

 X-FITNESS FAMILY FITNESS

30050

FOR LEASE

Village at Main Street

30050 TOWN CENTER LOOP WEST

Wilsonville, OR 97070

PRESENTED BY:

STACY LOONEY

O: 503.459.4387

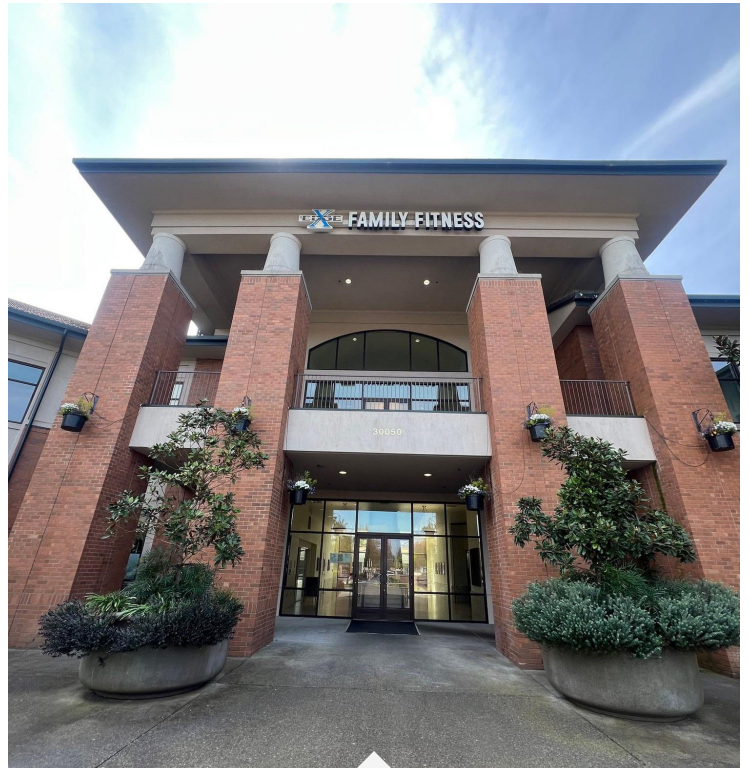
stacy.looney@svn.com

OR #940200076

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Village at Main Street
PROPERTY TYPE	Class B Office
BUILDING SIZE	35,406 RBA
SUITE 210	7,550 RSF
ASKING RATE	\$25.00/RSF
LEASE TYPE	FULL SERVICE
YEAR BUILT	1998
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	15,500 SF
PARKING RATIO	6/1000

Elevate your business at the Village at Main Street! This beautiful office property offers a rare Executive Office with abundant natural light, and sophisticated and functional office space for both collaborative and private office needs. Experience the convenience of ample on-site parking, the lush campus setting, and easy access to major transportation routes. The property boasts high-speed internet connectivity, an on-site gym amenity, and meticulously maintained landscaping for a professional and inviting aesthetic. On-site management provides unparalleled attention to detail and a focus on tenant satisfaction. With its very walkable location, Tenant's will enjoy the many options of close by cafe's, restaurants and popular retailers. Come be a part of this fantastic office campus in the heart of Wilsonville!



- Executive HQ office
- Window-line offices for Abundant natural light
- Highly Efficient Layout - 20 Private Offices
- 12 of 20 offices furnished
- Ample & Free on-site parking
- Easy access to major transportation routes
- High-speed internet connectivity
- Campus setting for communal areas
- Meticulous maintained landscaping
- Professional on-site management
- Tenant Satisfaction Focus
- Unparalleled attention to detail
- Close to dining, shopping, and entertainment options

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SUITE AVAILABILITY - SUITE 210 - 7550 RSF



VILLAGE AT MAIN STREET

30050 TOWN CENTER LOOP W., WILSONVILLE, OR, 97070

scale: NOT TO SCALE

AS BUILT

Fluent Design, Inc.

Project #240630

issued

01.30.25

30050 Town Center Loop W.
Wilsonville, OR 97070
www.fluentdesign.com

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	3 to 5 Years
TOTAL SPACE:	7,550 SF	LEASE RATE:	\$25 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
210	Available	7,550 SF	Full Service	\$25.00 SF/yr	Headquarter Executive Office Space 20 Private Offices with Windows 12 of 20 offices are furnished Excellent space for collaboration Large Kitchen/Break Large Restrooms for both Men & Women

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ADDITIONAL VILLAGE AT MAIN STREET PROPERTY PHOTOS



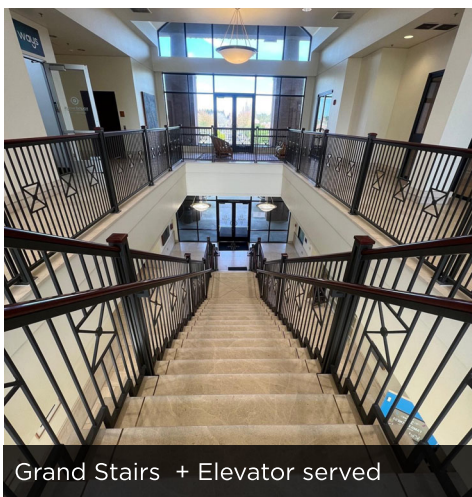
Village at Main Street Marquee



Clock Tower on Village Campus



On-site Property Management



Grand Stairs + Elevator served



Edge Fitness Building Amenity



Suite 210 Glass entry



Kitchen + Workroom



12 Furnished offices



Collaborative Team areas

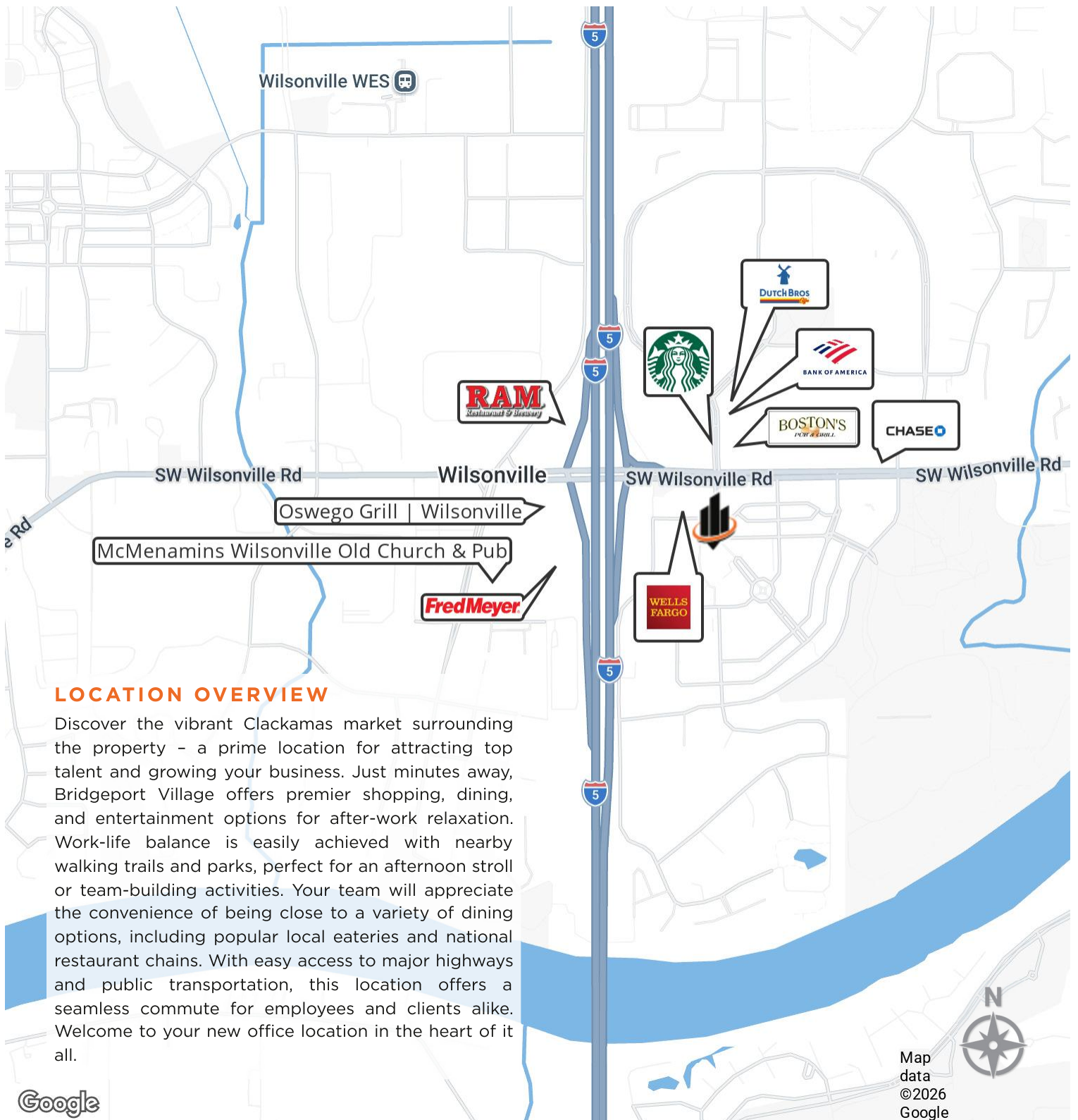
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VILLAGE AT MAIN STREET - LOCATION & RETAILER MAP



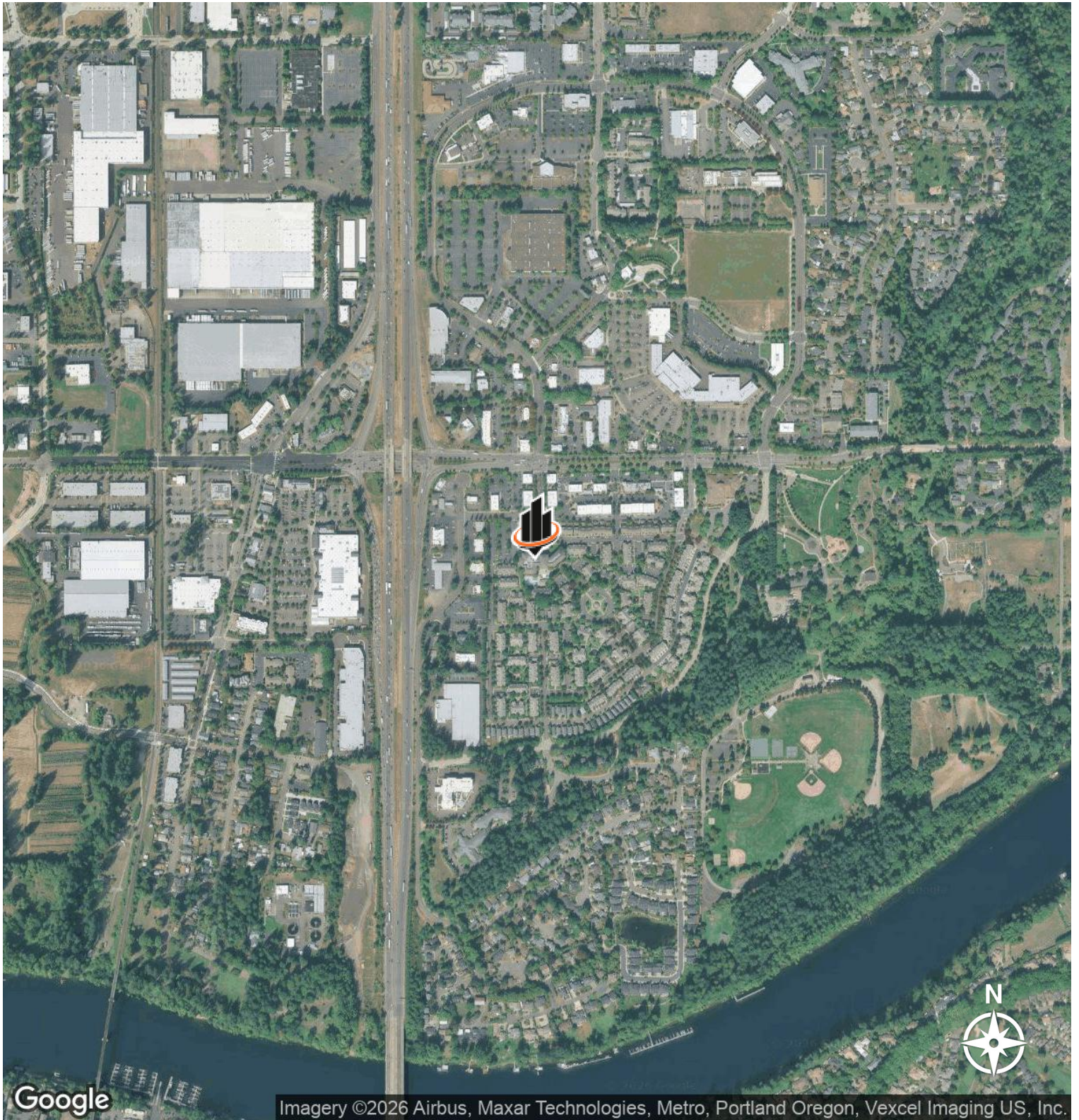
LOCATION OVERVIEW

Discover the vibrant Clackamas market surrounding the property - a prime location for attracting top talent and growing your business. Just minutes away, Bridgeport Village offers premier shopping, dining, and entertainment options for after-work relaxation. Work-life balance is easily achieved with nearby walking trails and parks, perfect for an afternoon stroll or team-building activities. Your team will appreciate the convenience of being close to a variety of dining options, including popular local eateries and national restaurant chains. With easy access to major highways and public transportation, this location offers a seamless commute for employees and clients alike. Welcome to your new office location in the heart of it all.

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AERIAL MAP



Google

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SENIOR ADVISOR BIO



STACY LOONEY

Senior Advisor

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PROFESSIONAL BACKGROUND

Stacy is a licensed Oregon Principal Broker with 25 years of in-depth sales, leasing, and management experience. She has represented both local and institutional buyers in Oregon and California, and a number of diverse tenants - focusing primarily on owner/user sales and office/retail leasing. Her tenacity and commitment to her clients earned her the SVN Partners Circle award several years in a row!

Stacy began her commercial real estate career in 1999, working as a General Manager with Regus. In 2001, she was recruited to join BRE Commercial (later Cassidy Turley affiliate) in San Diego, CA - where she went on to become Rookie of the Year in 2002. She remained at Cassidy Turley until 2013, and completed over 800 transactions during her time there. She returned to Oregon in 2013, and prior to joining SVN|Bluestone as a Senior Advisor, she was a senior broker with Colliers, then Living Room Realty - specializing in buyer and tenant representation.

Stacy has a true passion for real estate, and a desire to help clients enjoy their real estate experience. She is a local member of ICSC International Council of Shopping Centers and attends the National Conference each year. She is also actively involved in NAIOP National Alliance of Industrial & Office Professionals, and the Portland Chapter of CREW Commercial Real Estate Women.

EDUCATION

University of Idaho

Bachelor of Science - Kinesiology and Exercise Science, Corporate Fitness

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