



# Sublease Opportunity

**Argyle Square**  
 25529 SW Gwen Drive  
 Wilsonville, OR 97070

## Features:

- High Visibility Standalone Building
- Target & Costco-Anchored Power Center
- Across Parking Lot from Starbucks & ZoomCare
- Building Signage
- FF & E: Negotiable

## Space Profile:

<b>Premises</b>	Standalone Building	<b>Building Type</b>	Retail
<b>RSF</b>	4,129	<b>Submarket</b>	Wilsonville
<b>Lease Rate:</b>	Call for Rate	<b>Built</b>	2003
<b>Availability</b>	Immediate	<b>Parking</b>	3.25 / 1,000 SF

### Traffic Counts:

Elligsen Rd: 15,000+ vehicles per day  
 I-5: 140,000+ vehicles per day

## Contact:



**Michael Whitten**  
 541.840.7990  
 mwhitten@cresa.com

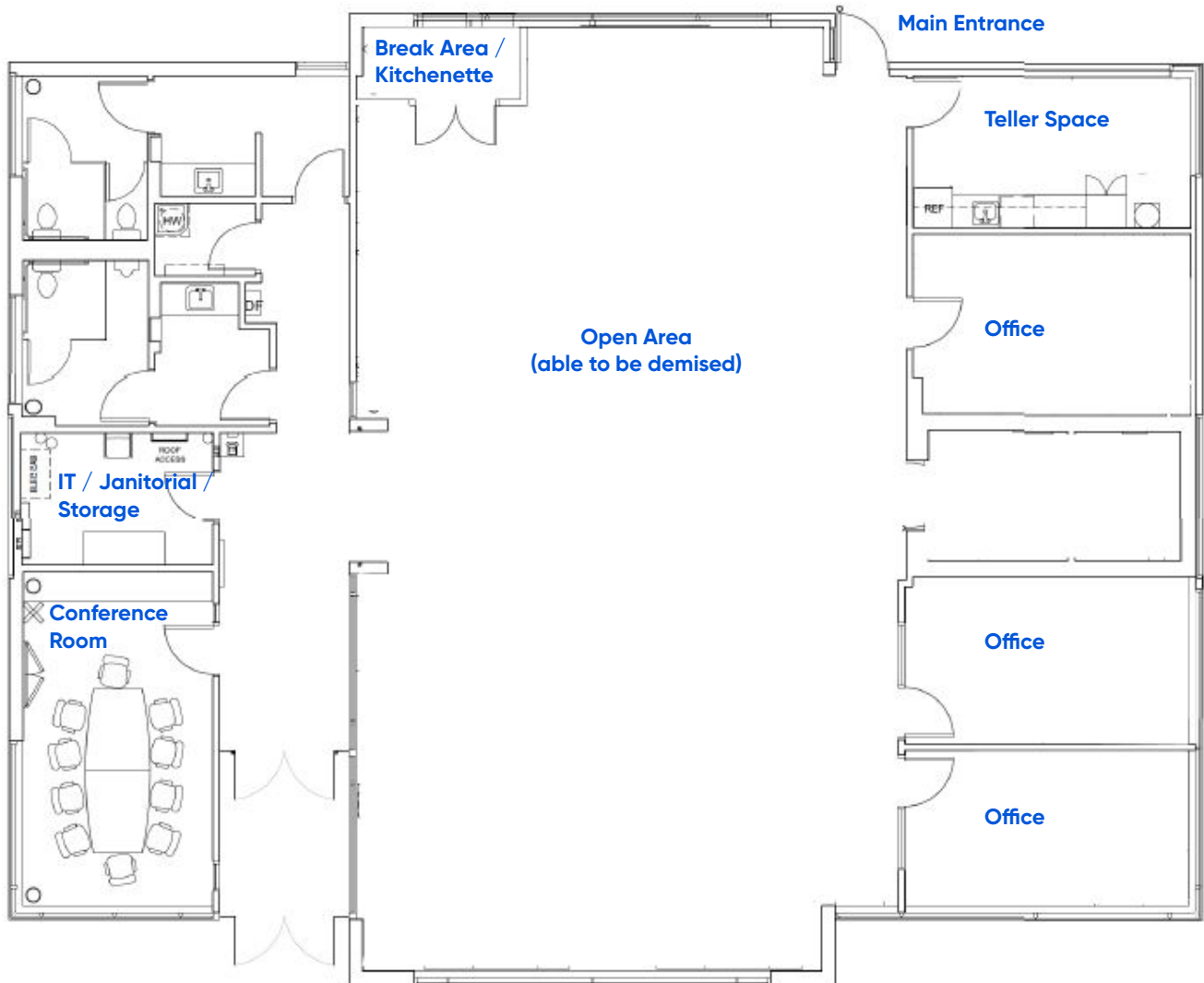


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**Blake St. Onge**  
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## Current Floorplan



## Space Profile

- 3 Private Offices
- 1 Conference Room
- 2 Restrooms
- Open Work Area (Flexible Configuration)

Exterior



Open Floorplan



## Sublease Opportunity

25529 SW Gwen Drive, Wilsonville, OR

Open Workspace

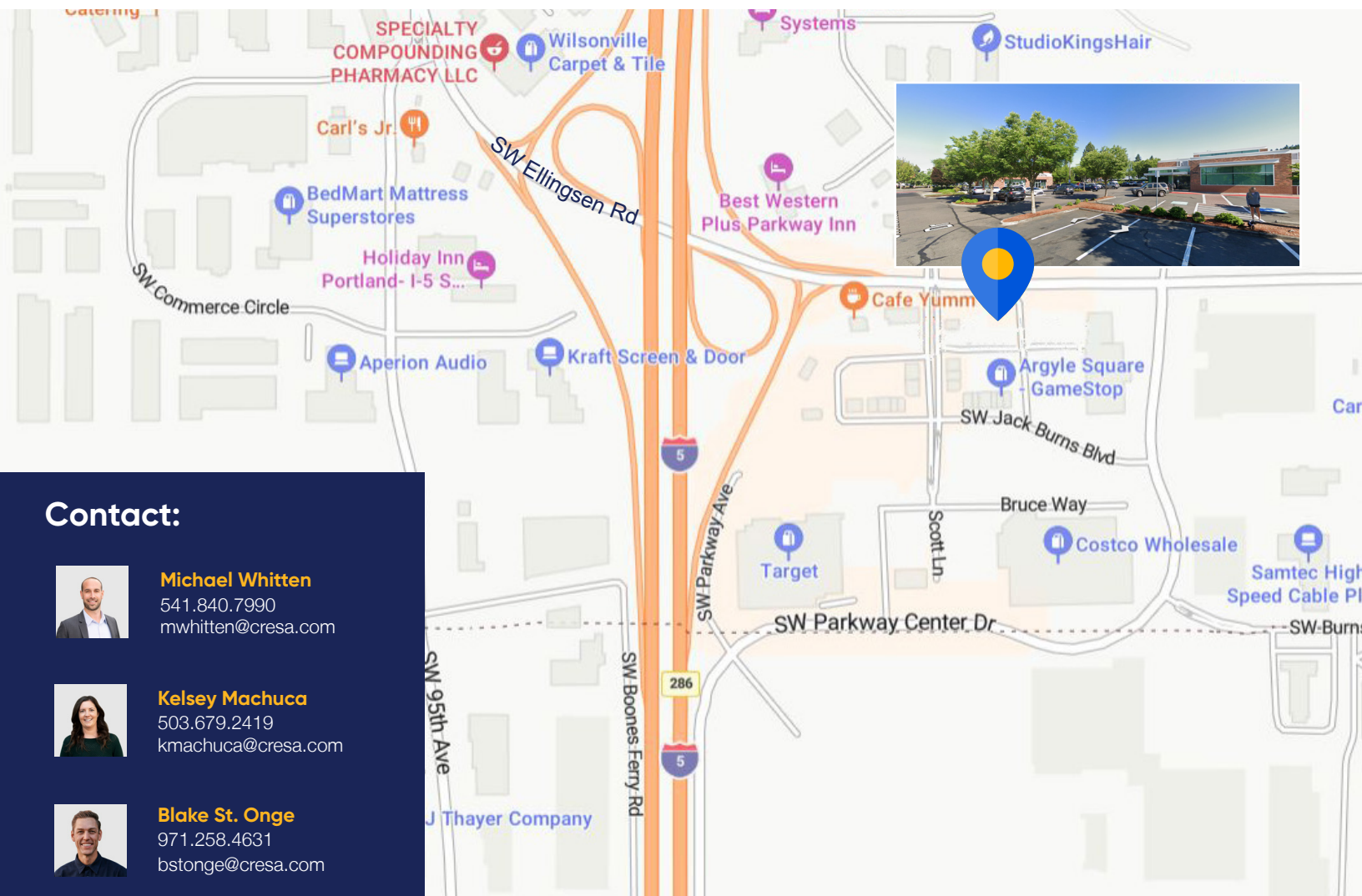
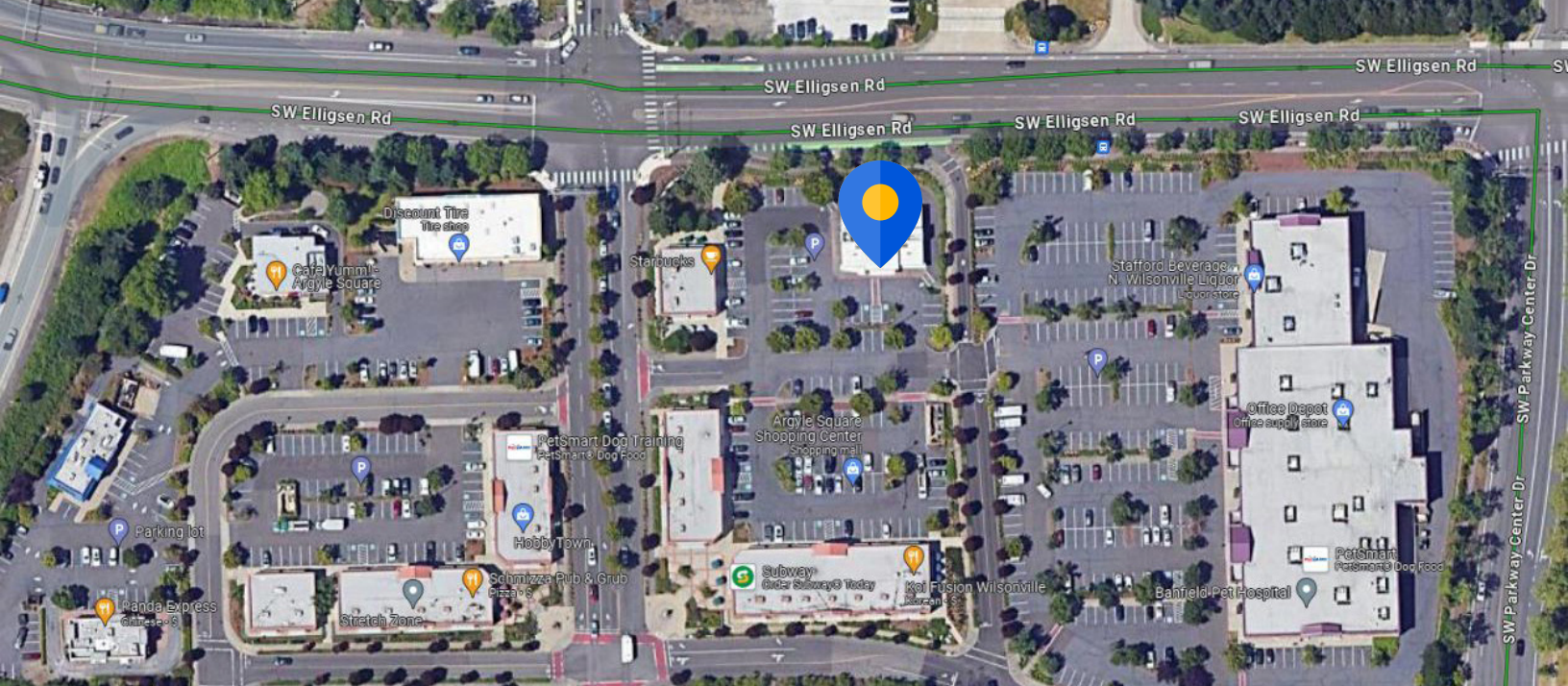


Drive-Thru



Small Conference Room





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