

OFFERING MEMORANDUM

PARKWAY COURTYARD

25115-25117 SW PARKWAY AVE
WILSONVILLE, OR

*100% leased, NNN, two-building suburban
office campus located in Wilsonville, OR*

*Potential Owner-User opportunity with
±2 years of NNN income*



I-5 frontage with exterior signage

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*Exclusively
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EXECUTIVE SUMMARY

Section 01

→ ZONING LINK

The buildings are currently leased, with credit support of a guarantor, on a NNN basis through July 31, 2026. The approximately \$1,116,000 in remaining Net Operating Income affords both an investor, developer or owner-user substantial flexibility to prepare for multiple long-term strategies including lease renewal, downsize of existing tenancy, re-tenanting or redevelopment to a different use within the PDC zone.

LAND SITE	±3.04 AC
PARKING	Approx. 4/1,000 SF
COUNTY	Washington
ZONING	Planned Development Commercial, Wilsonville
PRICE	Call brokers for pricing scenarios

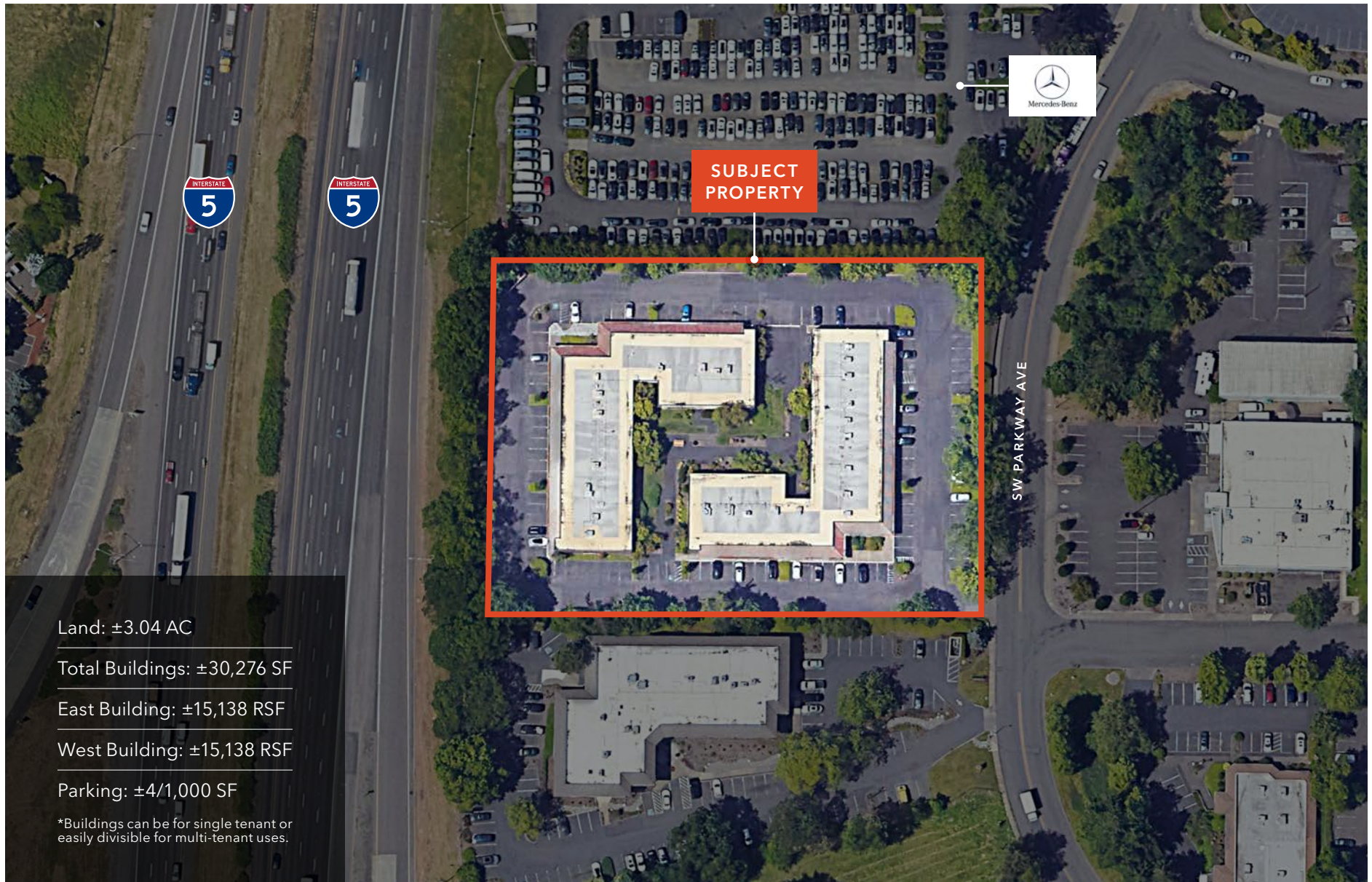




PROPERTY OVERVIEW

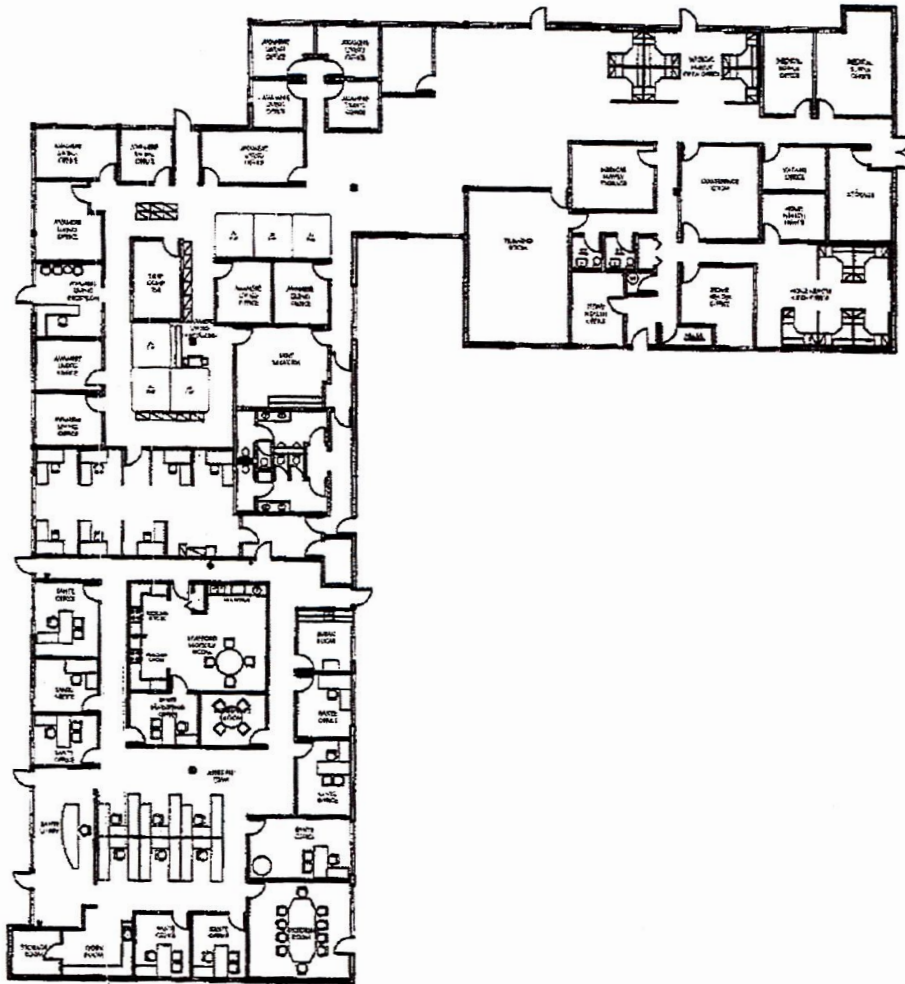
Section 02

PROPERTY OVERVIEW



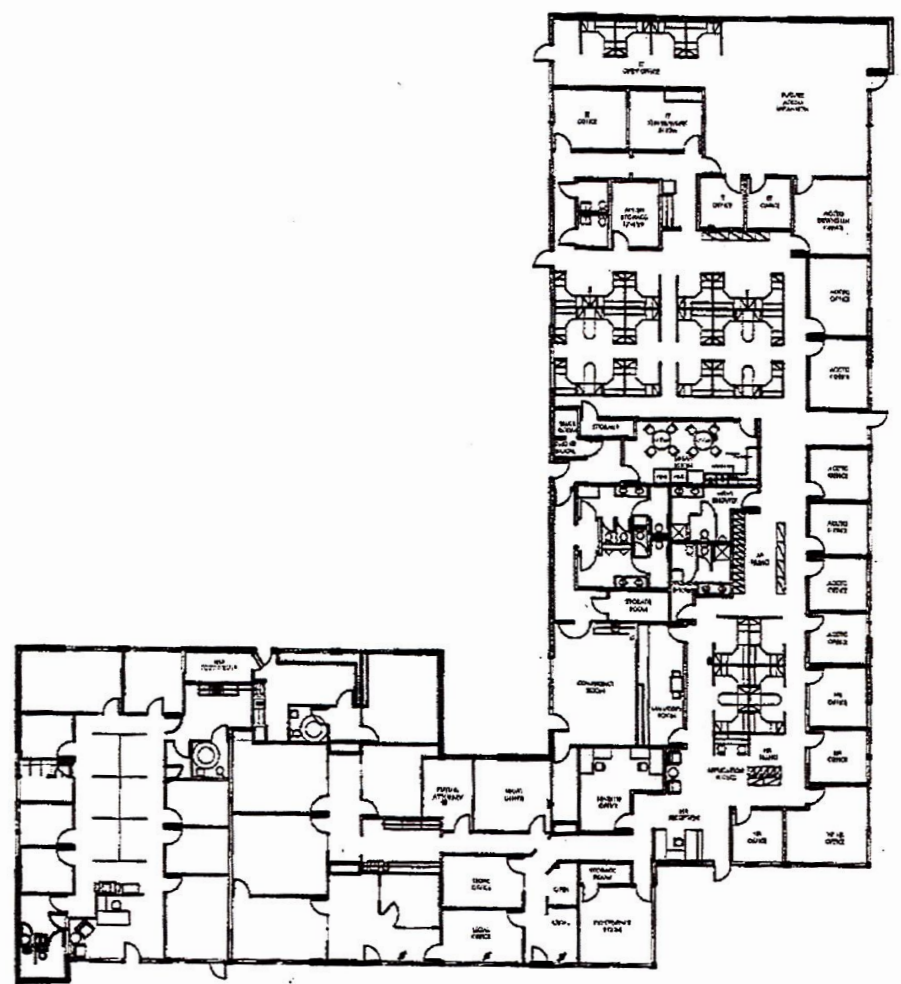
FLOOR PLANS

25117 WEST BUILDING



*Floor plans are generally representative of existing conditions

25115 EAST BUILDING



TENANT INFORMATION

TENANT INFORMATION

TENANT	Avamere Health Services, LLC
GUARANTOR	Avamere Group, LLC
TOTAL REMAINING NOI	±\$1,116,270
TOTAL REMAINING REVENUE (NOI + EXPENSES)	±\$1,474,000
ANNUAL NNN BASE RENT 8/24 - 7/25	\$18.16/RSF (\$549,887)
ANNUAL NNN BASE RENT 8/25 - 7/26	\$18.71/RSF (\$566,383)

*Calculations as of August 1, 2024

OPERATING EXPENSE INFORMATION

REAL PROPERTY TAXES	±\$2.11/RSF
ANNUAL CAMS	±\$3.26/RSF
INSURANCE	±\$0.46/RSF

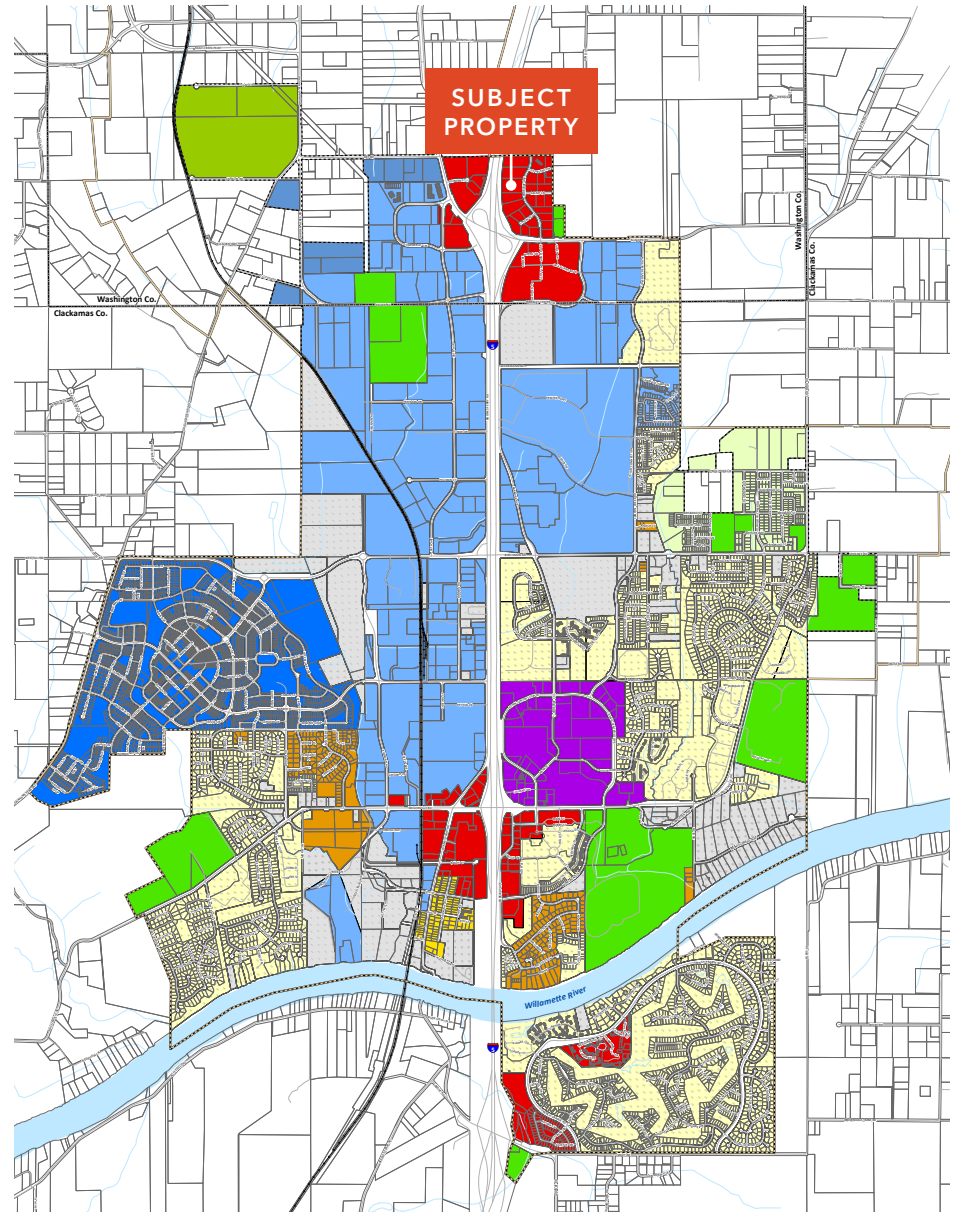


ZONING

Planned Development Commercial

PDC, WILSONVILLE

→ [WILSONVILLE PLANNING DEPARTMENT LINK](#)



PROPERTY OVERVIEW





LOCATION OVERVIEW

Section 03

LOCATION OVERVIEW

TUALATIN

SUBJECT
PROPERTY

WASHINGTON COUNTY LINE

WILSONVILLE



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