

FOR SALE / LEASE

HEADQUARTERS BUILDING

9600 SW BOECKMAN RD, WILSONVILLE, OR 97070

BUILDING SIZE
171,416 SF

STU PETERSON, SIOR
503.972.7288
stu@macadamforbes.com

**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, Twiss Diagnostics, 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: | \$67,712 per month |
| Gas: | NW Natural Gas |
| Electricity: | Portland General Electric |
| Water & Sewer: | City of Wilsonville |
| Voice & Data: | Allstream |

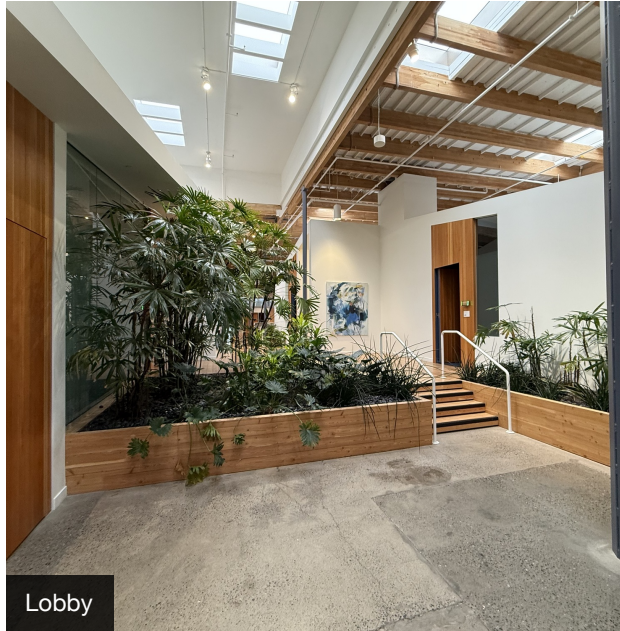


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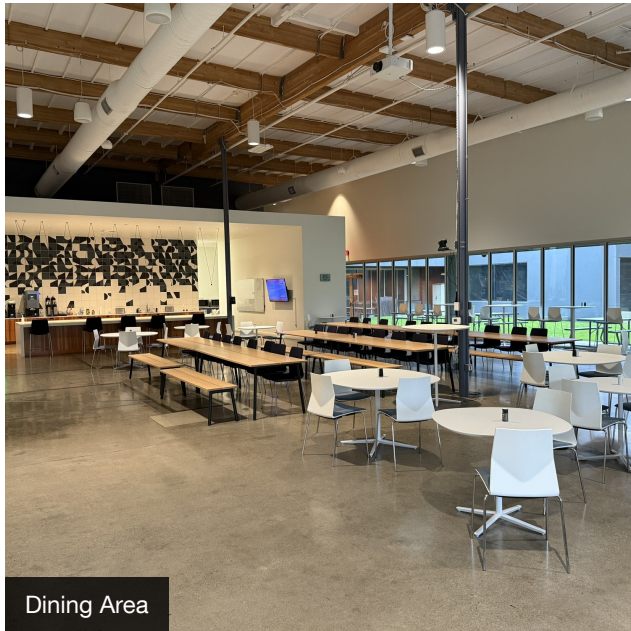
Reception



Lobby



Rec Room



Dining Area



Office Area



Gymnasium

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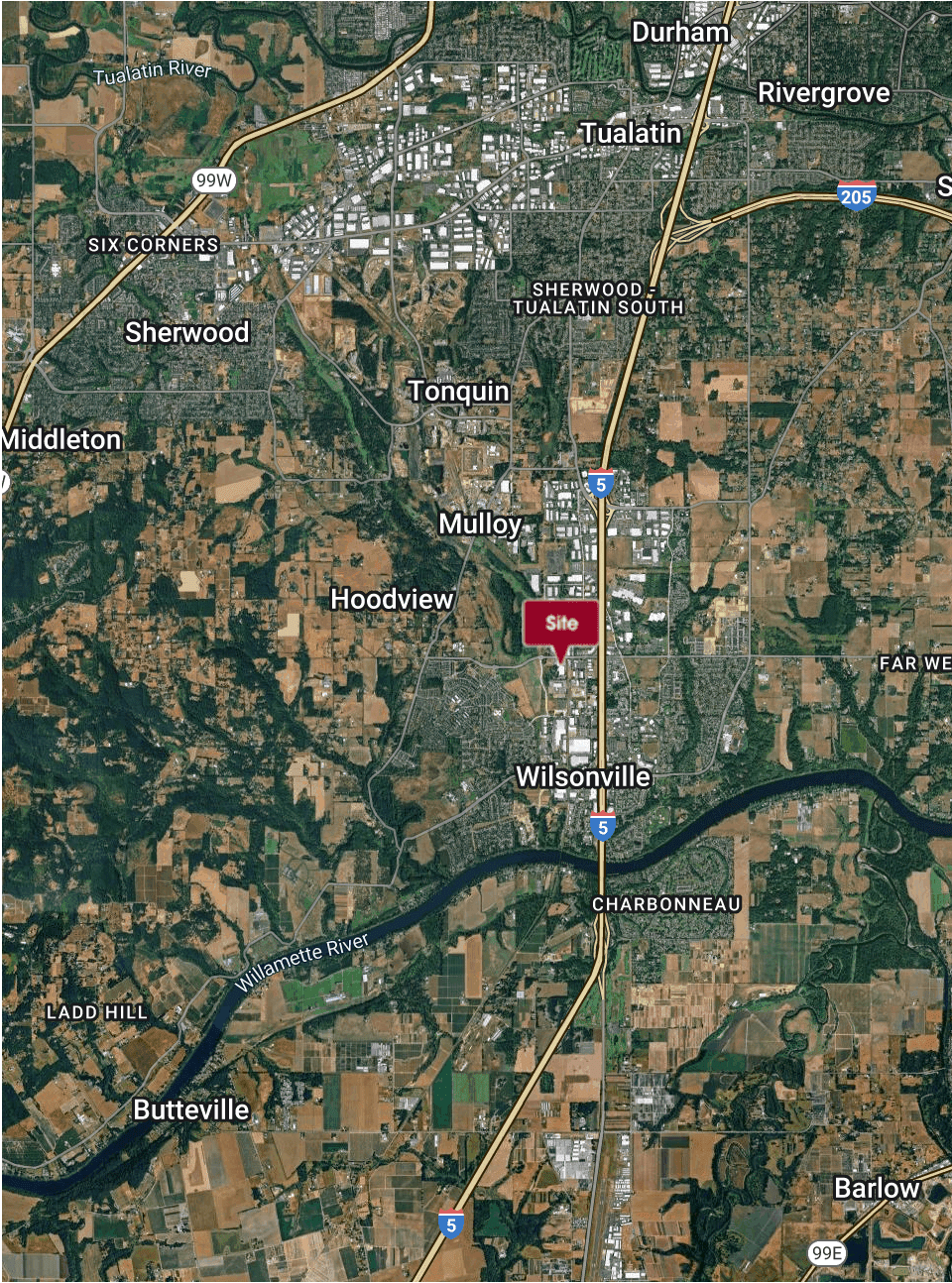


LOCATION OVERVIEW

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 |

Demographics data derived from AlphaMap



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