



FOR LEASE OR SALE



PRICE REDUCED!
SELLER FINANCING AVAILABLE!

25260 SW PARKWAY AVENUE

Owner/User Opportunity in South Washington County

± 15,943 SF | Sale Price: \$3,950,000 | Lease Rate: \$26/SF FS

25260 SW Parkway Ave, Wilsonville, OR 97070

- 15,943 SF with up to 13,000 SF Available for Immediate Occupancy
- New Windows and HVAC
- Great Parking with Exterior Private Entrances for Garden Level Suites
- Quiet, Suburban Location for Office and Medical Tenants and Owner/Users
- Easy Access from I-5
- Surrounded by Various Eateries and Shops
- Entire building can be delivered vacant within 6 months of closing

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PROPERTY SUMMARY

**FOR LEASE
OR SALE**



PROPERTY DETAILS

Address	25260 SW Parkway Ave, Wilsonville, OR 97070
Available Space	± 15,943 SF
Use Types	Office / Medical
Improvements	New Windows, Roof, HVAC, and Siding
Parking	Ample with Exterior Private Entrances for Garden Level Suites
Availability	Now*
Lease Rate	\$26/SF FS
Sale Price	\$3,950,000

*Entire building can be delivered vacant within 6 months of closing

Location Features

- Easy Access to I-5 and I-205
- Easy access to SW Boones Ferry Rd
- Walking Distance to Shops & Restaurants
- Seven (7) minute walk to Argyle Square Shopping Center via SW Parkway Ave

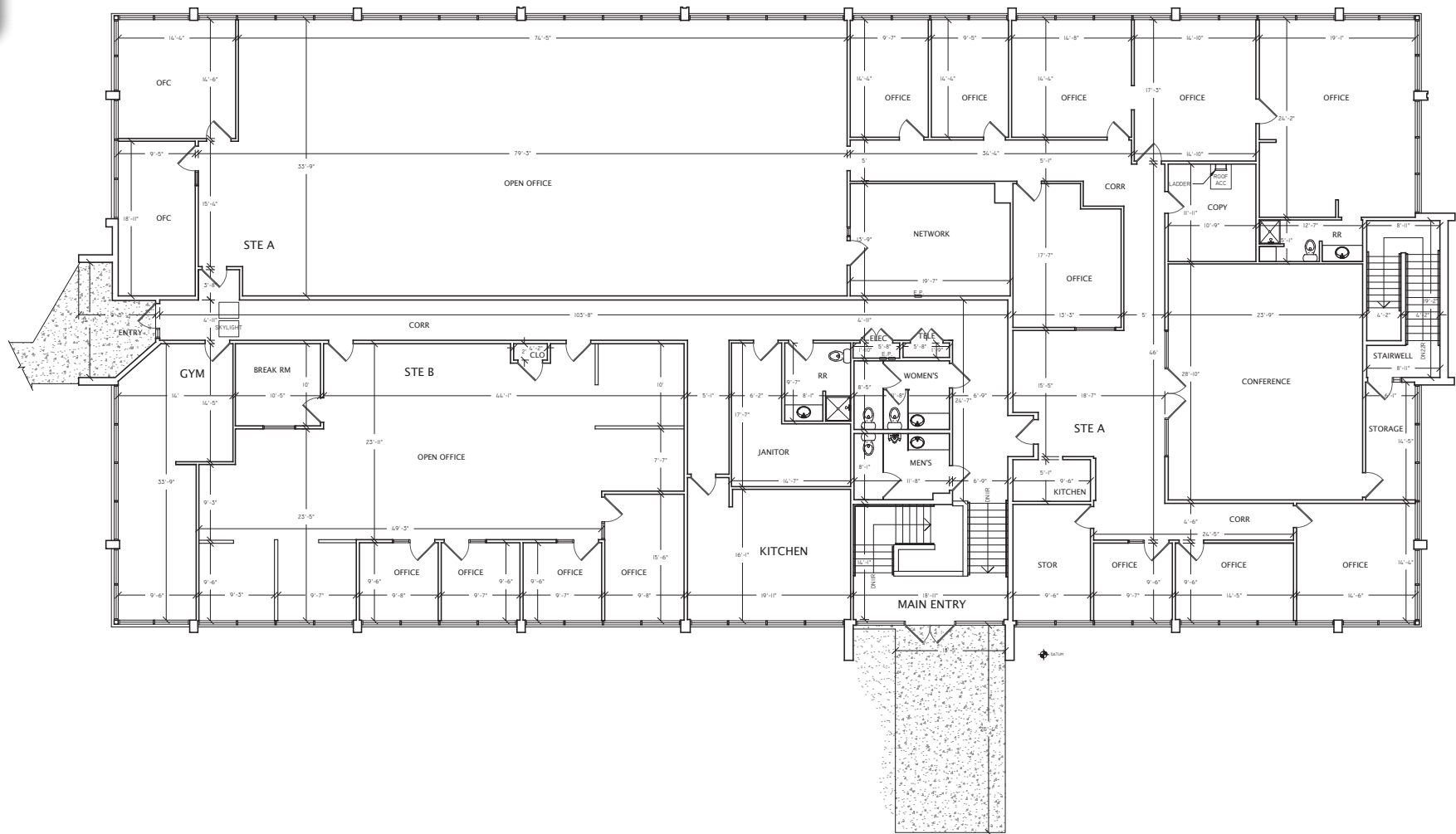
Nearby Highlights

- The Human Bean
- Carl's Jr
- BooneTown Tap & Grill
- Holiday Inn
- Pearl Bakery
- Best Western
- Panda Express
- Target
- Costco
- Starbucks
- CrossFit Wilsonville
- Office Depot
- PetSmart
- Panda Express
- Schmizza Pub & Grill
- Cafe Yumm!
- Koi Fusion
- Chevron



FLOOR PLAN

UPPER LEVEL





FLOOR PLAN: 2ND FLOOR

Rooms and Dimensions:

- OFFICE: 10'-2" x 16'-7", 19'-2" x 9'-3", 19'-1" x 9'-5", 14'-3" x 10', 17'-1" x 9'-4", 17'-6" x 9'-4", 14'-7" x 10'-3", 14'-11" x 11'-4", 12'-8" x 6'-6", 8'-11" x 8'-2"
- OPEN OFFICE: 38'-6" x 14'-3", 35'-10" x 32'-1"
- STOR: 9'-4" x 21'-3", 9'-4" x 17'-1", 6'-7" x 5'-11", 10'-3" x 5'-10", 8'-11" x 6'-10", 10'-9" x 14'-4", 6'-5" x 11'-11", 2'-11" x 5'-3"
- BREAK RM: 17'-6" x 9'-4"
- KITCHEN: 8'-11" x 17'-5"
- WOMEN'S: 8'-8" x 11'-7"
- MEN'S: 8'-1" x 10'-7"
- ELEC: 6'-4" x 11'-8"
- CORR: 29'-9" x 7'
- STAIRWELL: 5'-11" x 8'-8"
- ENTRY: 10'-4" x 8'-5"

Other Features:

- CRAWLSPACE (NOT MEASURED)
- DATUM
- UP 22R (Staircase)
- UP 11R (Staircase)



INTERIOR PHOTOS



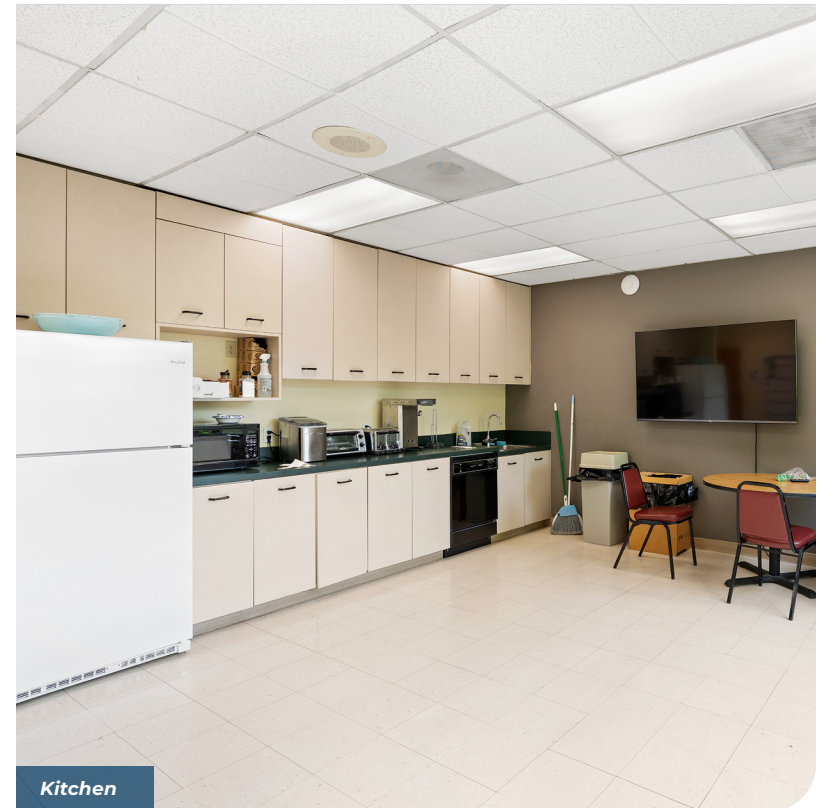
Conference Room



Gym



Office



Kitchen

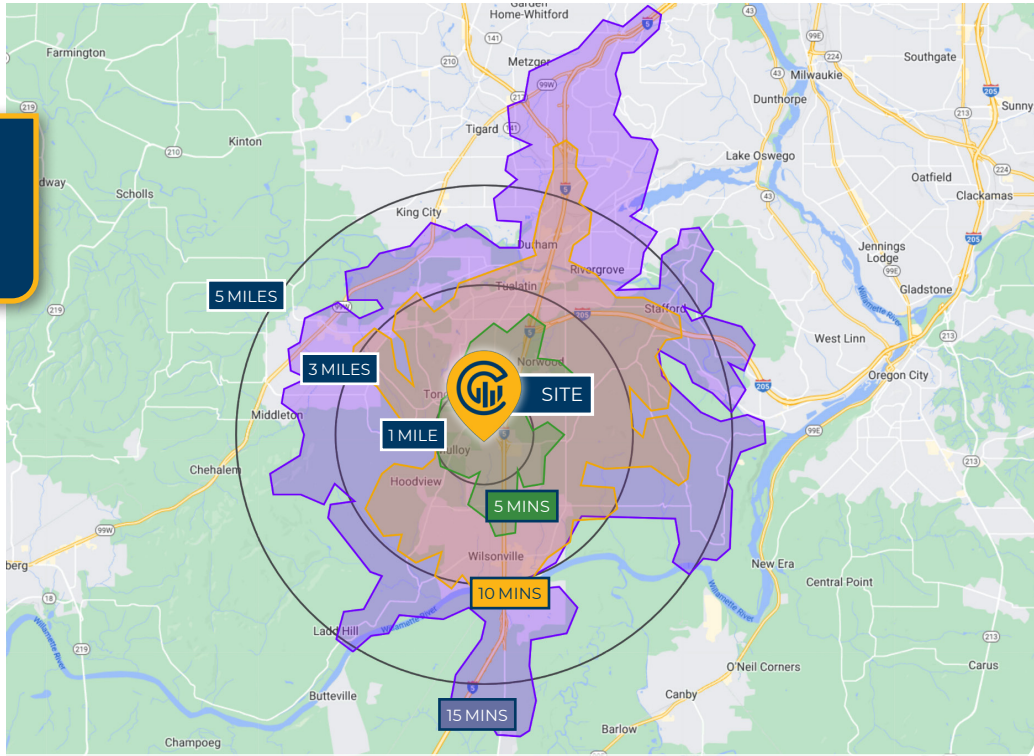


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	1,920	43,015	107,188
2029 Projected Population	1,896	42,385	106,174
2020 Census Population	1,955	43,771	107,580
2010 Census Population	2,001	36,002	92,715
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	-0.2%	2.2%	1.6%
Households & Income			
2024 Estimated Households	389	16,339	43,364
2024 Est. Average HH Income	\$168,885	\$149,322	\$144,616
2024 Est. Median HH Income	\$114,098	\$111,070	\$109,482
2024 Est. Per Capita Income	\$34,246	\$56,819	\$58,589
Businesses			
2024 Est. Total Businesses	571	2,644	6,859
2024 Est. Total Employees	8,512	28,662	61,794

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
 ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
 TIGER Geography - R51

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