

BOECKMAN ROAD TECH CENTER - W5 BUILDING

9900 SW Boeckman Road, Wilsonville, OR 97070



For More Information, Contact:

Stu Peterson, SIOR
503.972.7288
stu@macadamforbes.com

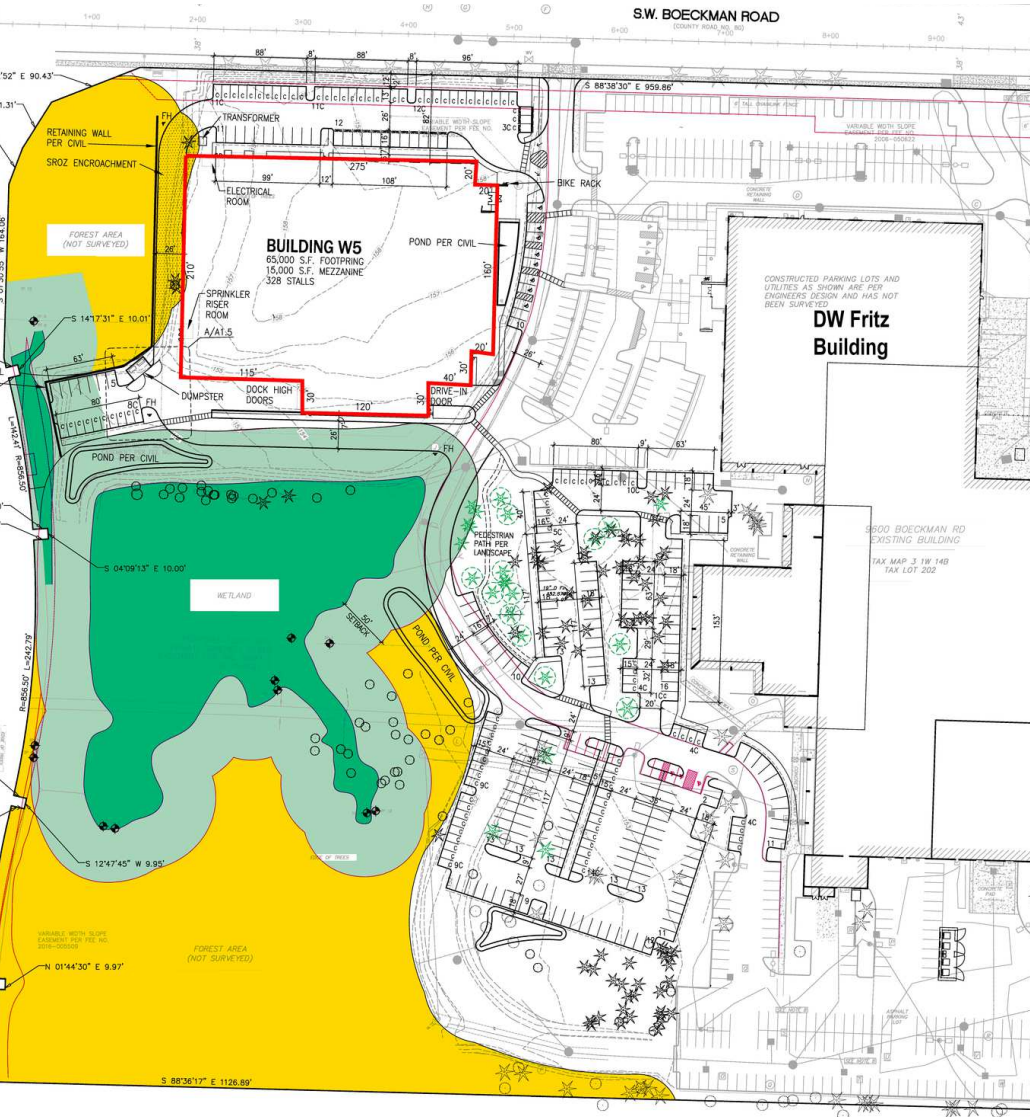
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2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035
MACADAMFORBES.COM | 503.227.2500

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PROPERTY DESCRIPTION

The Flex building is soon to break ground. The site is well located in the heart of Wilsonville's tech core, between two exits offering quick access to I-5 and I-205, the Portland Metro area's main transportation corridors. The site has a campus feel and is immediately adjacent to the DW Fritz Automation Campus.

PROPERTY HIGHLIGHTS

- Breaking ground soon
- Great location
- Dock and drive-in doors available
- Approximately 328 stalls
- Zoning: PDI Planned Development Industrial (City of Wilsonville)

OFFERING SUMMARY

Lease Rate:	Call for Rates
Lot Size:	3.59 Acres
Building Footprint:	65,000 SF
Mezzanine:	15,000 SF



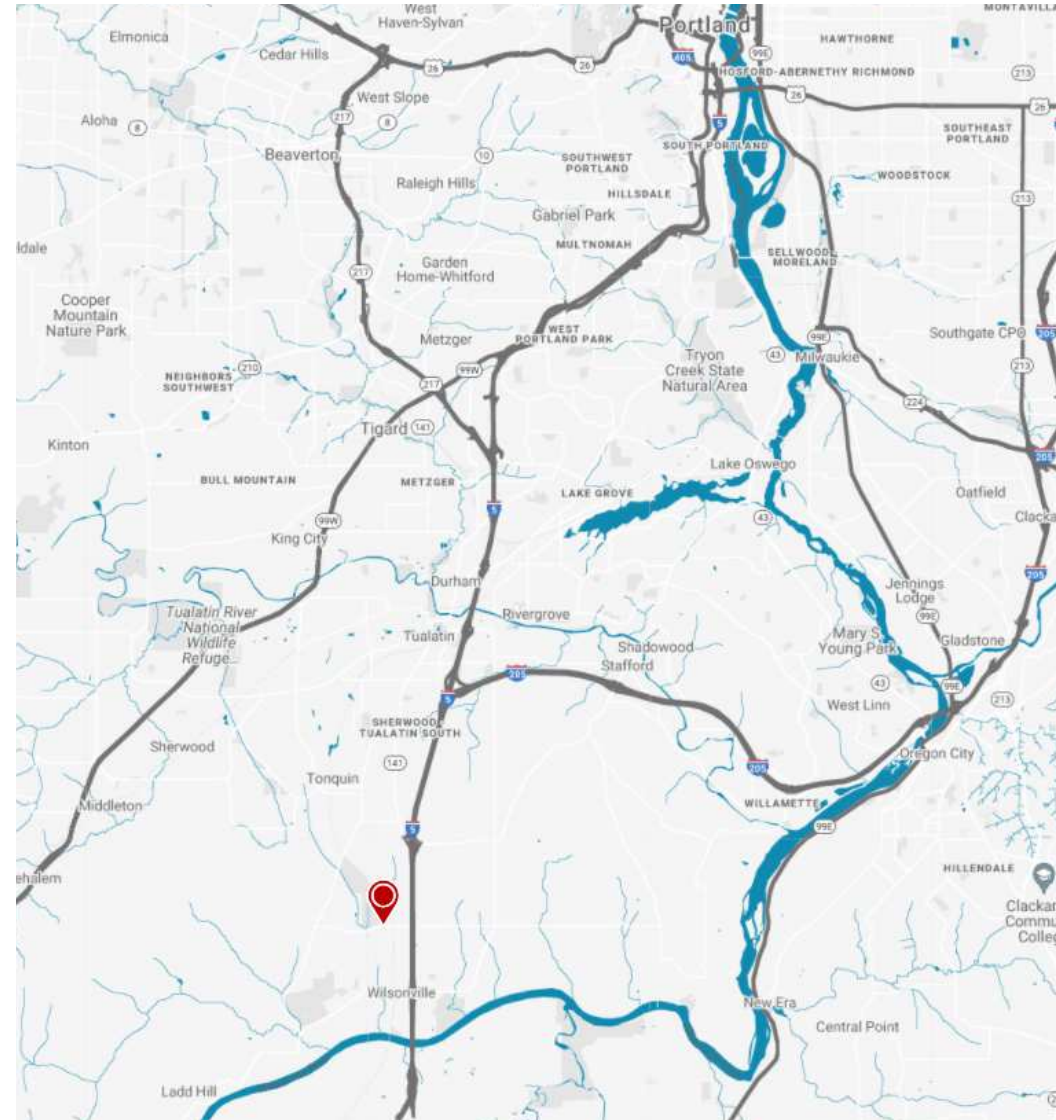
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LOCATION OVERVIEW

Located between both Wilsonville Exits on I-5. The building is in the middle of Wilsonville's Tech Corridor. Nearby businesses include Siemens Twiss biologicals, Rockwell Collins, Xerox, and DW Fritz.

Tualatin is the Portland Metro area's largest industrial/commercial submarket. It has become a "mature" market with little to no available land for new development. It has exploded in the last two years with businesses fleeing Multnomah County and the City of Portland. Tualatin is part of the South I-5 corridor market. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. Major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research.

LOCATION	DISTANCE	TIME
I-5	0.3 mi	2 min
I-205	2.1 mi	6 min
Hwy 217	8.2 mi	13 min
Portland City Center	17.4 mi	24 min
Portland International Airport	27.8 mi	35 min



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