



FOR SALE

8600 SW SAINT HELENS DR

WILSONVILLE, OR 97070

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PROPERTY DESCRIPTION

This property presents an opportunity to acquire a 6,854 SF single-story office building in one of Wilsonville's established business park corridors, located off SW Boones Ferry Rd within the Coffee Creek submarket. Built in 1986 with a major renovation completed in 2002, the concrete tilt-up building features 5,417 SF of finished office space alongside 1,445 SF of garage/storage area, accessed via a grade-level overhead door along the north elevation, a configuration well suited to an owner-user with light distribution or professional service needs.

The single-story layout, functional storage capabilities, and convenient access to I-5 via the Wilsonville Road interchange combine to offer flexible utility in a Wilsonville office submarket that has continued to tighten relative to the broader Portland metro market. The building will be delivered vacant at closing, giving a buyer full flexibility to occupy immediately.

PROPERTY HIGHLIGHTS

- 6,854 SF single-story building with grade-level overhead door and storage/garage space.
- Ideal for owner-user light distribution or professional service occupant.
- Minutes from I-5 via the Wilsonville Road interchange.
- Delivered vacant at closing.

OFFERING SUMMARY

Sale Price:	\$1,675,000
Lot Size:	33,601 SF
Building Size:	6,854 SF
Zoning:	PDC



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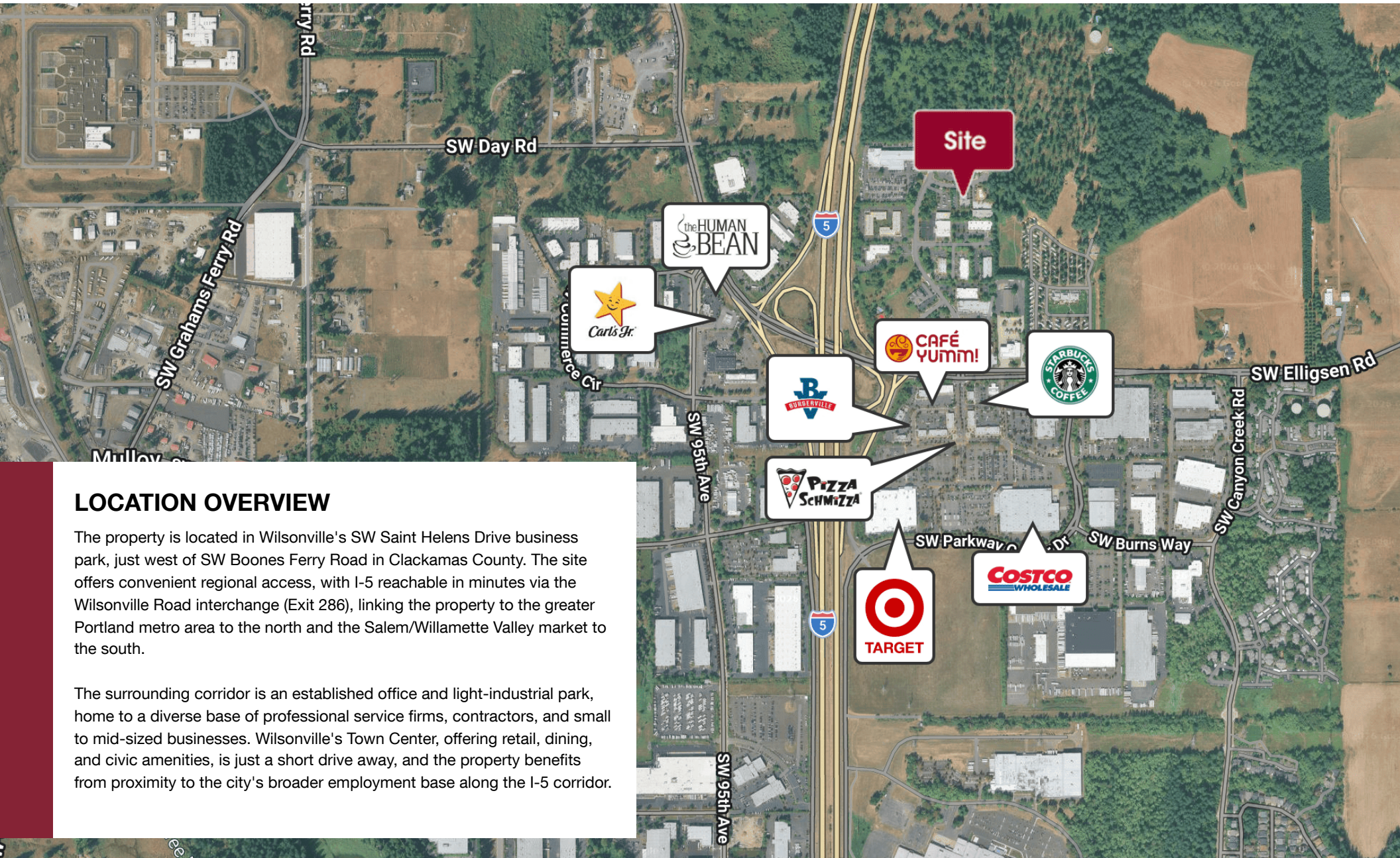


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LOCATION OVERVIEW

The property is located in Wilsonville's SW Saint Helens Drive business park, just west of SW Boones Ferry Road in Clackamas County. The site offers convenient regional access, with I-5 reachable in minutes via the Wilsonville Road interchange (Exit 286), linking the property to the greater Portland metro area to the north and the Salem/Willamette Valley market to the south.

The surrounding corridor is an established office and light-industrial park, home to a diverse base of professional service firms, contractors, and small to mid-sized businesses. Wilsonville's Town Center, offering retail, dining, and civic amenities, is just a short drive away, and the property benefits from proximity to the city's broader employment base along the I-5 corridor.

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