



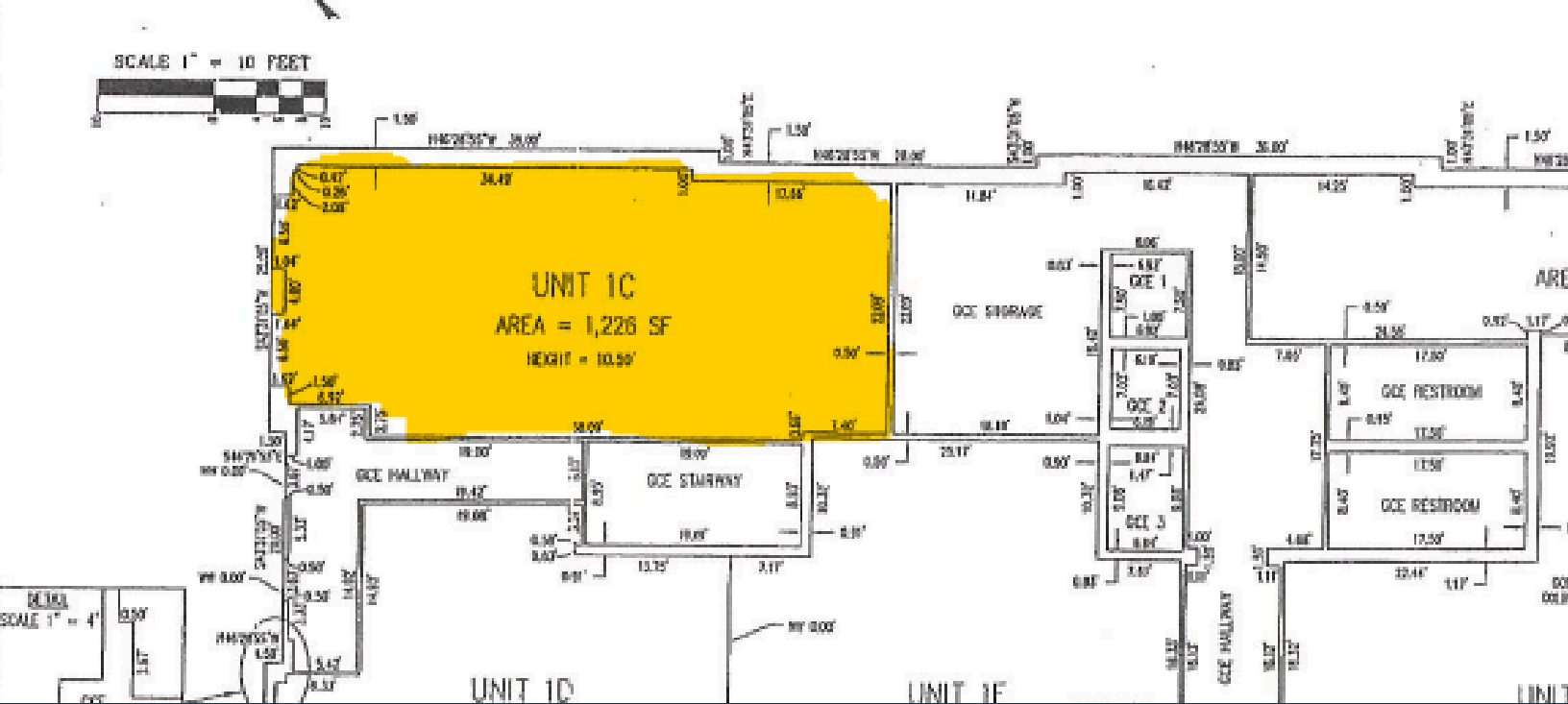
**ARA**  
ATLAS REALTY ADVISORS

# Stafford Woods Office Condominium For Sale! – \$395,000

Class A Office Condo Space – Suite 105  
25030 SW Parkway Ave #105, Wilsonville, OR 97070

## FEATURES:

- ✓ 1,226 Sq. Ft.
- ✓ LEED Silver Building
- ✓ Private Fob Entrance
- ✓ Private/Quiet
- ✓ High Performance energy efficient office
- ✓ Easy access to I-5
- ✓ Kitchenette
- ✓ Storage
- ✓ Ample Parking



## ABOUT THIS PROPERTY:

Stafford Woods was Wilsonville's first high-performance green office building. Completed in 2007, it received LEED™ Silver Certification. Enjoy the high ceilings, ample parking, and class A finishes. The building is perched on a wooded hillside in the desirable Stafford area of North Wilsonville. Within minutes to I5 and the I205 interchange. Suite 105 offers a spacious open floor plan. Within the office suite, there is a kitchenette, a glass office/conference room, and built-in storage.

## MORE FEATURES:

- ✓ Property Tax: \$4,535.34
- ✓ Monthly Dues of \$868.75 includes:
  - ✓ Water, Sewer, Electrical, Gas, HVAC Maintenance, and all common area repairs/maintenance
- ✓ Walkability to nearby restaurants, shopping, and other businesses
- ✓ Designed by award winning architect, David Bisset
- ✓ Easy access to commuter rail

