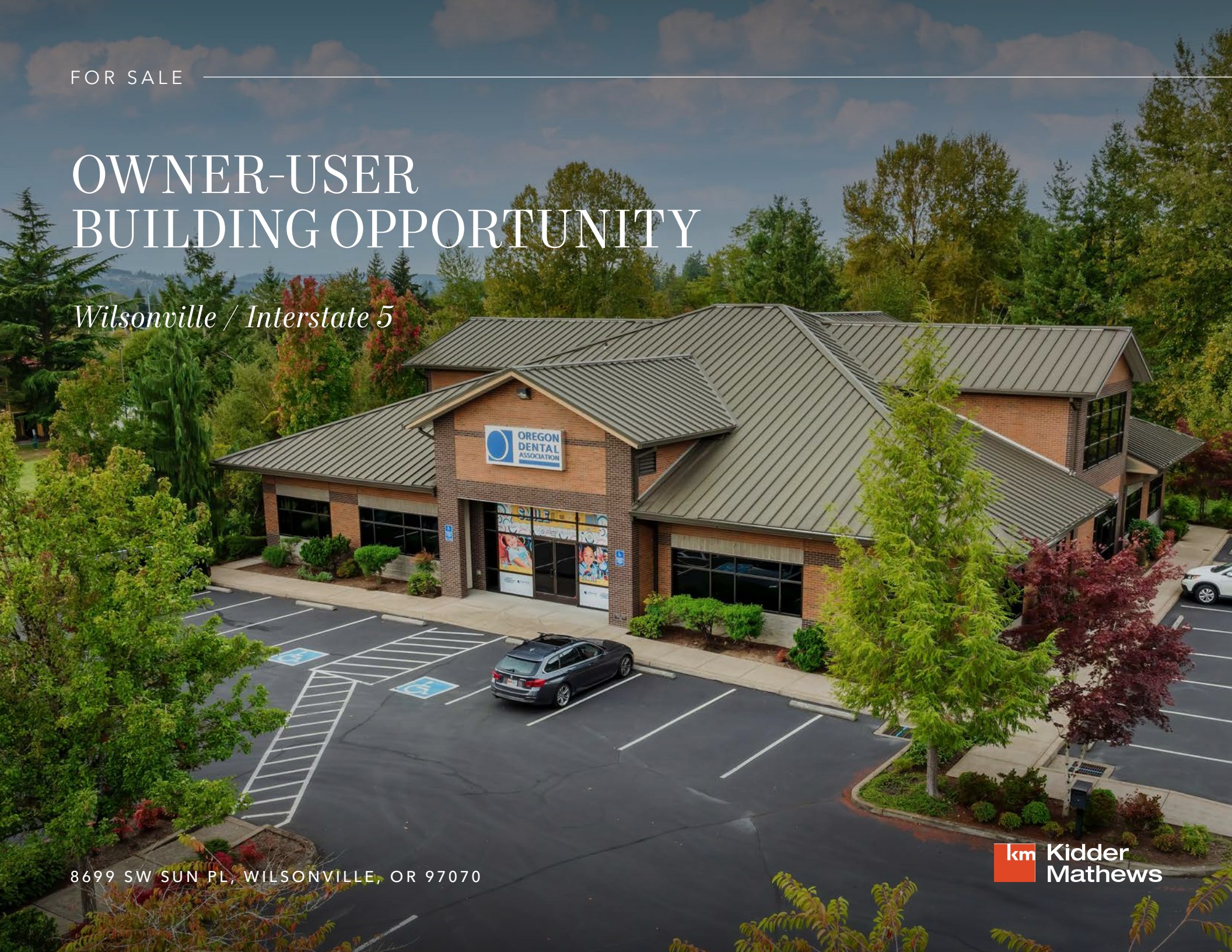


FOR SALE

# OWNER-USER BUILDING OPPORTUNITY

*Wilsonville / Interstate 5*



8699 SW SUN PL, WILSONVILLE, OR 97070

**km** Kidder  
Mathews



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# HEADQUARTER OFFICE OPPORTUNITY

*Built as association headquarters with extensive private offices, dedicated conference rooms, and a central freeway location.*

ADDRESS	8699 SW Sun Pl, Wilsonville, OR 97070
YEAR BUILT	2006
BUILDING AREA	1 <sup>st</sup> Floor ±8,179 SF 2 <sup>nd</sup> Floor ±4,447 SF <b>Total ±12,626 SF</b>
ELEVATOR SERVED	Yes
SITE AREA	±43,520 SF
ZONING	PDC (Planned Development Commercial)
PARKING	41 spaces on-site
ACCESS	Excellent access located adjacent to Interstate-5/SW Elligsen Rd Interchange
EXPOSURE	Good exposure corner location with Ferrari, Maserati, Mercedes, and planned Lamborghini dealerships nearby





## PROPERTY HIGHLIGHTS

### HEADQUARTERS DESIGN

Grand reception with 11' ceilings, extensive private offices including CEO office, board room, multiple conference rooms, and second floor meeting room with 210+ capacity.

### EXCELLENT ACCESS

Located adjacent to one of two Wilsonville I-5 freeway interchanges.

### CENTRAL I-5 LOCATION

Conveniently situated along heavily travelled I-5 between downtown Portland CBD (18 miles north) and Salem (25 miles south).

### PLENTIFUL PARKING

41 on-site spaces as well as curbside parking along both sides of the two adjacent streets.

### LIMITED AVAILABLE LAND

Few vacant commercial sites remain along the I-5 Corridor between Portland and Wilsonville for future development.



## PROPERTY INFORMATION

### PROPERTY OVERVIEW

ADDRESS 8699 SW Sun Pl, Wilsonville, OR 97070

YEAR BUILT 2006

BUILDING AREA 1<sup>st</sup> Floor ±8,179 SF  
2<sup>nd</sup> Floor ±4,447 SF  
**Total ±12,626 SF**

### BUILDING INFORMATION

SITE AREA 43,520 SF

CONSTRUCTION Wood frame with brick veneer exterior walls, a concrete slab foundation, and multi-pitched roof with pre-finished metal cover.

INTERIOR FINISH Painted sheetrock walls with combination ceramic tile and carpet floor covering, suspended acoustical tile ceilings with recessed parabolic fluorescent lighting. Ceilings are 11' in the main entry and primarily 9' and 10' in the balance of the building.

ELEVATOR SERVED Yes

RESTROOMS Men's and women's restrooms are located on both floors. There is also an ADA accessible restroom with shower on the first floor and an executive office restroom.

AMENITIES A breakroom is located on the first floor and a kitchen on the second floor. A covered balcony is also located off the large meeting room on the second floor (capacity 212).

HVAC Combination of electric forced-air electric heat and heat pumps.





# PROPERTY INFORMATION

## LAND INFORMATION

ZONING	<p><b>PDC (Planned Development Commercial)</b>                      This zoning allows a broad range of commercial uses including retail, wholesale showrooms, offices and clinics, service establishments, and churches. Various automotive shops and fabrication shops are also allowed within enclosed buildings.</p>
PARKING	<p><b>41 spaces on-site (3.25/1,000 SF)</b>                      Extensive parking is also available on both sides of both adjacent streets.</p>
ACCESS	<p>Direct access to the site is available via curb cuts from both adjacent streets (SW Sun Pl and SW Parkway Ave). Excellent regional access is available via SW Elligsen Rd and Interstate-5, both within ¼-mile of the site.</p>
EXPOSURE	<p>Good exposure corner location with Ferrari, Maserati, Mercedes, and planned Lamborghini dealerships nearby.</p>

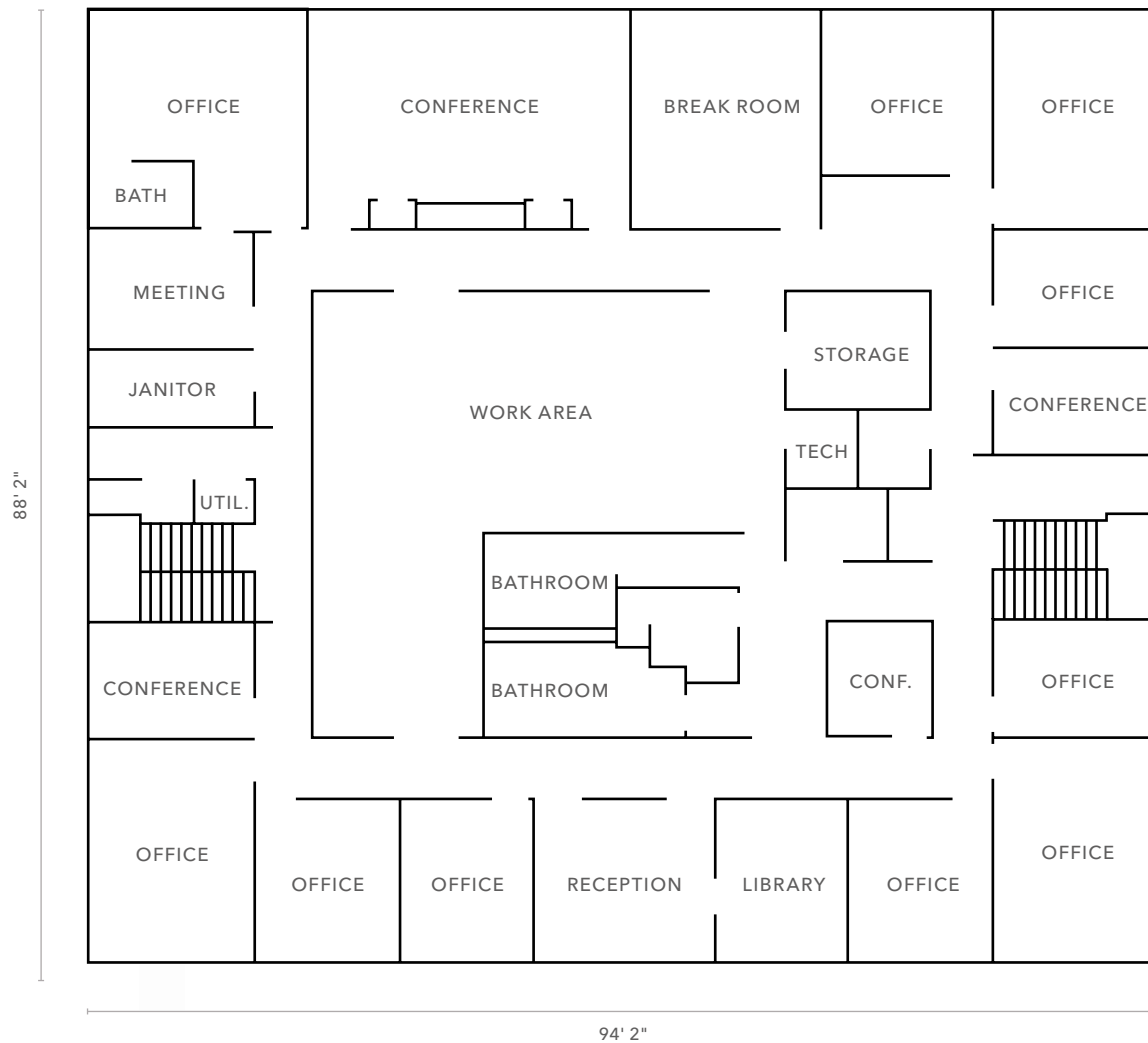




## PROPERTY OVERVIEW

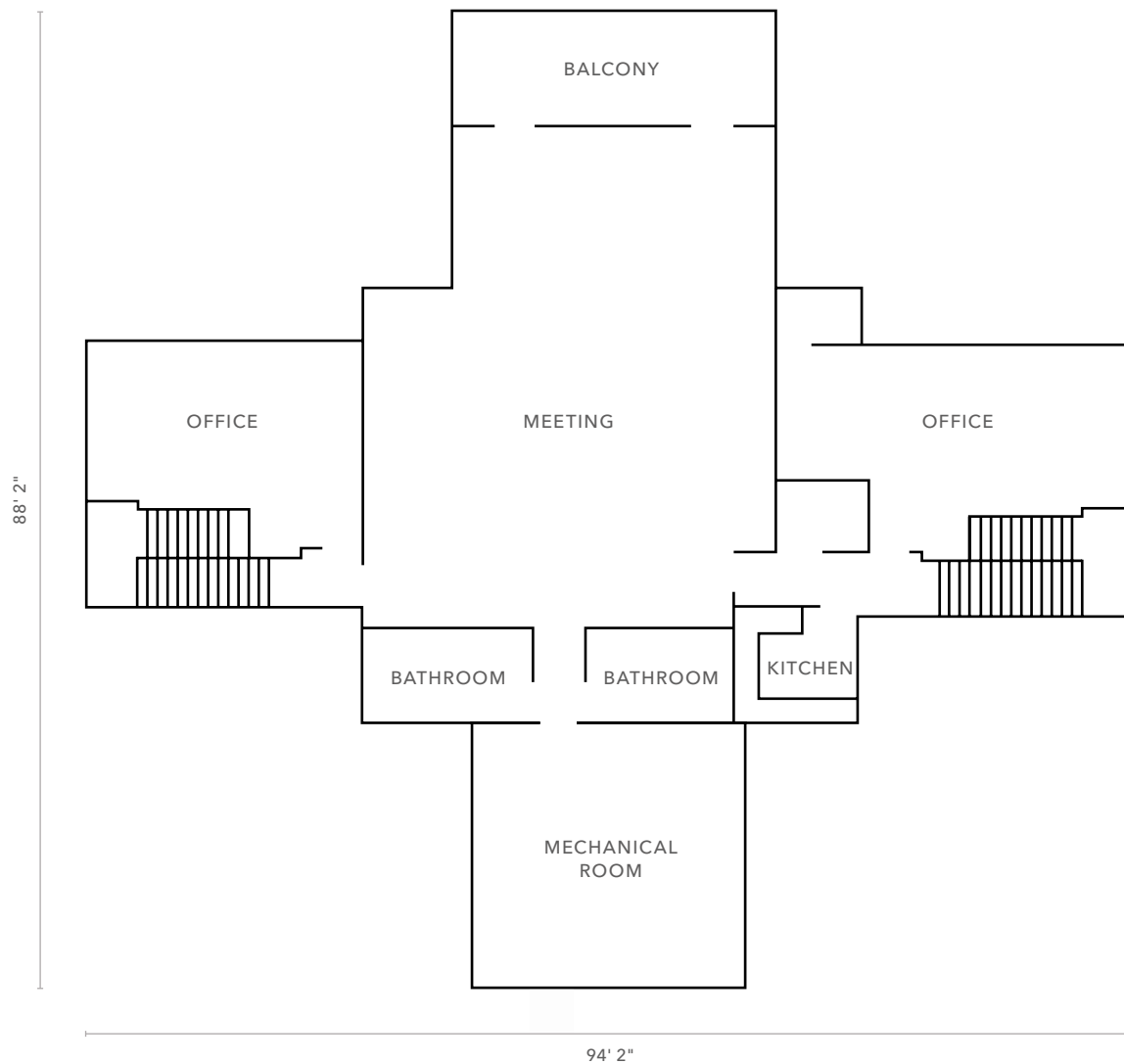


# FIRST FLOOR





## SECOND FLOOR





# NEIGHBORHOOD DETAILS

### CITY OF WILSONVILLE

The property is in the City of Wilsonville, a suburb of the Portland metro area, located less than 20 miles south of downtown Portland via Interstate 5. The Capital City of Salem is also located within 30 miles south of Wilsonville via Interstate 5. Many businesses and residents of Wilsonville benefit from its proximity to both major cities and surrounding areas.

Wilsonville has a population of over 27,000 residents. It is a fast-growing community, doubling its population in the past 20 years. It has long been known for its strong jobs base, with over 20,000 jobs at over 1,200 businesses. More than 18,000 people come to Wilsonville to work from outside the city. A number of large employers are located in the area including Coca-Cola, Xerox, Pacific Foods, Collins Aerospace, Siemens, Sysco, and DW Fritz, among others. Oregon Institute of Technology and Clackamas Community College both have campuses in the city.

### MAJOR RETAILERS

Major retailers include Costco, Target, and Fred Meyer. There is also a multitude of new automobile dealerships including Honda, Toyota, Mercedes, Chrysler, Chevrolet, Ferrari, Maserati, planned Lamborghini, and others.

### OFFICE MARKET

Wilsonville is a relatively small, but strong office submarket within the Portland/Vancouver metro area. According to Costar, there are 63 office buildings containing approximately 1.3M SF. Excluding one large single-tenant building (120,000 SF) that just became vacant (Q3 2024), the 3rd Quarter 2024 office vacancy rate is reported at 3.6%. This contrasts with the total Portland/Vancouver metro office vacancy rate of 13.6%. The average office vacancy in this submarket the past 10 years has been 3.2%.





## LOCATION OVERVIEW







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