

FOR SALE OR LEASE

Free Standing Flex Building on I-5 Freeway

PEYTON BUSINESS CENTER

9275 SW PEYTON LANE | WILSONVILLE, OR

OWNED BY



MELVIN MARK
INVESTORS

REPRESENTED BY



Kidder
Mathews

PEYTONBUSINESSCENTER.COM

FOR SALE OR LEASE PEYTON BUSINESS CENTER



SW BARBER ST

SUBJECT
PROPERTY

PARKING

SW BOONES FERRY RD

CASTING ST

SW PEYTON LN

ADDITIONAL
PARKING



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PEYTON BUSINESS CENTER

EXECUTIVE SUMMARY

Peyton Business Center is a two story concrete tilt-up Flex building totaling 122,500 SF across its two floors. This building has heavy 480V Electrical Service and is currently built out as 100% office space, however, portions could be converted to light Industrial.

Peyton Business Center was built in 1980 as the corporate headquarters for Payless

Drugs and later became the corporate headquarters for Hollywood Video. In 2013 the property went through an extensive interior renovation bringing the building to a Class A flex office building. The building features over 700 parking stalls and has I-5 exposure making this property ideal for corporate headquarters, office, flex, bio science, production, or other R&D uses.



Features

AVAILABLE SPACE ±122,500 SF (entire 2-story building) or owner will consider demising space to approx. 32,000 SF

PARKING RATIO 5.71w/1000 (700 parking stalls)

PLUG AND PLAY all furniture is included if desired

LOADING DOORS at grade level

OPPORTUNITY for 2 new monument signs on I-5

AVAILABILITY DATE: Immediately

LEASE RATES: Call for Quote

SALE PRICE: Owner will consider selling to owner-user. Please call with inquiries.

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BUILDING TECHNICAL SPECIFICATIONS

PARKING RATIO 5.71w/1000 (700 parking stalls).

8.72 ACRE primary site with additional 1.5 acre parking easement across Peyton Lane.

ZONING: PDI Planned Development Industrial, allowing for 100% office use, technology, R&D, Manufacturing, and some commercial uses.

YEAR BUILT 1980, fully renovated in 2010.

CEILING HEIGHTS Unfinished floor to floor heights of 12' above ceiling grid.

FURNITURE 1247 workstations, employee locker rooms, Break Room, conference rooms, common areas and all private offices fully furnished.

LOADING Currently one loading door, more could be added.

ELECTRICAL 10,000 Amps of 277/480v electrical distributed to four 2,500 amp panels.

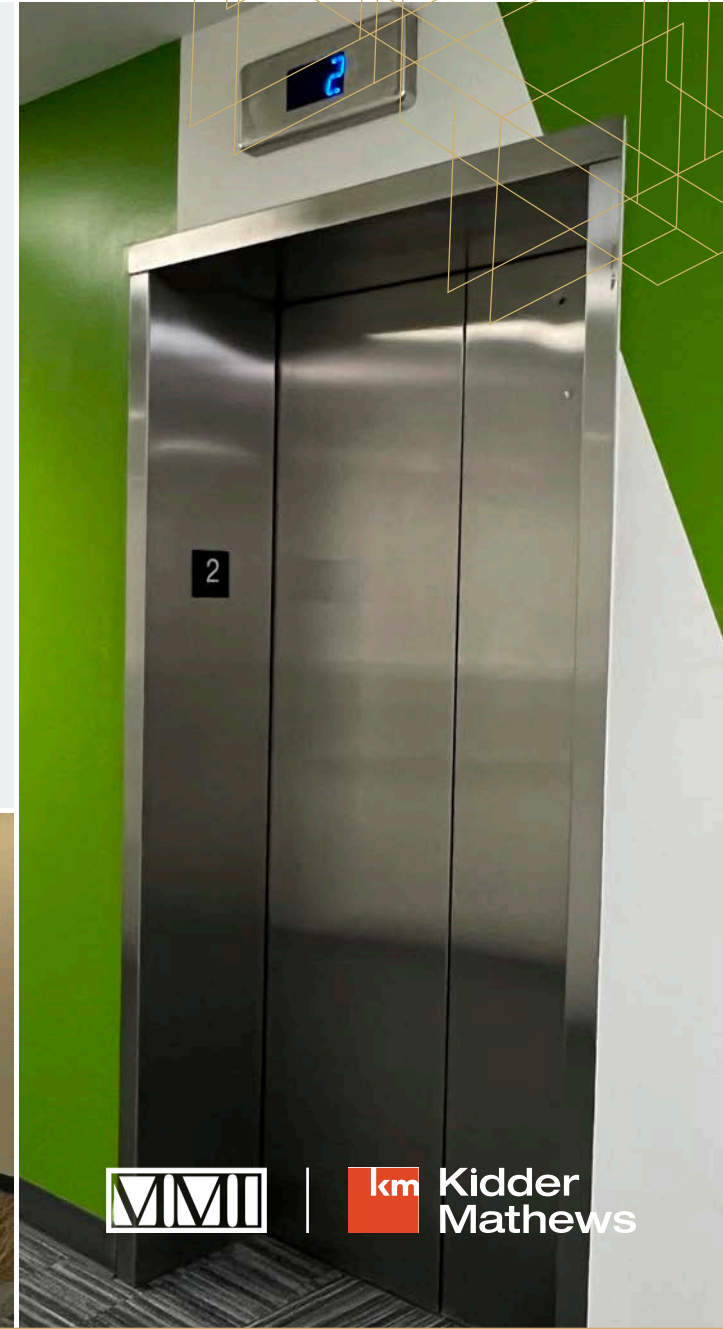
THREE UPS back up battery power supply modules providing redundant back up power served by 3 redundant onsite generators.

HVAC 250 ton capacity Trane Centrivic forced air unit.

FIRE SUPPRESSION Wet fire protection system throughout.

SECURITY Access control and security cameras in place.

PHONE/DATA Fiber lines entering both sides of building for redundancy and building served by Comcast, Frontier and Century Link.



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PEYTON BUSINESS CENTER



±122,500 SF
TOTAL AVAILABLE



ALL BUILDING SYSTEMS
RENOVATED OR REPLACED
IN 2013



OFFICE/FLEX



AMPLE PARKING
WITH OVER
700 SURFACE STALLS



EXCELLENT EXPOSURE AND
ACCESS TO I-5 FREEWAY



2 BLOCKS FROM
TRIMET WES STOP AND
SMART BUS LINES



LED LIGHTING
THROUGHOUT



AMPLE FIBER
THROUGHOUT



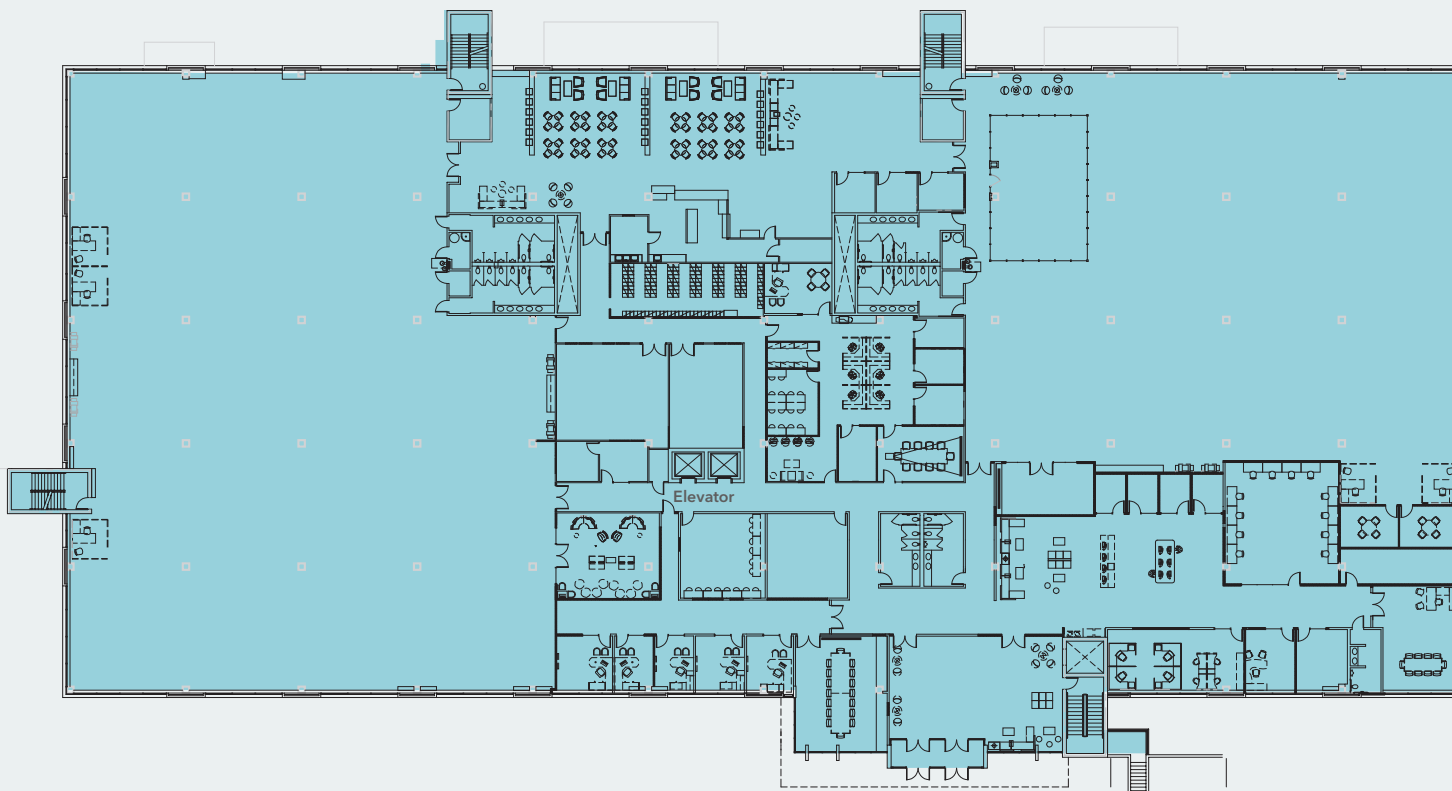
LOADING DOCK

Large open work areas, private offices, conference and training rooms, break room, cafeteria, locker room, showers, and elevators. Ideal location for dense employment.

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PEYTON BUSINESS CENTER

Floor Plan



UPPER
LEVEL

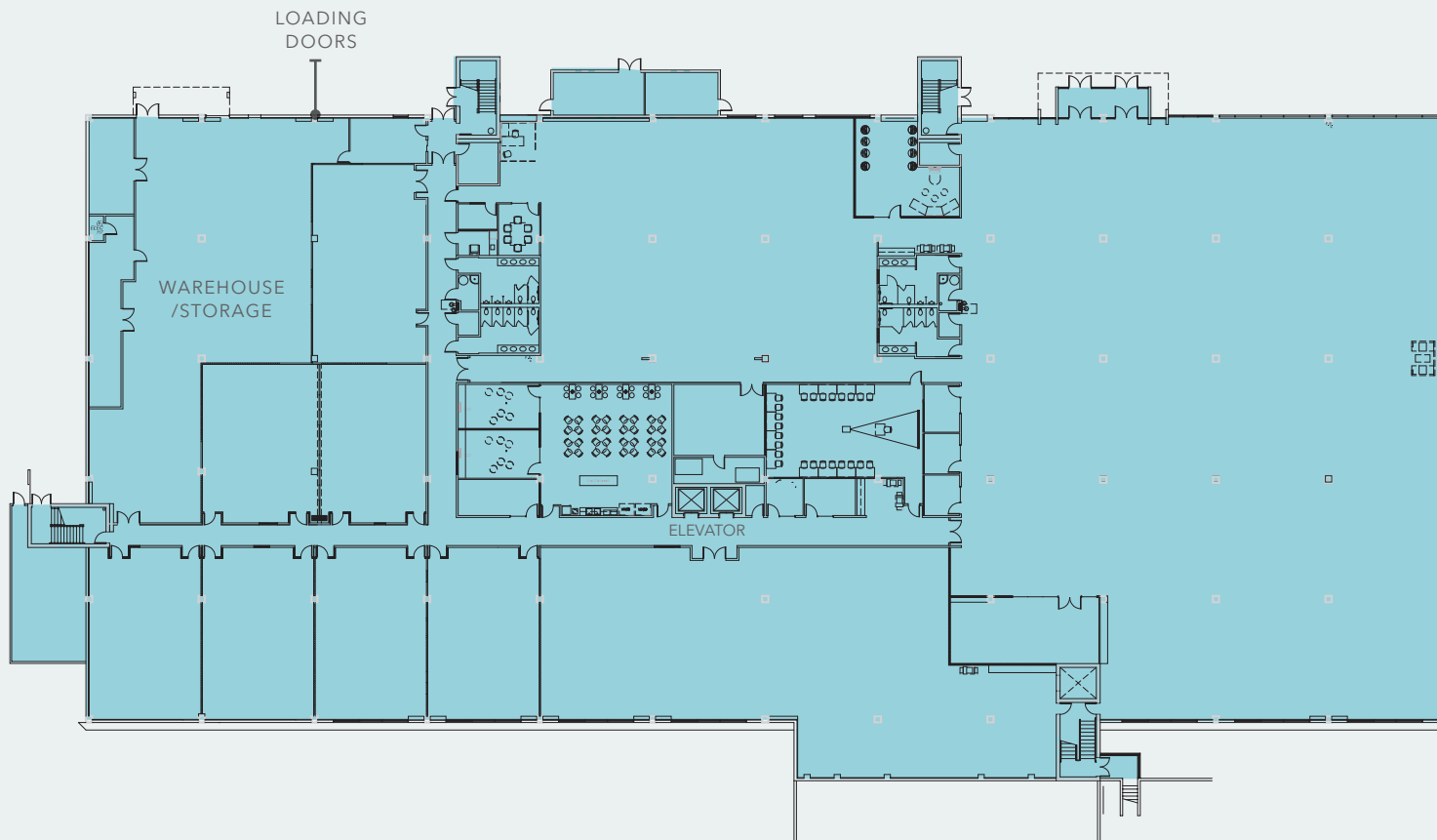
62,150

SQUARE FEET AVAILABLE

FOR SALE OR LEASE

PEYTON BUSINESS CENTER

Floor Plan



**LOWER
LEVEL**

62,150

SQUARE FEET AVAILABLE

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PEYTON BUSINESS CENTER



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SUBJECT PROPERTY

Coca-Cola

RITE AID

VIMI

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ARGYLE SQUARE

Costco WHOLESALE | TARGET | Office DEPOT

ZOOM+care | UMPQUA BANK | Sprint

Sysco

WI WESTERN PARTITIONS, INC.

ESS INC

TE connectivity

Rockwell American

EAT-N

Aosom

Pacific

Great Northern Laminations

ZEPK.com

OW Owens & Minor

SG

DWFRITZ PRECISION AUTOMATION

INTEGRATED 5

RA Rockwell Automation

XEROX

FLIR SYSTEMS

SW BOECKMAN RD

SIG SAUER

SIEMENS

SW BARBER ST

SW PEYTON LN

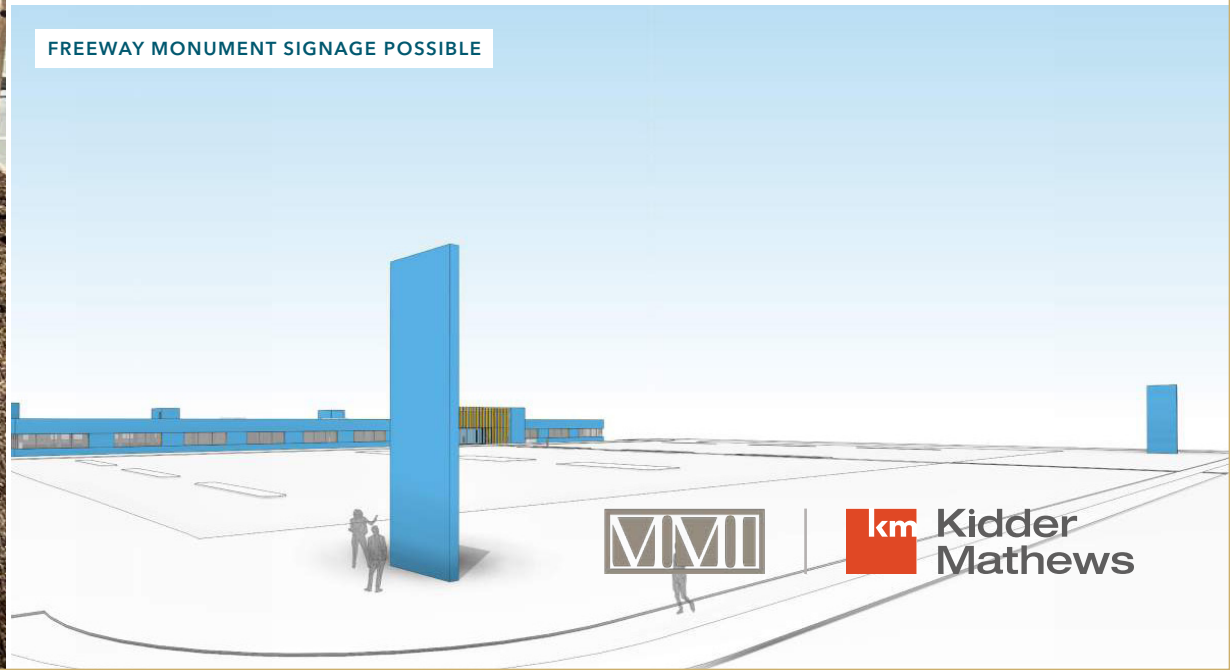
SW BOONES FERRY RD

SW PARKWAY AVE

FOR SALE OR LEASE PEYTON BUSINESS CENTER



FREEWAY MONUMENT SIGNAGE POSSIBLE



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