

**PRE-LEASING NOW!**

# Parkway Village South, Building C

21650 SW LANGER FARMS PKWY, SHERWOOD, OR 97140



New Sherwood showroom & light industrial space coming in late 2024

## HIGHLIGHTS

- Pre-leasing for delivery in late 2024
- Great showroom location
- Opportunity to be part of a large mixed use development
- Flexible suite sizes
- B-T-S Office areas

## BUILDING "C" AVAILABLE SPACES

- 2,326 SF \$1.75 SF/month
- 2,566 SF \$1.75 SF/month
- 2,833 SF \$1.75 SF/month
- 3,035 SF \$1.75 SF/month

## CONTACT

Christopher Lio 503 804 2929 / 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)





# Prime commercial space opportunities for 2024 in newly constructed, modern building

Parkway Village South is an opportunity to occupy space in Sherwood's latest mixed use development. The property is anchored by Langer's Entertainment Center and will soon include a new 100 room hotel and large class "A" mini-storage facility. The remaining 4 buildings will be mixed use with some retail and light-industrial. The property is adjacent to a Walmart-anchored center and across the street from a Target-anchored center with easy access to Tualatin-Sherwood Road and Highway 99.

## AVAILABLE SPACES:

**Suite C1, Building C**  
NNN / 2,326 SF @ \$1.75 SF/month

**Suite C3, Building C**  
NNN / 2,566 SF @ \$1.75 SF/month

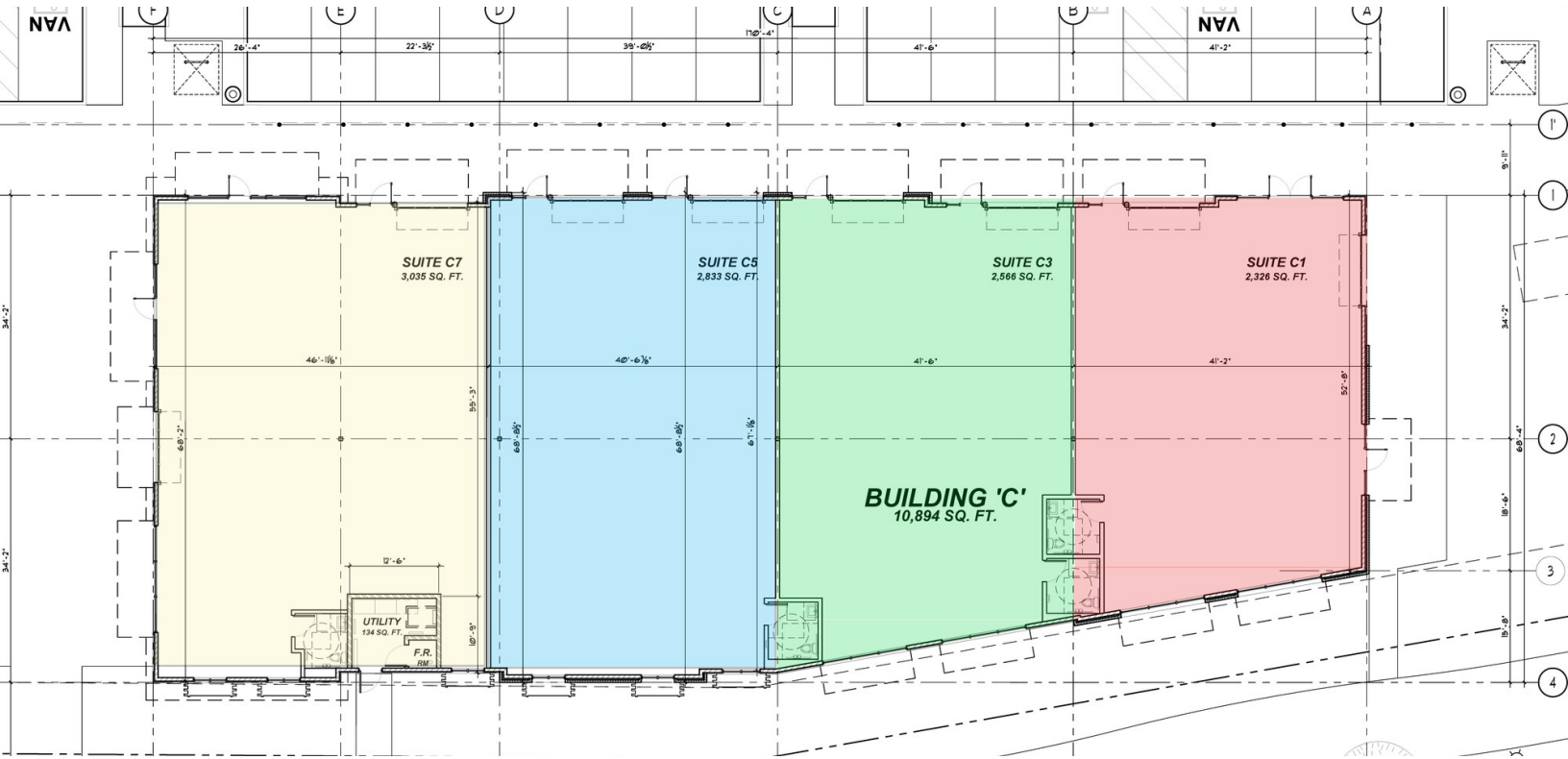
**Suite C5, Building C**  
NNN / 2,833 SF @ \$1.75 SF/month

**Suite C7, Building C**  
NNN / 3,035 SF @ \$1.75 SF/month



SW LANGER FARMS PARKWAY

# Lease spaces



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C1, Building C	Available	2,326 SF	NNN	\$1.75 SF/month	-
Suite C3, Building C	Available	2,566 SF	NNN	\$1.75 SF/month	-
Suite C5, Building C	Available	2,833 SF	NNN	\$1.75 SF/month	-
Suite C7, Building C	Available	3,035 SF	NNN	\$1.75 SF/month	-

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# Location map



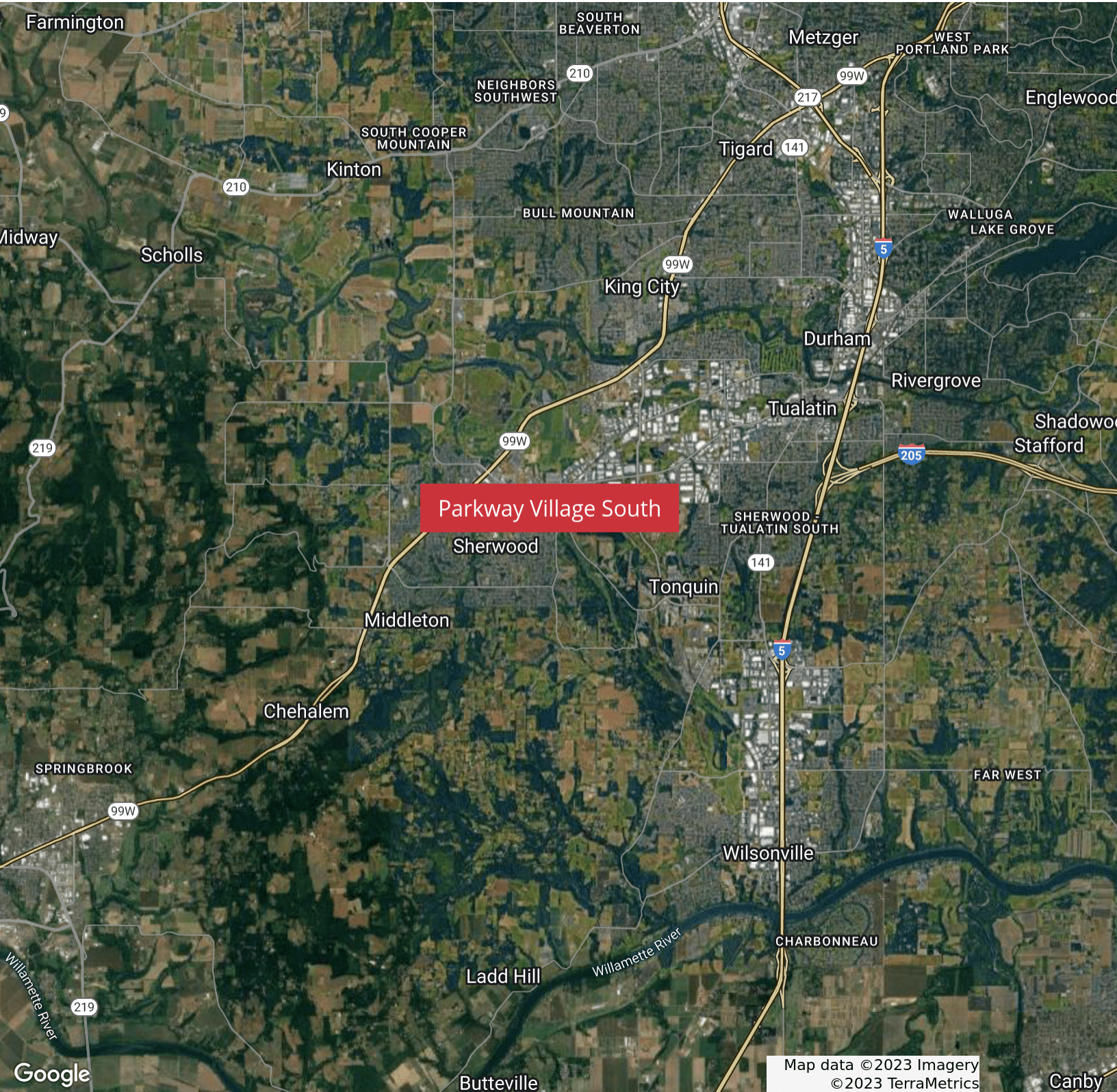
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# Aerial map



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