

FOR SUBLEASE | 5,288 SF Office + Warehouse

9130 SW Pioneer Court - Suite A, Wilsonville, OR 97070



BRAD CARNESE

Managing Director

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PROPERTY DETAILS

9130 SW Pioneer Court, Wilsonville, OR 97070

Sub-Market:	Wilsonville / North Wilsonville
Business Park:	Commerce Center South
Space:	5,288 RSF (Suite A)
Base Rent:	\$5,967 per Month + NNN
Lease Expiration:	July 6, 2026
Availability:	Immediate
Built:	1984
Clear Height:	16'
Sprinklers:	Yes (wet)
Heat:	Yes (gas)
Power:	3 Phase (in warehouse)
Grade Doors:	Two (2) 12'
Parking:	On-Site - Shared Lot
Zoning:	Industrial I3

HIGHLIGHTS

- Prime Placement in Commerce Center South
- Reception Area, Open Office Space, Private Offices, Kitchen, (2) Restrooms, Warehouse with Mezzanine
- Located at SW Boones Ferry & I-5 Exit 286
- ±29,685 ADT on Boones Ferry @ Commerce Circle
- Private On-Site Parking Lot for the Business Center
- Located Along Several Bus Lines & Stops
- Nearby Retail: The Human Bean, Carl's Jr, BoonTown Tap & Grill, Holiday Inn & Conference Center, Best Western, Chevron, 76, Motel 6, Wilsonville Mercedes, Cafe Yumm!, Starbucks, ZoomCare, Koi Fusion, Panda Express, Office Depot, PetSmart, Target, Costco

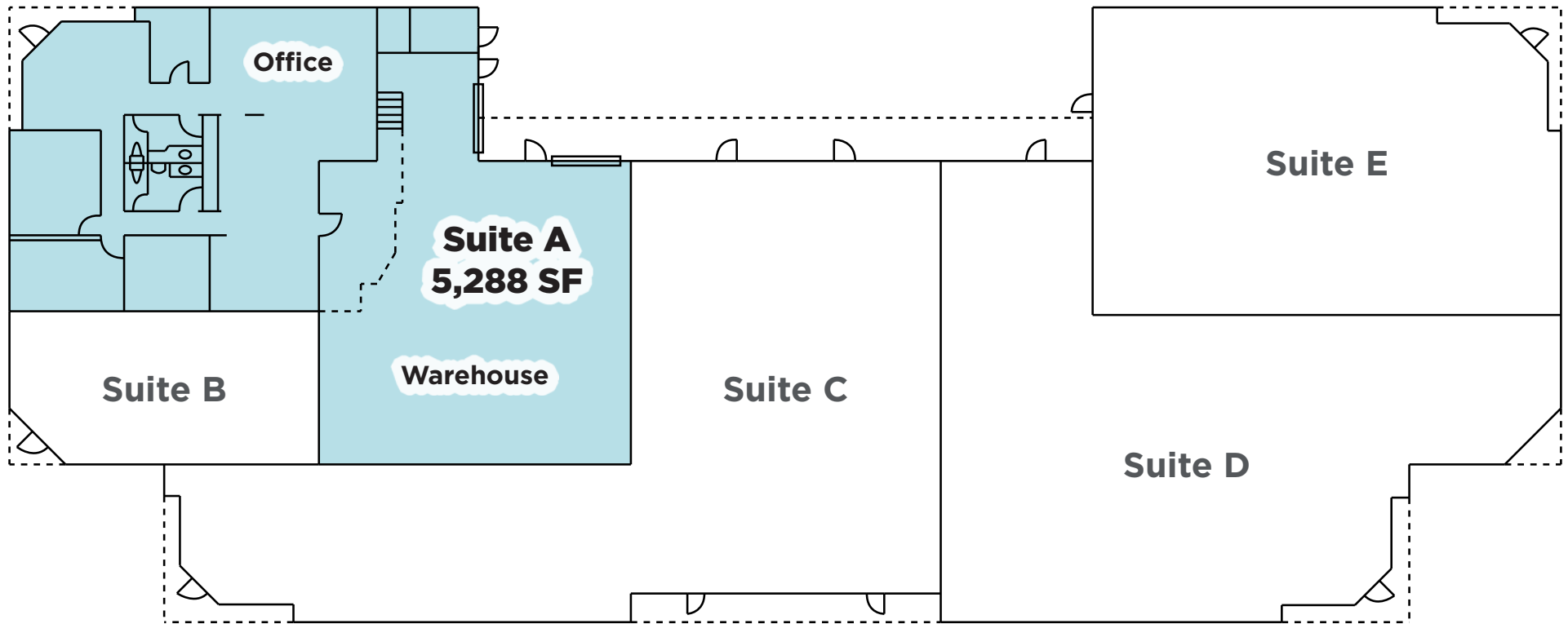
LOCAL DEMOGRAPHICS

ATTRIBUTE	1 Mile	2 Miles	3 Miles
Population: 2023	3,134	15,924	42,558
Median Age	39.1	40.2	39
Daytime Employees	7,883	14,006	27,316
Businesses	477	761	2,314
Median Home Value	\$578,512	\$534,519	\$474,443
Average Household Income	\$108,006	\$134,185	\$119,448

**Demographics derived from CoStar for 9130 SW Pioneer Court, Wilsonville OR 97070*

FLOOR PLAN | 9130 SW Pioneer Court - Suite A, Wilsonville, OR 97070

Commerce Center South - 9130 Building



PROPERTY SITE MAP | Commerce Center South, Wilsonville, OR 97070





GRADE LEVEL LOADING



OFFICE ENTRY

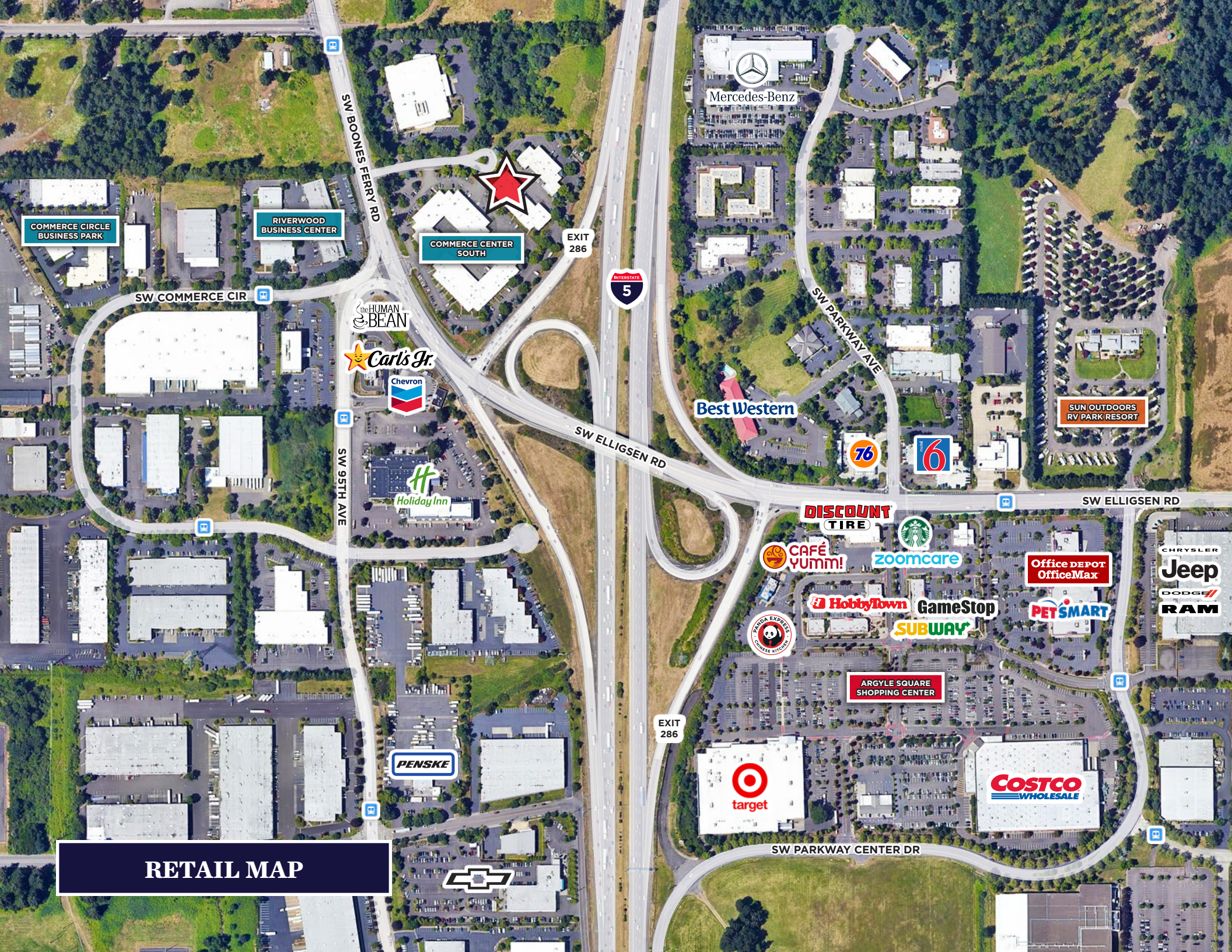


WAREHOUSE W/ MEZZANINE



OPEN SPACE & PRIVATE OFFICES

RETAIL MAP



COMMERCE CIRCLE
BUSINESS PARK

RIVERWOOD
BUSINESS CENTER

COMMERCE CENTER
SOUTH

SW COMMERCE CIR

the HUMAN
BEAN

Carl's Jr.

Chevron

Holiday Inn

EXIT
286

INTERSTATE
5

Best Western

76

6

SUN OUTDOORS
RV PARK RESORT

SW ELLIGSEN RD

DISCOUNT
TIRE

CAFÉ
YUMMI!

zoomcare

Office DEPOT
OfficeMax

HobbyTown

GameStop

PETSMART

SUBWAY

PANDA EXPRESS
CHINA EXPRESS
FIREHOUSE SUBSTITUTION

ARGYLE SQUARE
SHOPPING CENTER

target

COSTCO
WHOLESALE

PENSKE

Chevrolet

SW PARKWAY CENTER DR

CHRYSLER
Jeep
DODGE
RAM



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