

FOR SALE / LEASE

HEADQUARTERS BUILDING

9600 SW BOECKMAN RD, WILSONVILLE, OR 97070

BUILDING SIZE
171,416 SF

STU PETERSON, SIOR
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Award-winning manufacturing and headquarters facility, remodeled in 2018 by Hacker Architects and Perlo Construction. The campus offers natural areas and walking paths, a fully equipped gym, and a full-service cafeteria with ample seating for large meetings. Striking main entrance and abundant parking create a strong corporate presence. Interior highlights include open office space with TimberTech finishes, multiple conference rooms, manufacturing, warehouse areas, and lab with polished concrete floors. Heavy power with multiple voltages, dock-high and grade-level loading, and proximity to major Wilsonville neighbors such as Siemens, FLIR, Collins Aerospace, Twist Bioscience, and Xerox.

PROPERTY HIGHLIGHTS

- Surrounded by Natural areas to the west, with room to expand by 80,000 SF in that direction (plans available).
- Building has great natural light transmission from multiple banks of windows and skylights.

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OFFERING SUMMARY

Sale Price:	Call Broker
Lease Rate:	Call Broker
Available SF:	171,416 SF
Lot Size:	14.4 Acres
Building Size:	171,416 SF
Zoning:	PDI

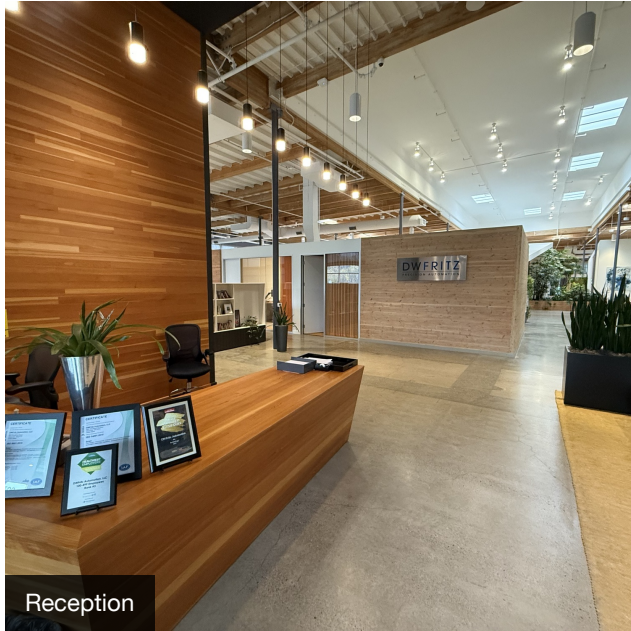
BUILDING DETAILS

Office Area:	57,000 SF
Office Lighting:	LED with occupancy sensors and daylight harvesting
Manufacturing/Warehouse:	LED High bay fixtures
Dock Doors / Drive-In Bays:	9 Doors (9x10) Docks / 3 Drive-In Bays
Sprinkler Description:	Ordinary hazard, 3 wet systems & two dry
Column Spacing:	30'x30'
Floor:	6" with some portions thickened
Power:	3000 amps 480/277 & 1600 amps 120/208 Busway power throughout manufacturing area
Roof:	60 mil TPO roof, with a 20 year NDL warranty form manufacturer. R-20 rigid insulation above wood deck
Climate Control:	35 rooftop units totaling 337.5 tons
Parking:	362 parking spaces (2.12/1000 SF)
Security:	In place throughout the space
Year Built:	1978, added onto in 1987, and remodeled in 2017-18
CAMs:	\$53,362 per month/.311/SF/month
Gas:	NW Natural Gas
Electricity:	Portland General Electric
Water & Sewer:	City of Wilsonville
Voice & Data:	Allstream

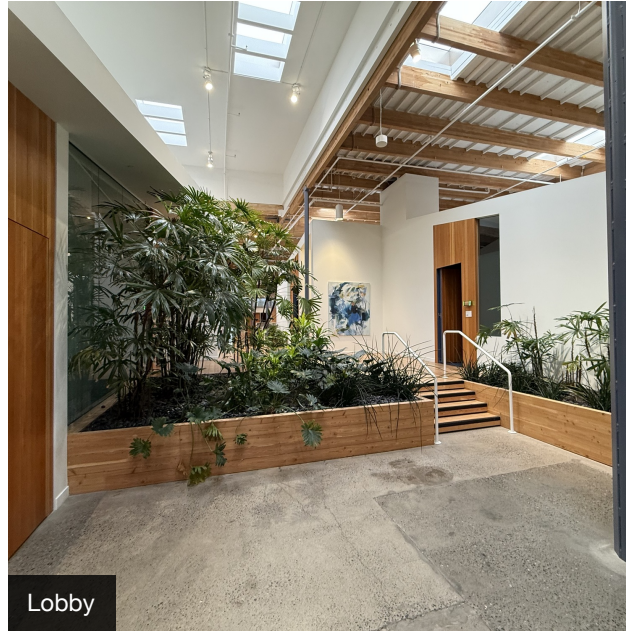


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Reception



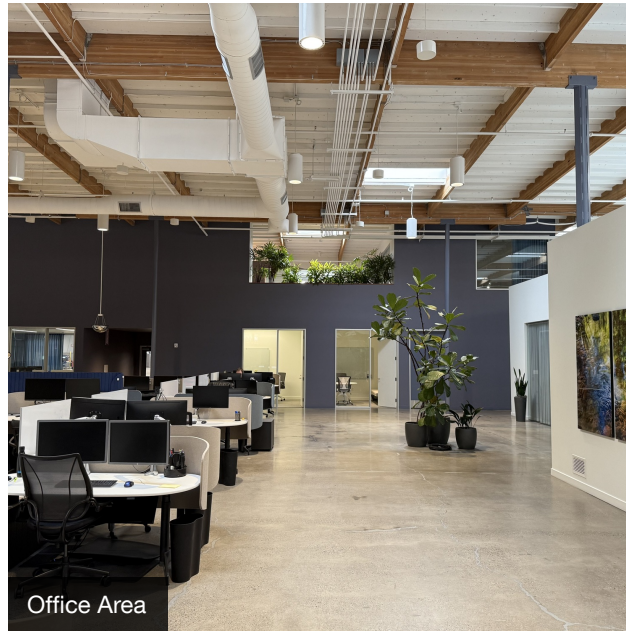
Lobby



Rec Room



Dining Area



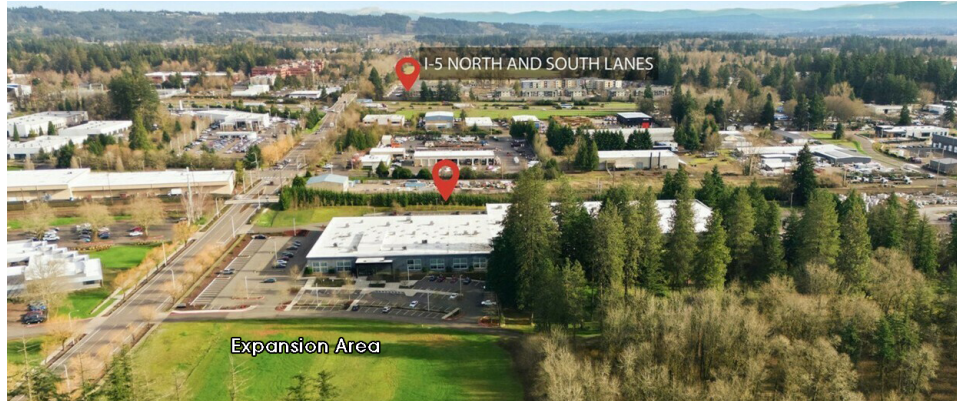
Office Area



Gymnasium

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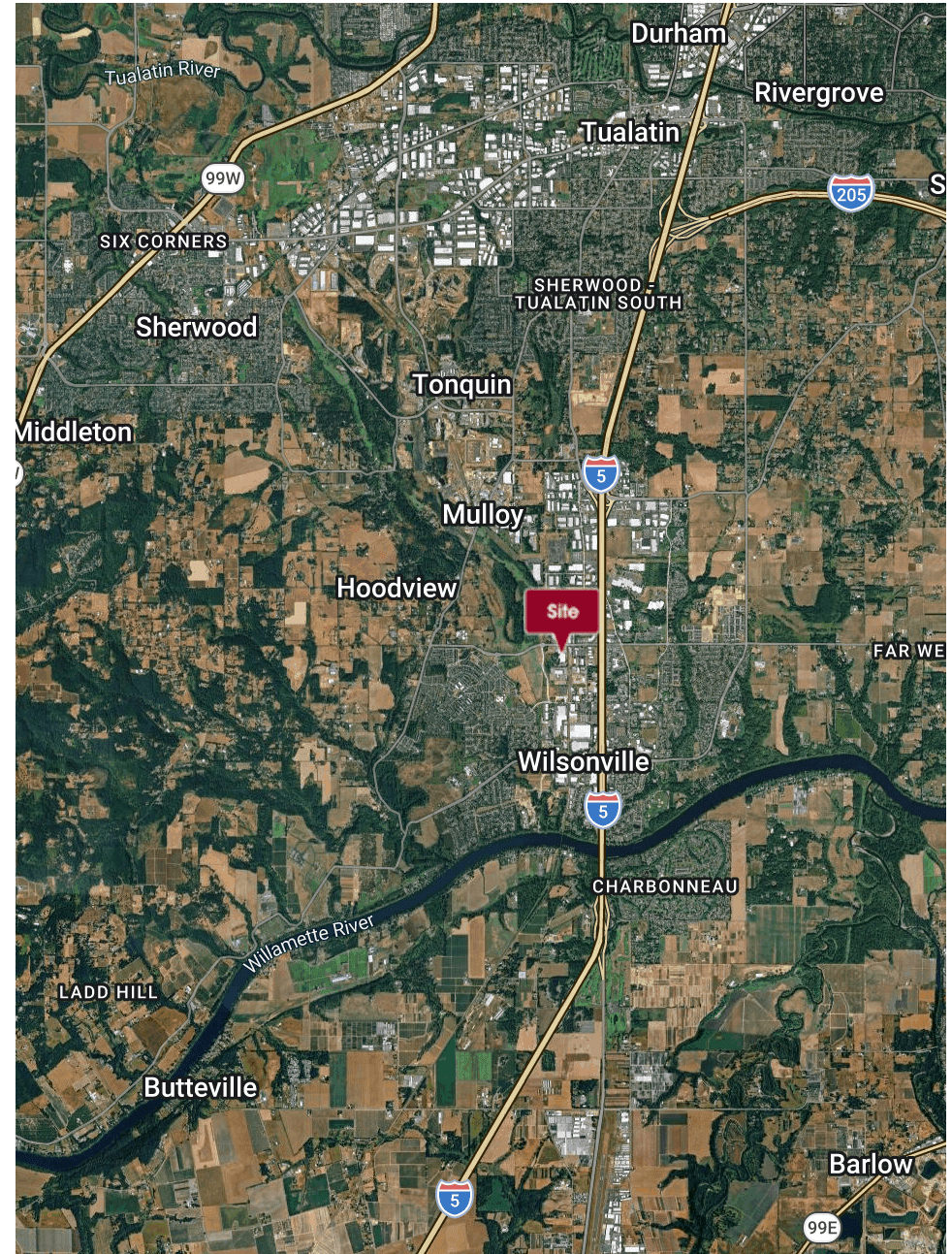


LOCATION OVERVIEW

Easy to reach location between Wilsonville exits (283) and (286), just two miles south of the I-205 interchange.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	22	581	8,220
Average Age	46	39	38
Average Age (Male)	47	38	37
Average Age (Female)	45	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	242	3,280
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$192,810	\$128,733	\$127,280
Average House Value	\$1,062,185	\$739,467	\$663,565

2020 American Community Survey (ACS)



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