could mean years before completion. Lam's specific needs for power, clean rooms, and dry labs would be a significant factor in overall cost for improvements to the space.



CREATIVE SOLUTIONS

Although construction had not begun, Leveton Business Campus had already acquired design and building permits saving a significant amount of time for completion. Negotiations for the almost 88K SF space included minimal landlord contribution to the improvements required by Lam Research, but the value of the location, which is across the street from their current location, was of far greater importance than the cost of the specialized improvements.

OUTCOME

With the design permits already in place, Lam was able to create the space to best fit their needs within a shorter timeline. As Lam Research is the largest employer in Tualatin, Leveton Business Campus offers unique amenities, such as a private park, and a basketball court, which is an asset when attracting new talent.

Leveton Business Campus Site Plan

