



cresa ::

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:

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

Contact:



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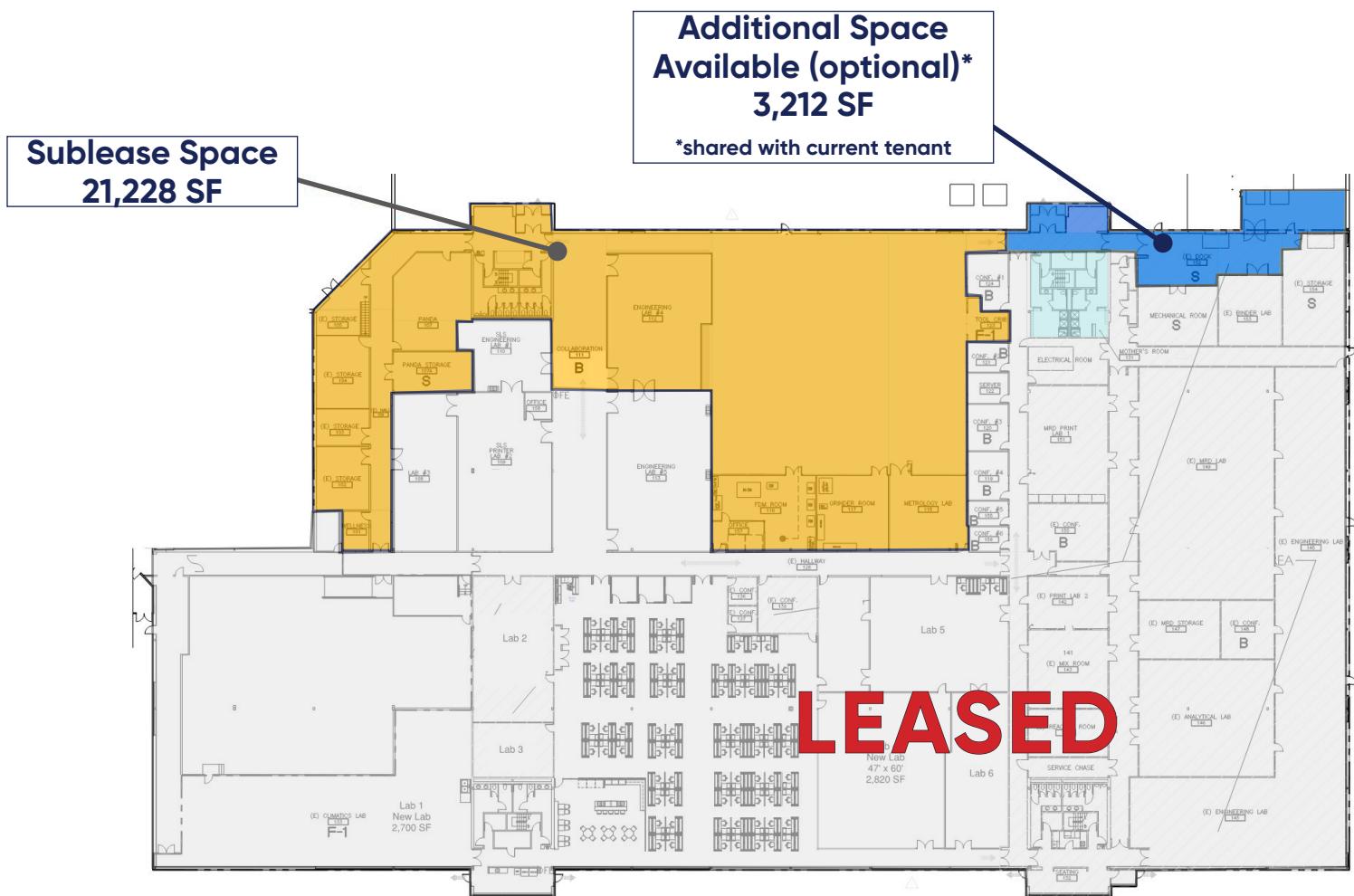


Summer Blasquez

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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



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Amenities Center



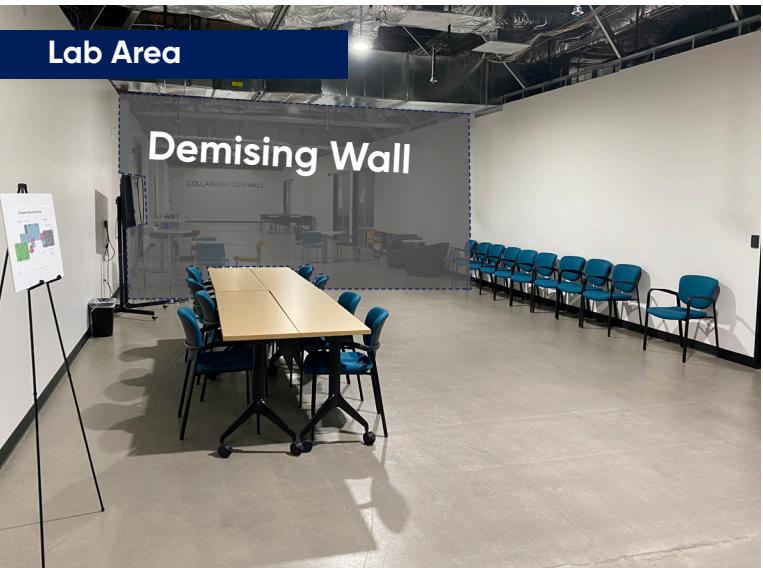
Amenities Center



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Lab Area



Demising Wall



Outdoor Seating

Warehouse



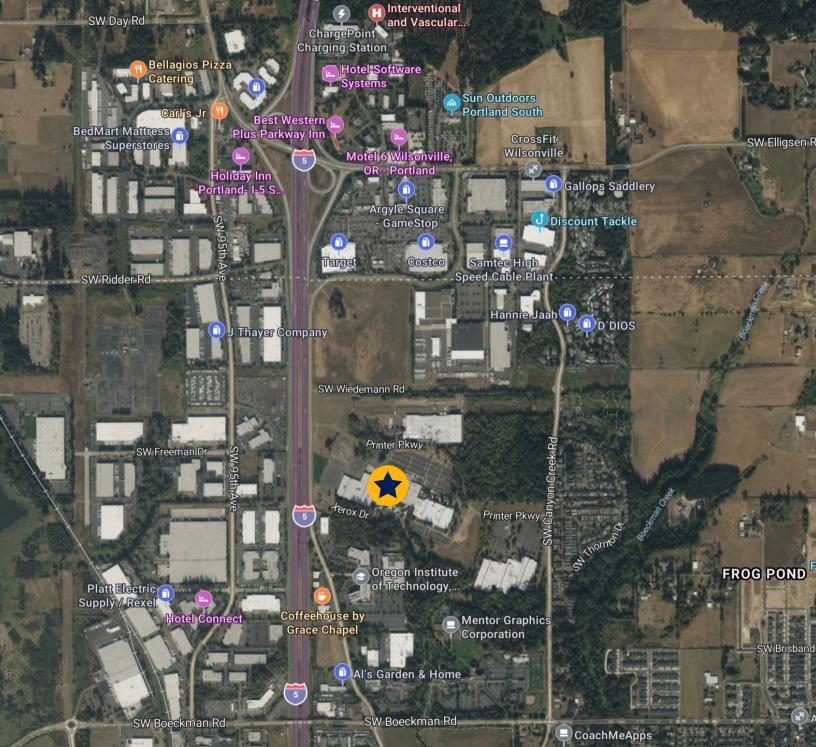
Warehouse



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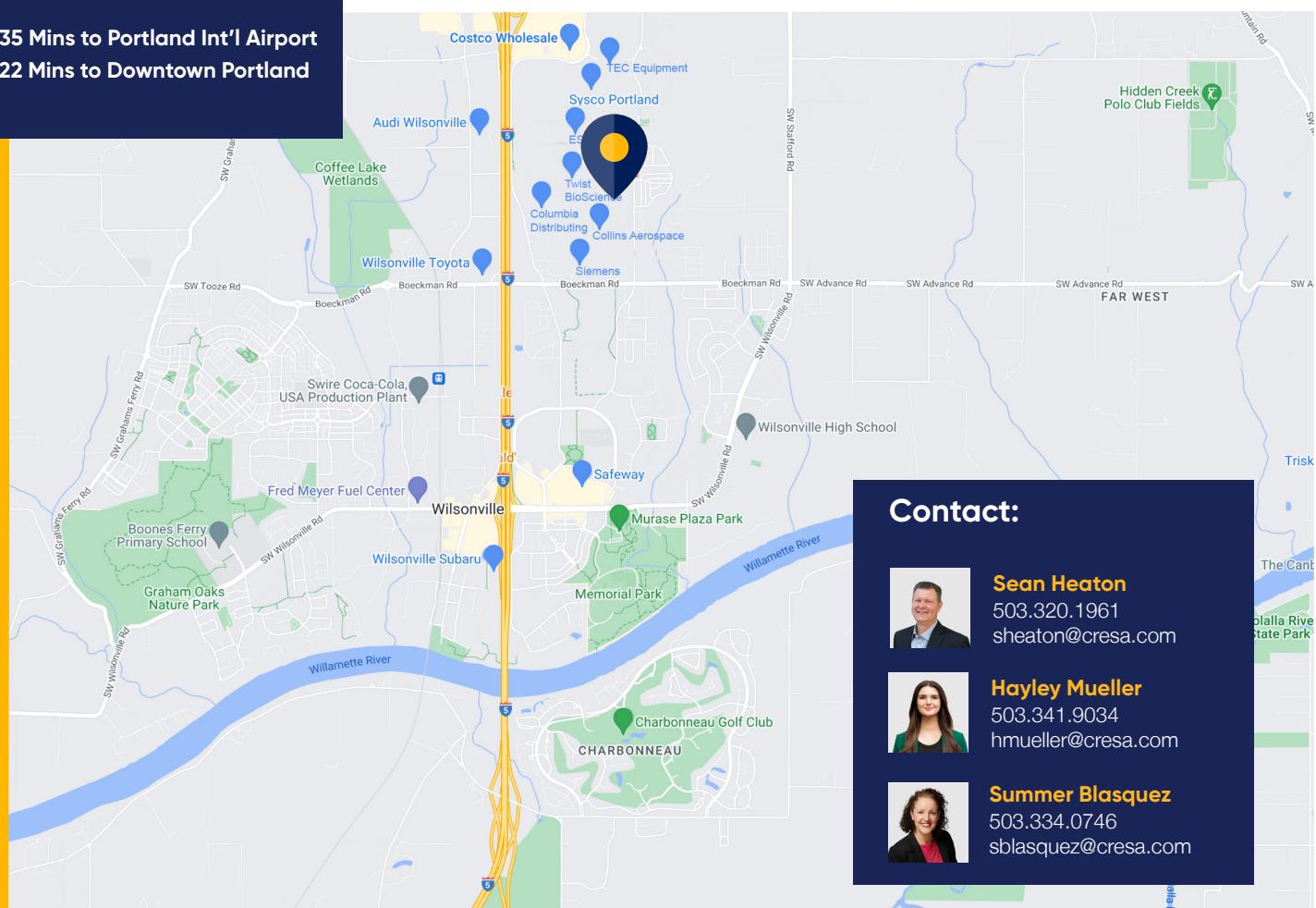


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**35 Mins to Portland Int'l Airport
22 Mins to Downtown Portland**



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