

# CUSTOM PROFESSIONAL OFFICE SPACES IN WILSONVILLE

Black Butte Corporate Center 25195 SW Parkway Avenue, Wilsonville OR 97070

## FOR LEASE



**The newly renovated Black Butte Corporate Center** is a 25,000 sq ft suburban medical/professional office building, adjacent to one of the core centers of the thriving suburb of north Wilsonville. The property has abundant parking, easy freeway access, and convenient proximity to banks, Costco, Target, Office Depot and Starbucks, all just down the street from the building. The custom office suites have new LED lighting as well as green-rated flooring and paint, and a new conference room available for all tenants. The Black Butte Corporate Center is ADA-accessible from both floors, and features upgraded HVAC for energy efficiency, a secured 24/7 access system, unisex restrooms and commuter shower, renovated exterior, and updated landscaped areas with low-flow irrigation systems.

**Tricia Anderson**

[tricia@northrimpdx.com](mailto:tricia@northrimpdx.com) | [503.525.1927](tel:503.525.1927)



**[northrimpdx.com](http://northrimpdx.com)**

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpdx.com](mailto:matt@northrimpdx.com) | [503.381.3134](tel:503.381.3134)



# CUSTOM PROFESSIONAL OFFICE SPACES IN WILSONVILLE

Black Butte Corporate Center 25195 SW Parkway Avenue, Wilsonville OR 97070

## FOR LEASE

### Walk Score



39

"Car-Dependent"

### Transit Score



32

"Some Transit"

### Bike Score



54

"Bikeable"



## Property Details

- Beautifully-appointed office suites from approx. 700 RSF to 2,100 RSF
- Common conference room on the 1st Floor
- Daylight entrances with 24/7 access system on both sides of the building
- ADA Unisex restrooms plus commuter shower
- Ample tenant and guest parking
- Professional landscaping
- Energy-efficient LED lighting

## Location Details

- In Wilsonville's business district just off Highway I-5 at Elligsen Rd.
- Adjacent to a concentrated mix of major retailers, restaurants, banks, entertainment and hotels.

## Demographics (within 1 mile)

- Population (2020): 2,116
- Projected Population (2025): 2,164
- Average Household Income (2020): \$112,234
- Projected Average Household Income (2025): \$123,738
- Median Age (2020): 34.8

## Daily Traffic Count

(SW Elligsen Rd. at Parkway)

TOTAL: 14,700

**Tricia Anderson**

[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)





Tour a similar suite



Virtual Tour

[tinyurl.com/Blackbutte202](https://tinyurl.com/Blackbutte202)



## CUSTOM PROFESSIONAL OFFICE SPACES IN WILSONVILLE

Black Butte Corporate Center 25195 SW Parkway Avenue, Wilsonville OR 97070

## FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](https://northrimpx.com)

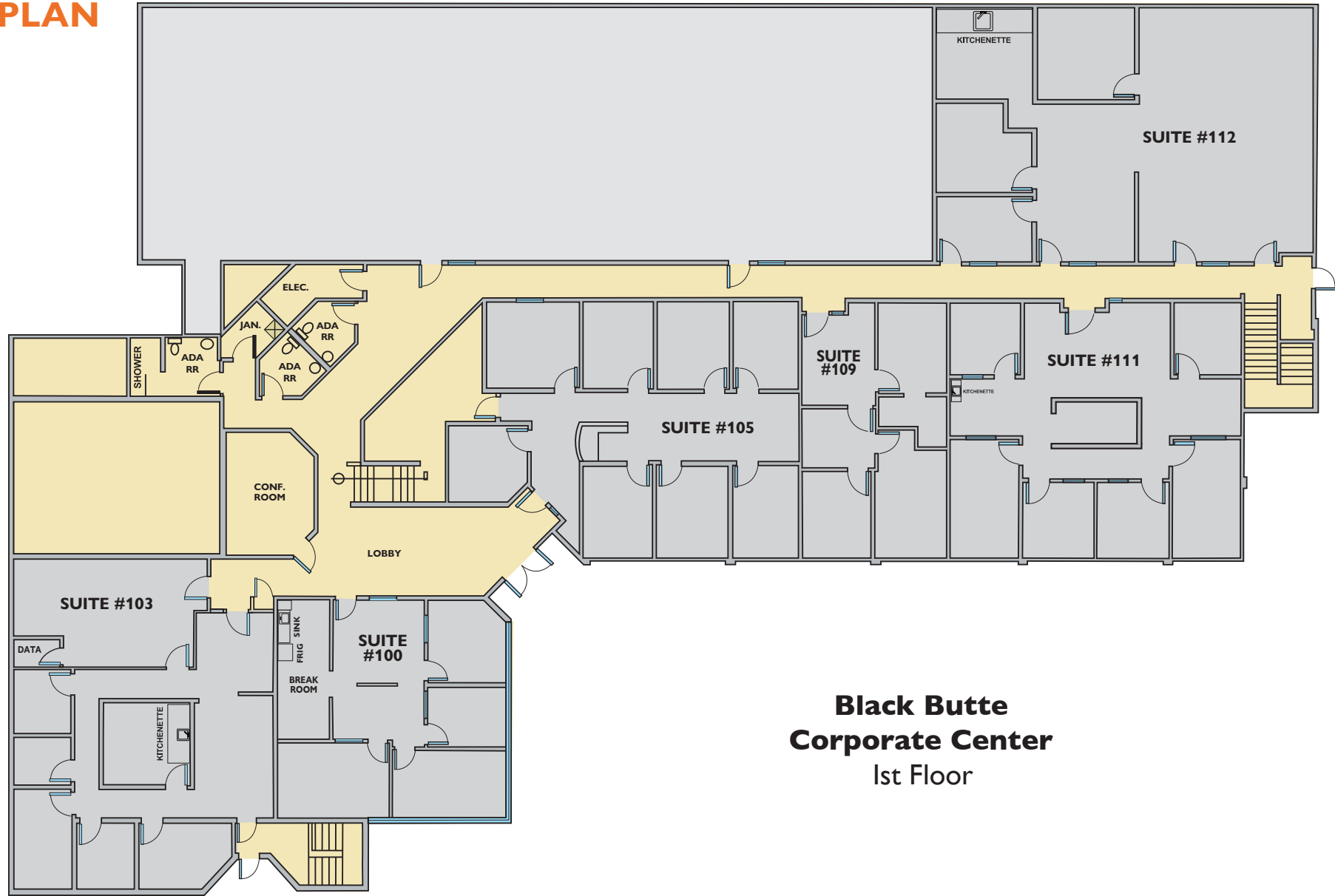
819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2024 North Rim Commercial Properties

# FLOOR PLAN

## 1st Floor



## Black Butte Corporate Center 1st Floor

### CUSTOM PROFESSIONAL OFFICE SPACES IN WILSONVILLE

Black Butte Corporate Center 25195 SW Parkway Avenue, Wilsonville OR 97070

## FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | 503.525.1927



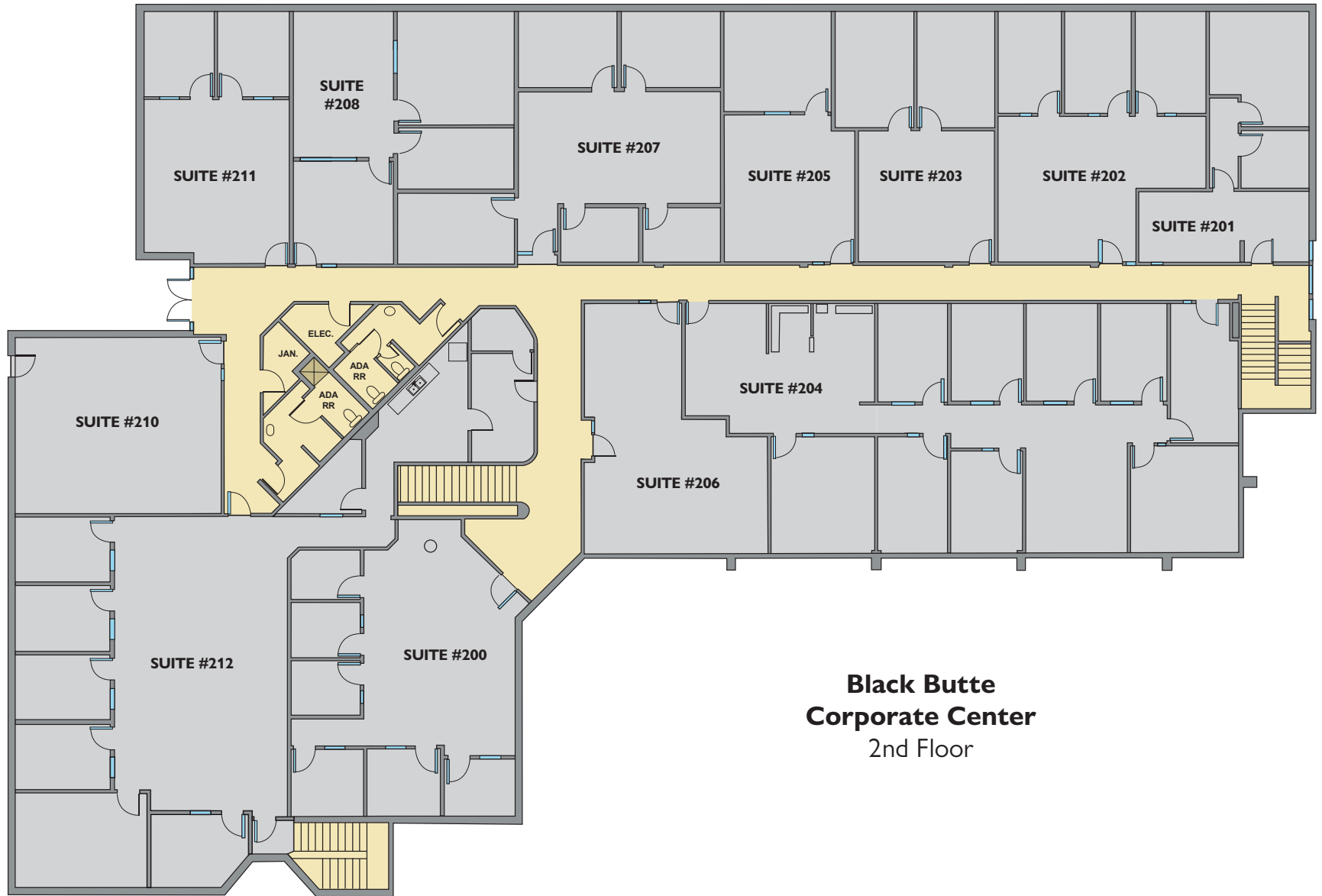
[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | 503.381.3134

# FLOOR PLAN

## 2nd Floor



**Black Butte  
Corporate Center**  
2nd Floor

### CUSTOM PROFESSIONAL OFFICE SPACES IN WILSONVILLE

Black Butte Corporate Center 25195 SW Parkway Avenue, Wilsonville OR 97070

### FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



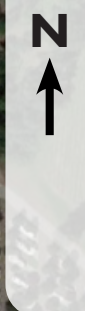
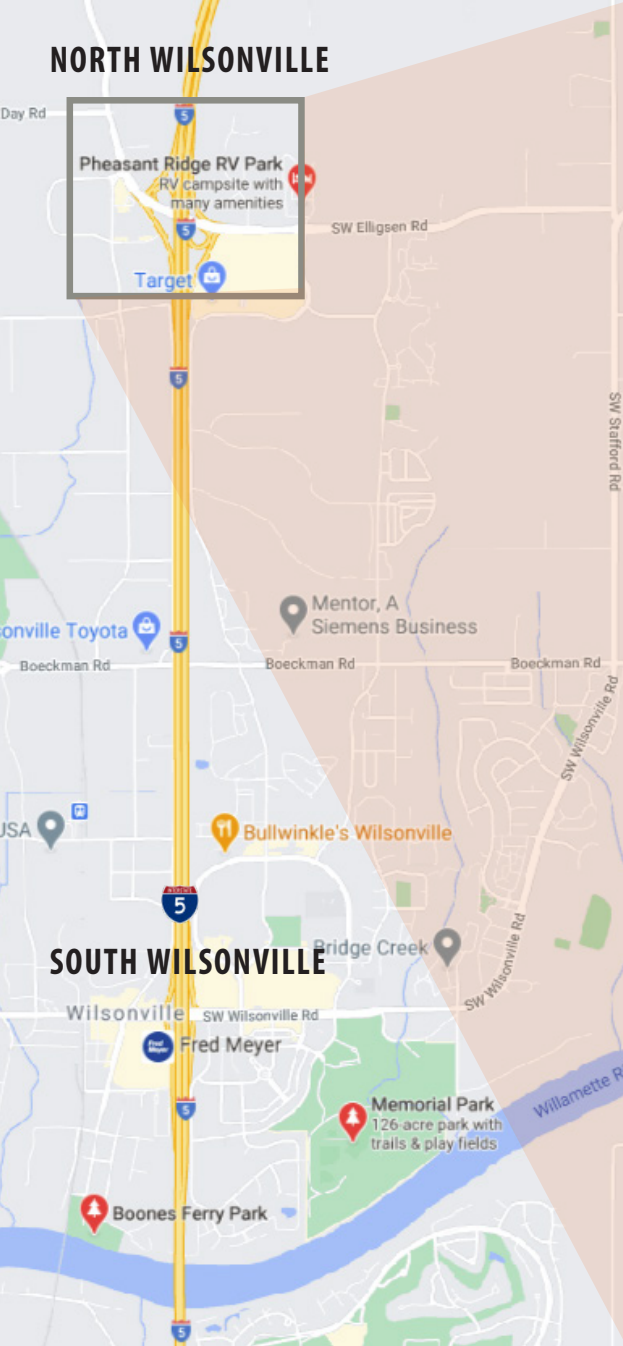
[northrimpx.com](http://northrimpx.com)

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)



# NORTH WILSONVILLE



## CUSTOM PROFESSIONAL OFFICE SPACES IN WILSONVILLE

Black Butte Corporate Center 25195 SW Parkway Avenue, Wilsonville OR 97070

## FOR LEASE

**Tricia Anderson**  
[tricia@northrimpx.com](mailto:tricia@northrimpx.com) | [503.525.1927](tel:503.525.1927)



[northrimpx.com](http://northrimpx.com)  
 819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)  
 Matthew Schweitzer | [matt@northrimpx.com](mailto:matt@northrimpx.com) | [503.381.3134](tel:503.381.3134)

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2024 North Rim Commercial Properties