



ParkWorks

INDUSTRY CENTER 2



I-5 Visible Flex/Manufacturing Building

91,773 SF FREESTANDING BUILDING WITH TREMENDOUS I-5 FREEWAY EXPOSURE AND OVER 3:1000 PARKING LOCATED ON AN 88 ACRE WOODED CAMPUS IN A BUSINESS FRIENDLY JURISDICTION OFFERING TAX INCENTIVES TO ATTRACT HIGH DENSITY EMPLOYERS

LOCATED ON ADVANCED MANUFACTURING CAMPUS WITH TWIST BIOSCIENCE AS ANCHOR TENANT

26590 SW Parkway Avenue | Wilsonville, OR

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Property Highlights

91,773 SF freestanding building divisible between 29,000 SF to 62,000 SF

Prominent I-5 Freeway Visibility just south of Costco in Wilsonville

Flexible building design allowing for high density office, manufacturing, distribution, and/or lab use

South Facing two story office with abundant windows providing natural light

Located in ParkWorks campus providing Class A on-site amenities



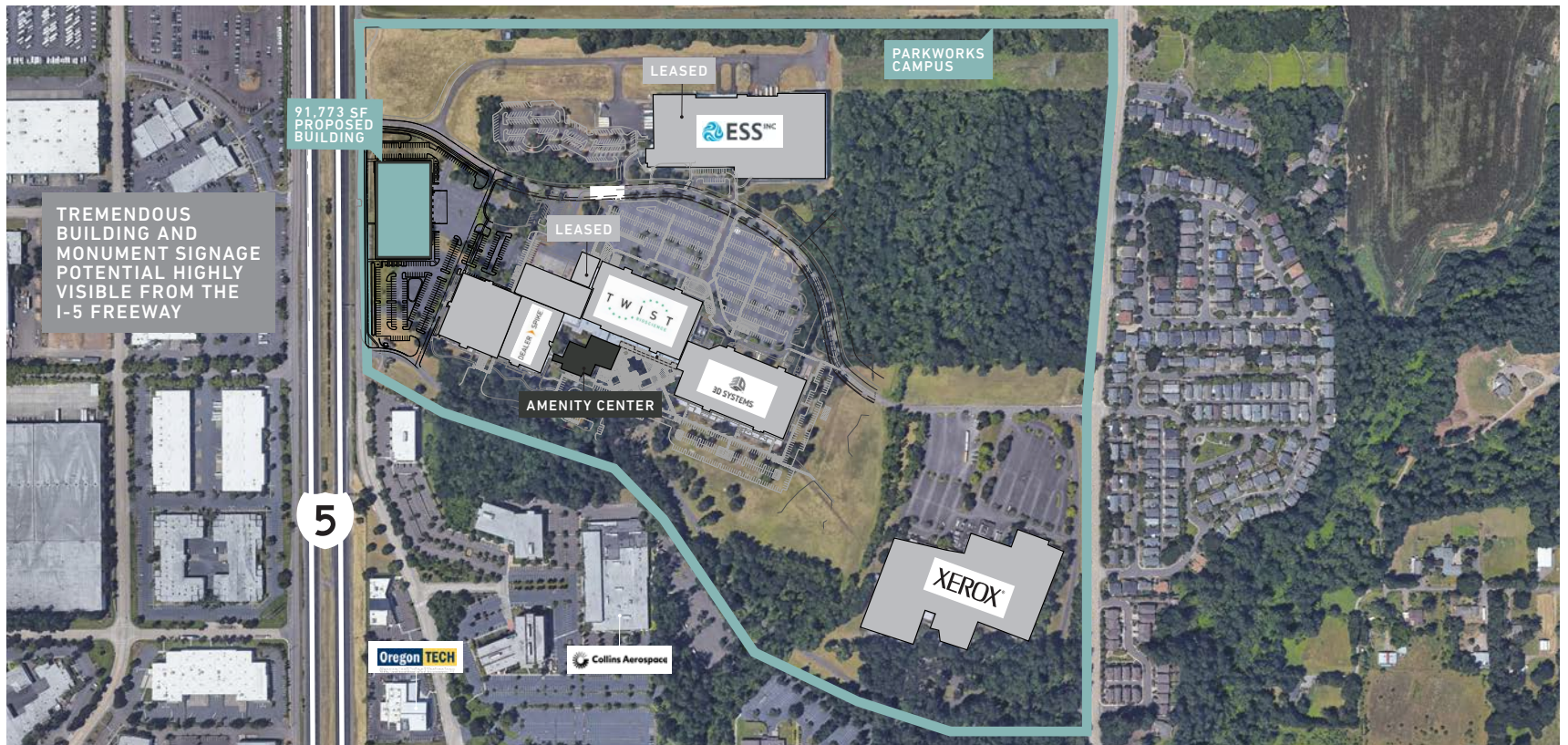
Proposed 91,773 SF Building

Opportunity to locate in a beautiful 88 acre wooded campus amongst Twist BioScience, Mentor Graphics, 3D Systems, FLIR and the Oregon Institute of Technology.

91,773
NEWLY PROPOSED
BUILDING AVAILABLE

283
PARKING STALLS

Q2 2024
SCHEDULED DELIVERY



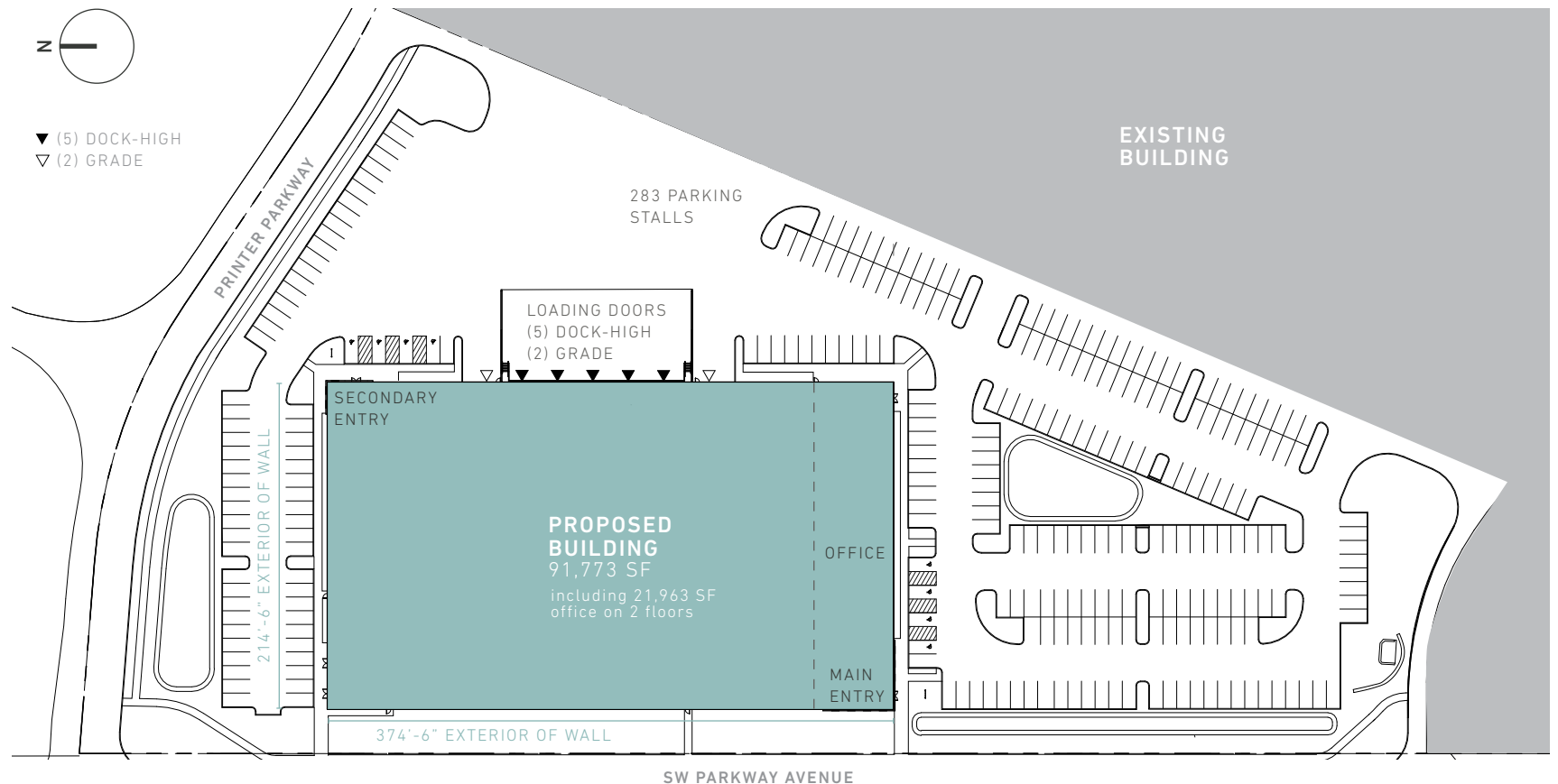


Ideal Bio-tech or Manufacturing Facility

cGMP compatible building for BioScience Industry

3,000 AMP 480v electrical capacity scalable up to 6,000 AMPS

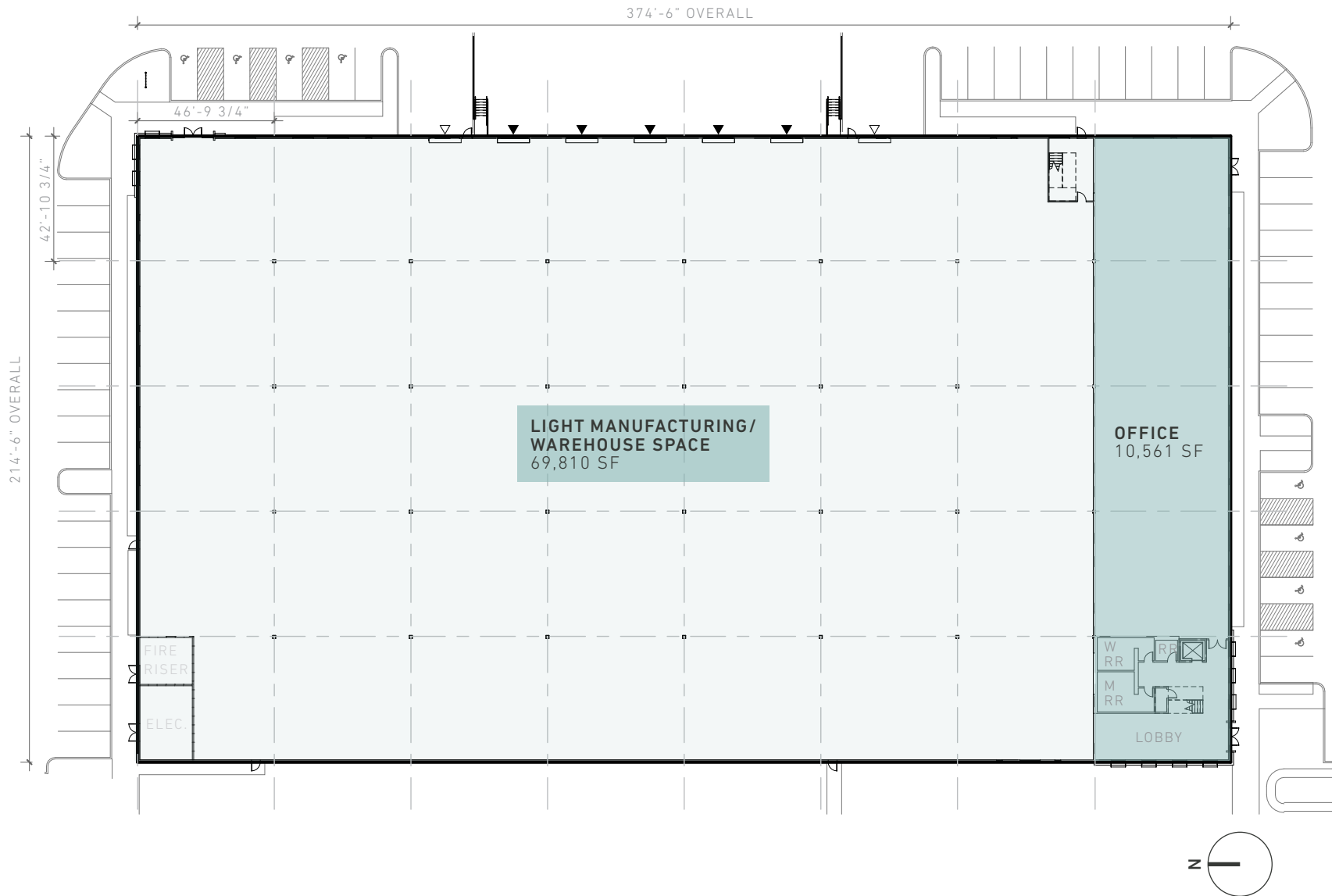
Climate controlled office and manufacturing area





Floor Plans

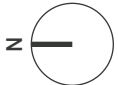
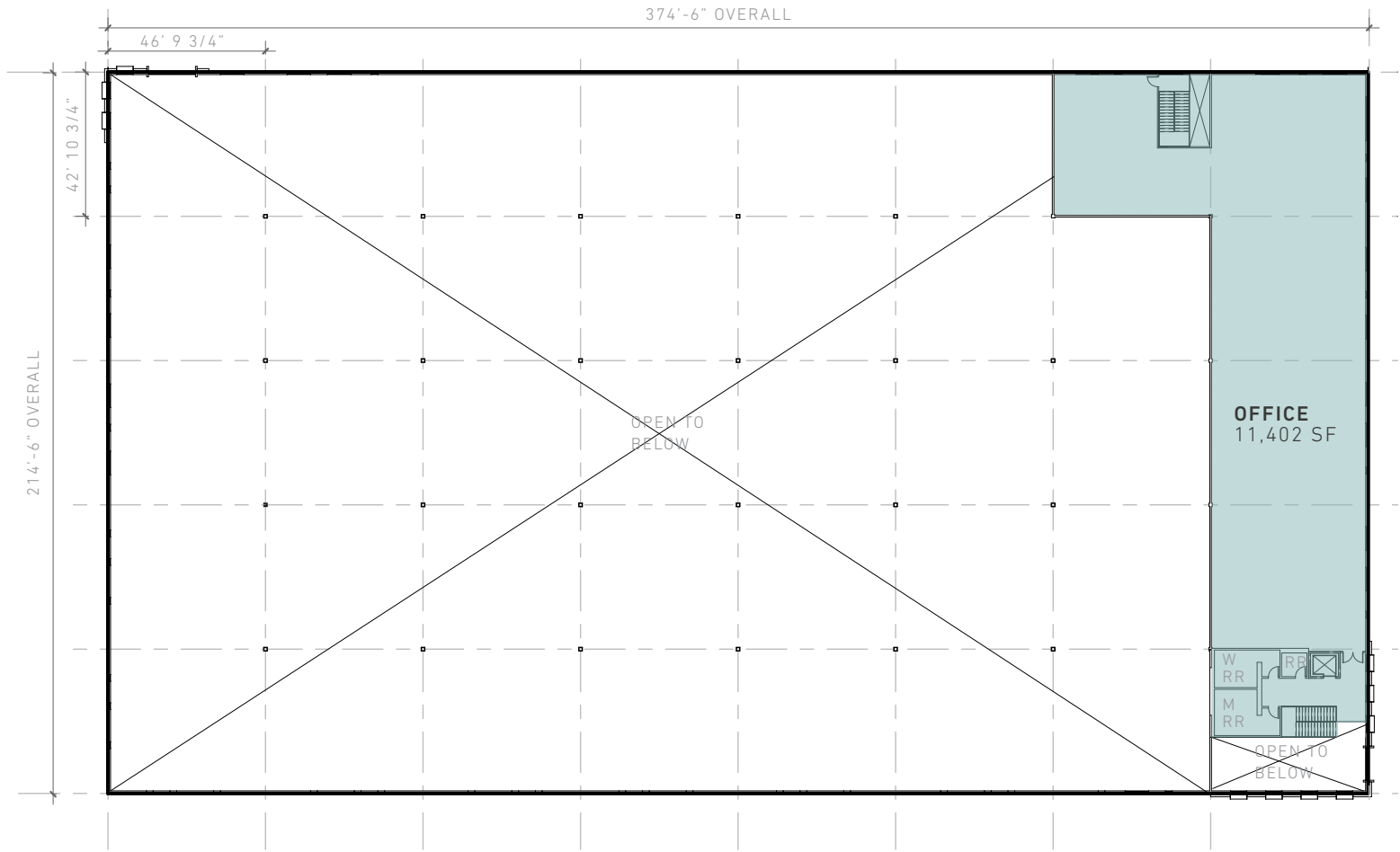
FIRST FLOOR





Floor Plans

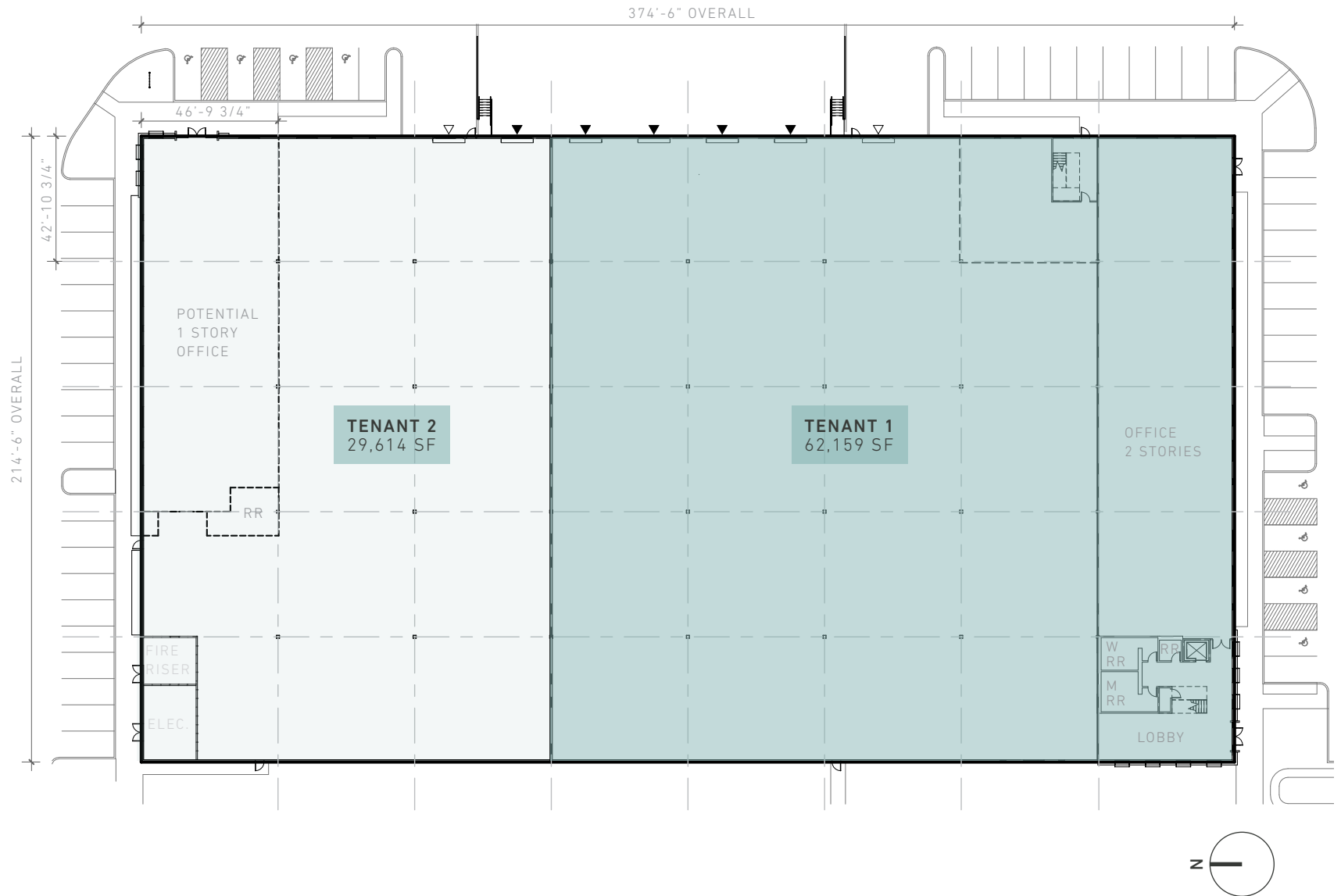
SECOND FLOOR





Floor Plans

FLOOR PLAN - TWO TENANT SCENARIO





Campus Amenities

This 88 acre ParkWorks campus has the onsite amenities to attract and retain top talent.



Running Trail

ONSITE MASS TRANSIT

The City of Wilsonville's FREE bus system, S.M.A.R.T. (ridesmart.com), provides easy access to Wilsonville's WES Rail station with northbound connections to MAX Light Rail.

ROTATING FOOD TRUCKS

The project currently offers rotating food trucks on-site as food options for project occupants.

OUTDOOR SPORTS AREAS

Includes a basketball court, field space and varying areas for recreation. As well as new outdoor patio and a 9-hole disc golf course.



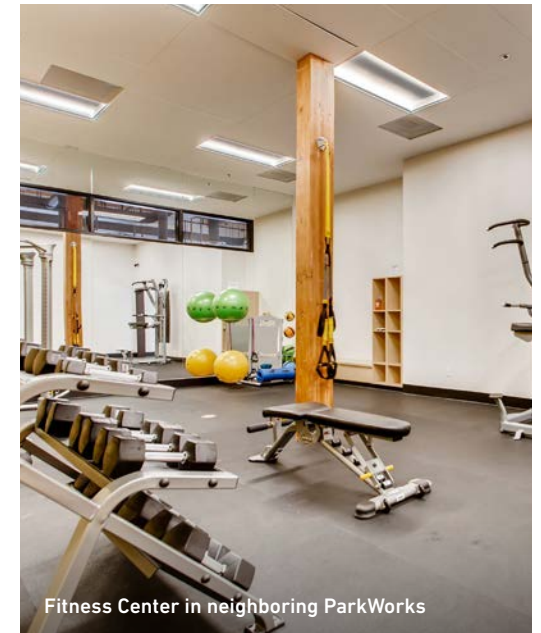
Planned Food Cart Pod

RUNNING TRAIL

A forested and open-space path weaves through 88 acres on the property offering tenants a scenic jogging path.

CLASS A AMENITY CENTER ACCESS

The neighboring ParkWorks building features a full amenity center with lounge, fitness center, and virtual market and access will be available to a new project occupant.



Fitness Center in neighboring ParkWorks



Office and Manufacturing

FEATURES

91,773 SF concrete tilt-up building

Office and production space to be designed and built to suit

5 dock high doors and 2 grade level doors

28' clear height

Climate control for office and production area

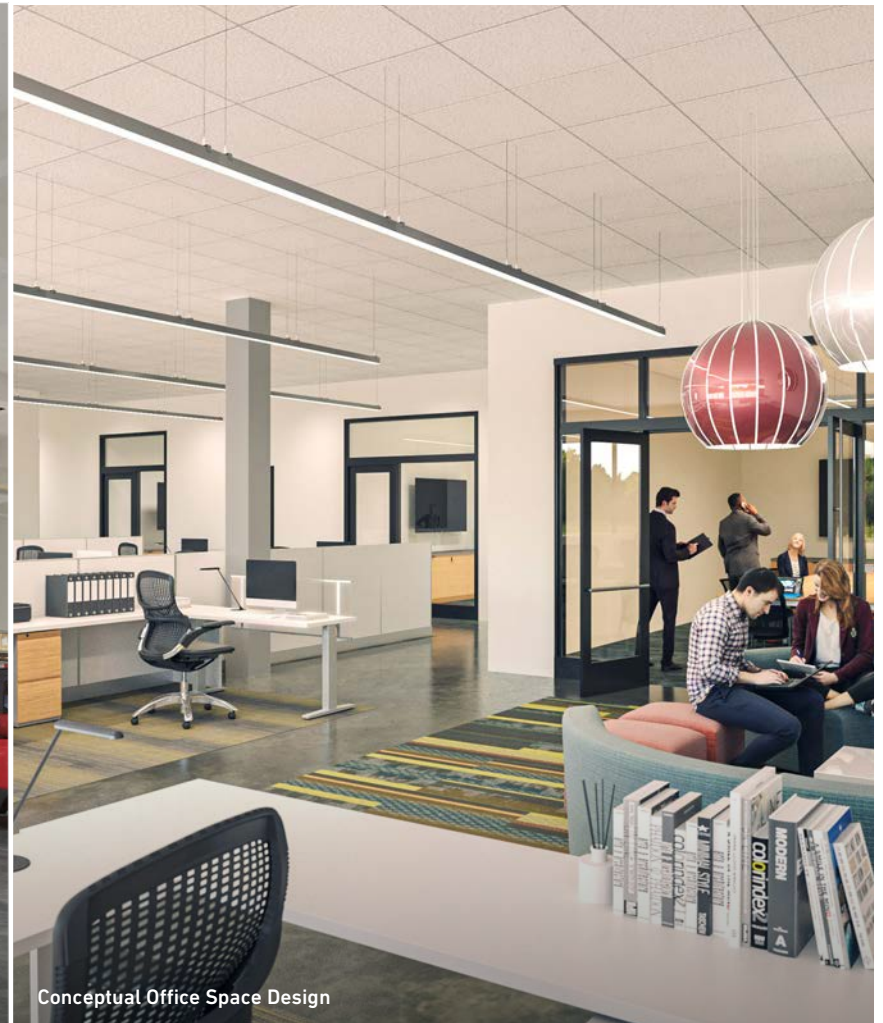
3,000 AMP 277/480v electrical capacity scalable up to 6,000 AMPS

cGMP compatible building

3.1 : 1000 parking ratio



Conceptual Warehouse/Manufacturing Area



Conceptual Office Space Design



Neighboring Amenities



PRECISION COUNTERTOPS



PROPOSED BUILDING



ARGYLE SQUARE



ParkWorks
INDUSTRY CENTER 2



SW Boeckman Rd



5

SW Parkway Ave





Wilsonville Market Overview

WILSONVILLE INDUSTRIAL CORRIDOR

ParkWorks Industry Center is located at the north end of the affluent suburban city of Wilsonville, Oregon, approximately 20 to 25 minute drive south of the Portland City Center. The property is only 2 minutes to a major I-5 freeway interchange providing quick and easy freeway access. As a result of its proximity to I-5, the Property is visible to nearly 150,000 vehicles per day. Furthermore, the Property is strategically positioned less than a mile from the Wilsonville Express Service (WES) commuter rail station. From there, South Metro Area Regional Transit (SMART) buses can transport employees to the Property.

NEIGHBORING COMPANIES

Many cutting edge companies are located in Wilsonville including Twist BioScience, 3D Systems, Mentor Graphics, Sig Sauer, FLIR Systems, Xerox, and Rockwell Automation showing this is an ideal location for innovative companies with a labor force to support these users. The Oregon Institute of Technology is also located near the project offering training programs and recruiting opportunities for new talent.

LABOR FORCE

According to city economic development, over 80% of Wilsonville residents commute outside Wilsonville to the north for employment. This shows there is a strong local labor force in the area which isn't being satisfied by current Wilsonville employers.

INCENTIVES AVAILABLE

Wilsonville's Investment Now or "WIN" program offers tax incentives in the form of property tax abatements to qualifying companies for new investment in this location. Information can be found here:

[LINK TO WILSONVILLE'S INCENTIVE NOW PROGRAM](#)



20-25 MIN
DRIVE TO PORTLAND CITY CENTER

2 MIN
DRIVE TO I-5 FREEWAY

>1 MILE
TO WES COMMUTER RAIL STATION

150,000
VEHICLES PER DAY



Aerial Overview



**BUILDING SITE –
91,773 SF NEW
CONSTRUCTION**



Aerial Views





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