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## Flex, Lab, and Storage Sublease

**ParkWorks Industry Center**  
**26600 SW Parkway Ave**  
**Wilsonville, OR 97070**

### Features:

- 3.5+ per 1,000 parking
- Flexible demising plans, including office buildout
- Amenities-rich building & business park
- Substantial power and cooling available
- Dock and grade level loading potential

### Space Profile:

<b>Premises</b>	Up to 21,338 SF	<b>Building Class</b>	4 Star Flex/R&D
<b>Rental Rate</b>	Please call for rates	<b>Submarket</b>	Wilsonville
<b>Availability</b>	90 Days	<b>Built</b>	1975 Renov. 2021
<b>Term</b>	Up to 6 years	<b>Parking</b>	3.55/1,000 SF
<b>Building Size</b>	383,071 SF		

### Contact:



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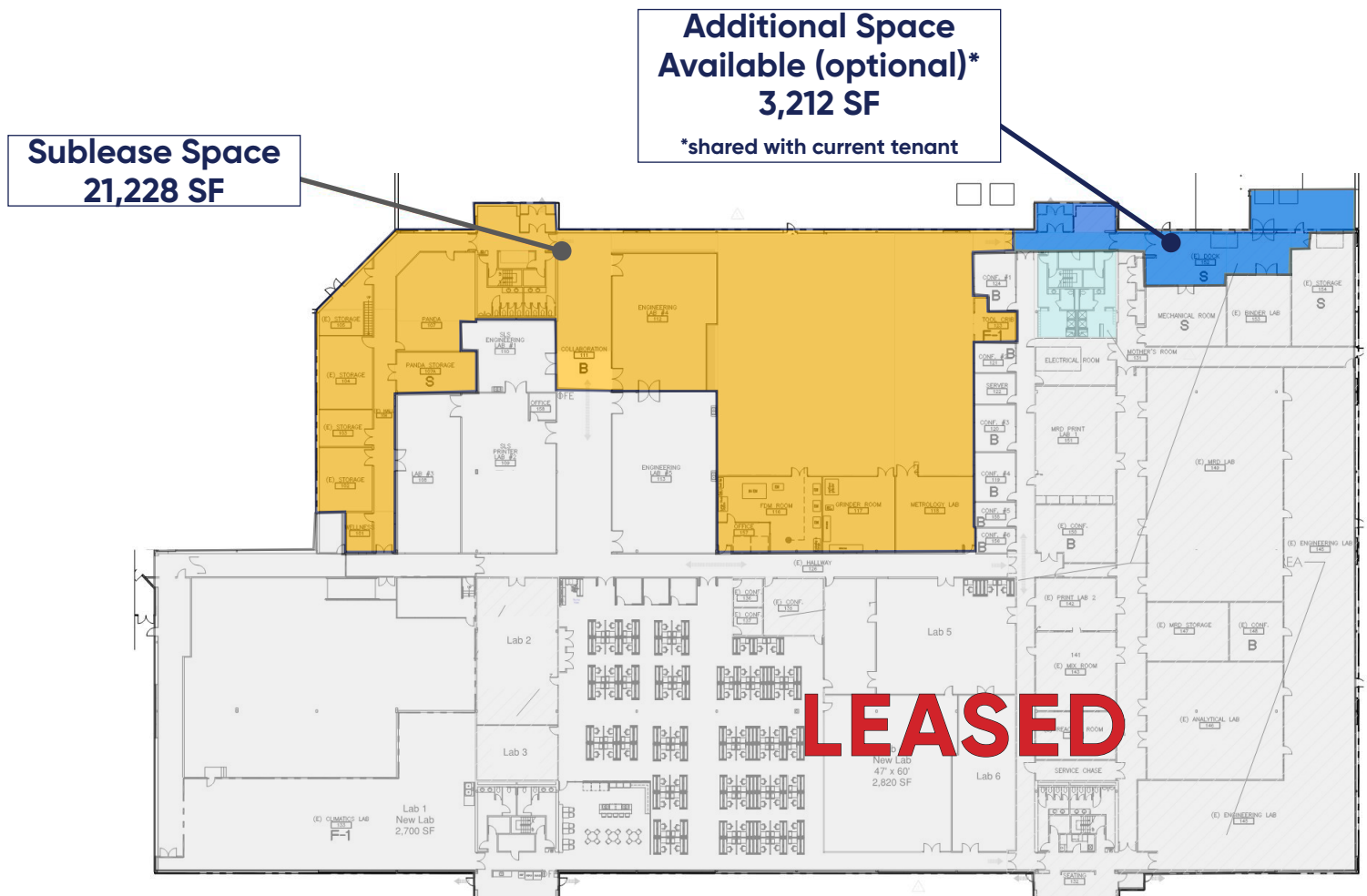


**Summer Blasquez**  
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## Space Profile:

- 5 laboratories, with 1 equipped with compressed air and nitrogen
- Some are able to be converted to alternate uses
- Drop ceilings can be added/removed where needed
- Dedicated grade level loading
- Optional shared dock and grade loading available
- Reception area





Amenities Center



Amenities Center



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Lab Area



Outdoor Seating



Warehouse



Warehouse

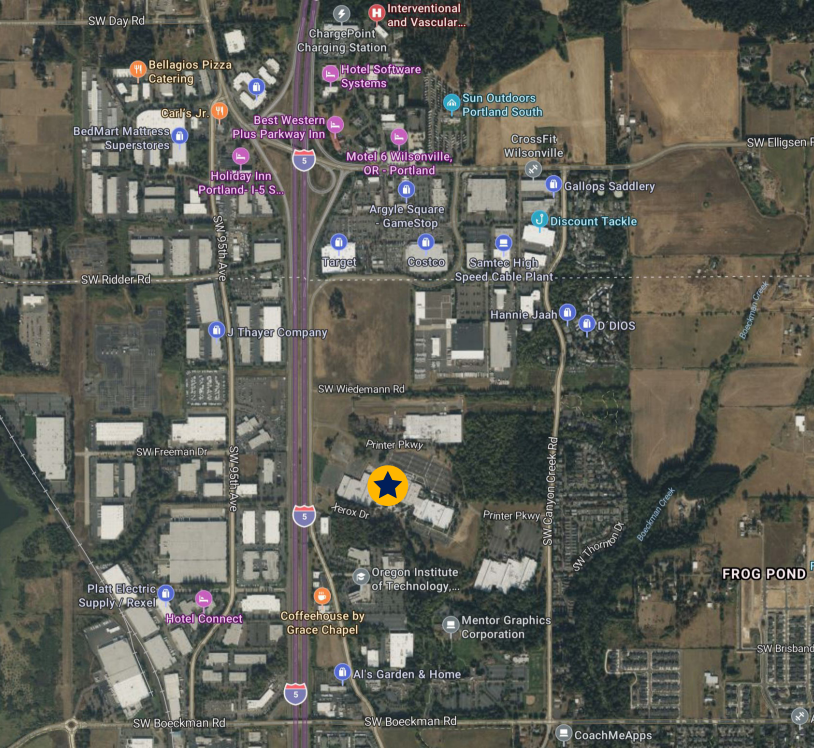


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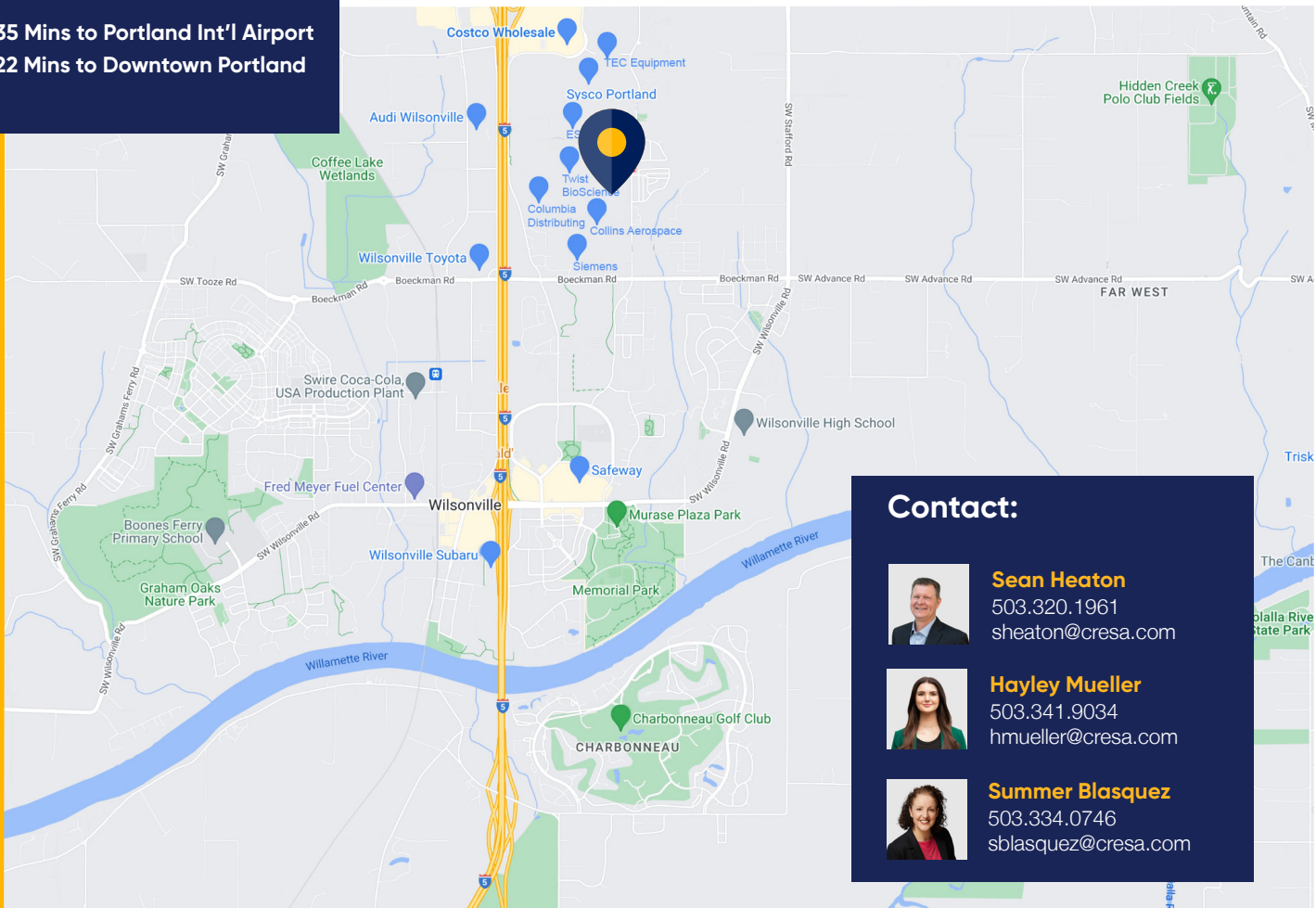


## Flex, Lab, and Storage Sublease

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**35 Mins to Portland Int'l Airport**  
**22 Mins to Downtown Portland**



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