

27100 SW PARKWAY, W3

Wilsonville, OR 97070

I-5 FRONTAGE

**FOR
LEASE**

For More Information, Contact:

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

27100 SW Parkway, W3, Wilsonville, OR 97070



PROPERTY DESCRIPTION

Beautiful flex building surrounded by similar facilities. Nearby Tenants include Rockwell Aerospace, FLIR, Mentor Graphics, Xerox, Twiss Microbiology, and DW Fritz Corporation. The property has outstanding frontage and visibility on I-5.

PROPERTY HIGHLIGHTS

- Fully climate-controlled
- Both freight and passenger elevators
- Heavy power and desktop lighting level
- Parking: Approximately 75 spaces
- Sprinklers: Wet
- Dock Doors: 1
- Drive-in Bays: 2
- Year Built: 2014

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Office SF:	4,000 SF
Available SF:	35,245 SF
Building Size:	35,245 SF



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LOCATION OVERVIEW

Located between two freeway exits with 100% visibility on I-5 in Wilsonville. Wilsonville is the Portland Metro area's largest industrial/commercial submarket. It has become a "mature" market with little to no available land for new development. It has exploded in the last two years with businesses fleeing Multnomah County and the City of Portland. Tualatin is part of the South I-5 corridor market. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research.

I-5 SOUTH INDUSTRIAL MARKET

Inventory SF	45.1 Million
Under Construction SF	481,000
12 Months Net Absorption SF	946,000
Vacancy Rate	1.5%
Annual Rent Growth	6%

