

Riverwood Business Center

9325-9425 SW COMMERCE CIRCLE / WILSONVILLE, OR 97070



LIGHT INDUSTRIAL/FLEX SPACE FOR LEASE

CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

Mike Mayer

503 686 0599 / 503 224 6791 / mmayer@naielliott.com

NAIElliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures



Property snapshot

Riverwood Business Center is a well-located light industrial/flex property in Wilsonville, OR, offering versatile space for lease. The property provides flexible layouts suitable for a range of users, with convenient access to I-5 and the surrounding Portland metro area—ideal for businesses seeking efficient, functional space in a strong industrial submarket.

CURRENT AVAILABILITY

- **Suite B24**
2,100 SF / 16' clear height / 1 grade door (10'x10')
- **Suite B25**
2,100 SF / 16' clear height / 1 grade door (10'x10')
- **Suite A-9/10**
4,200 SF / 16' clear height / 2 grade door (10'x10')
Available 7/1/26
- **Suite A-11/12**
4,200 SF / 16' clear height / 2 grade door (10'x10')
Available 7/1/26

Rate: Call for rates

HIGHLIGHTS

- Light industrial / flex space available for lease
- Flexible layouts suitable for a variety of users
- Convenient Wilsonville location with quick access to I-5
- Strong presence within a well-established business park
- Ideal for light manufacturing, service, or flex office users



Site Plan

AVAILABILITY

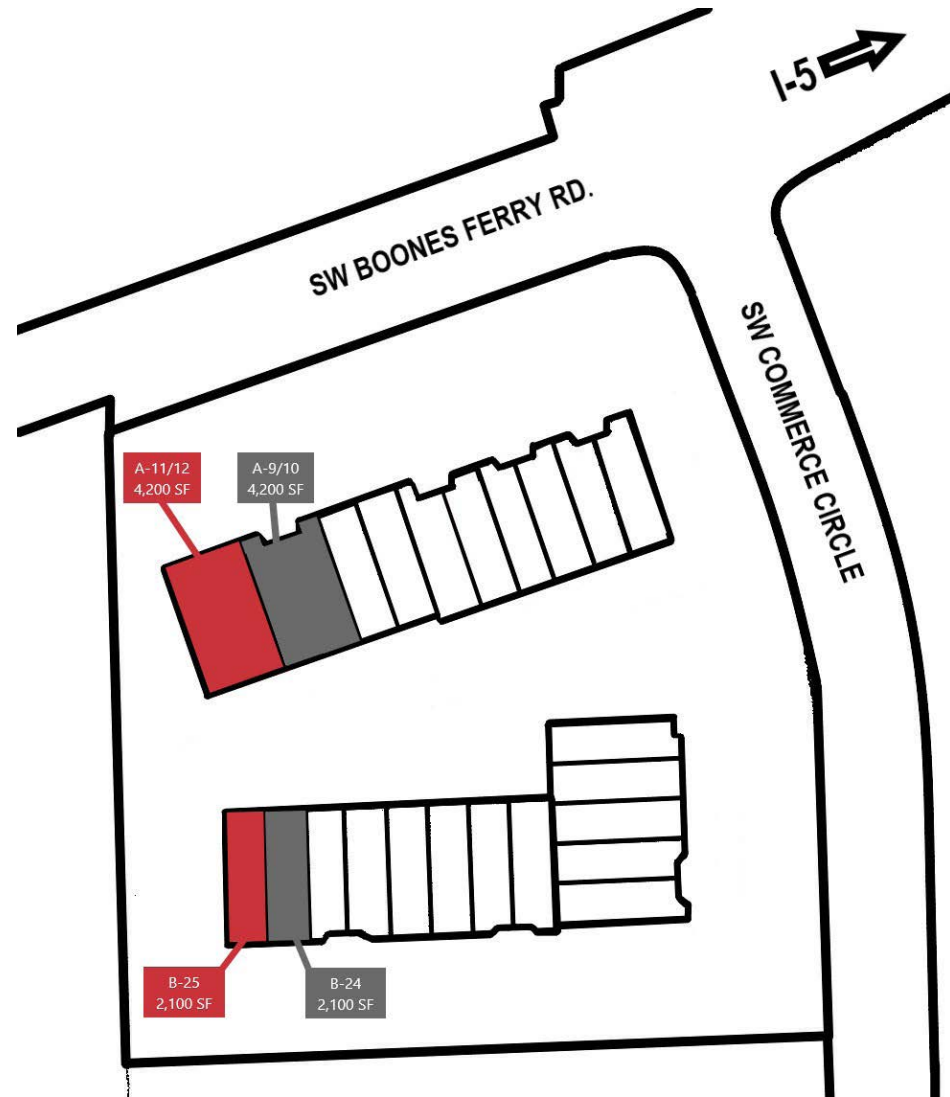
- Suite B24 - 2,100 SF
- Suite B25 - 2,100 SF
- Suite A-9/10 - 4,200 SF
- Suite A-11/12 - 4,200 SF

LEASE TYPE

NNN

LEASE RATE

Call for Rates



CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

Mike Mayer

503 686 0599 / 503 224 6791 / mmayer@naielliott.com

NAIElliott

Floor plan - A-9/10

AVAILABILITY

- Suite A-9/10

SIZE

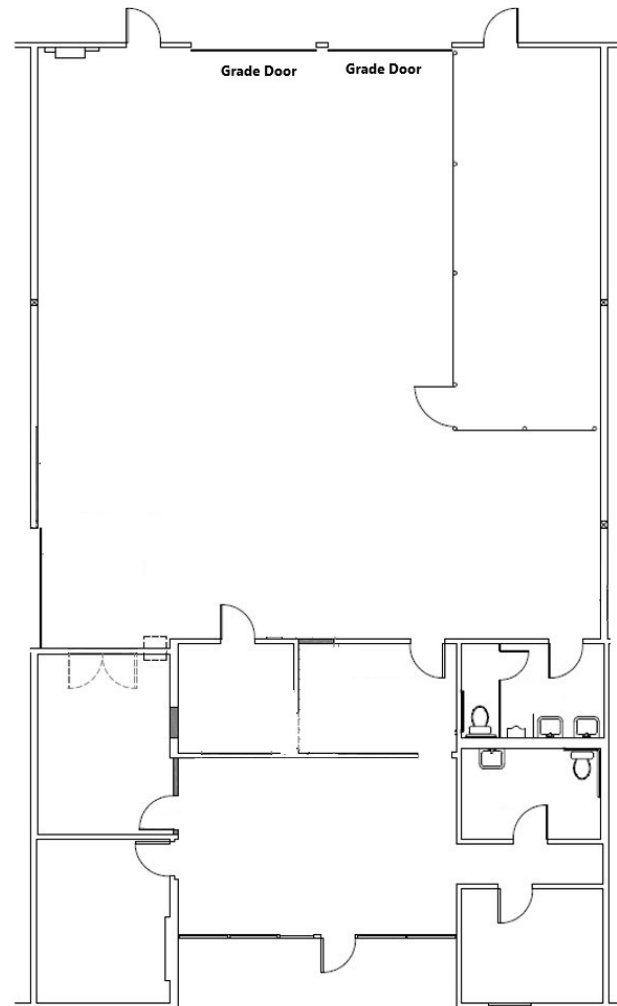
- 4,200 SF

LEASE TYPE

NNN

LEASE RATE

Call for rates



CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / clio@naielliott.com

Mike Mayer

503 686 0599 / 503 224 6791 / mmayer@naielliott.com

NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Aerial



SW COMMERCE CIR

SW BOONES FERRY RD

CONTACT

Chris Lio
Mike Mayer

503 804 2929 / 503 224 6791 / clio@naielliott.com
503 686 0599 / 503 224 6791 / mmayer@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Photos



CONTACT

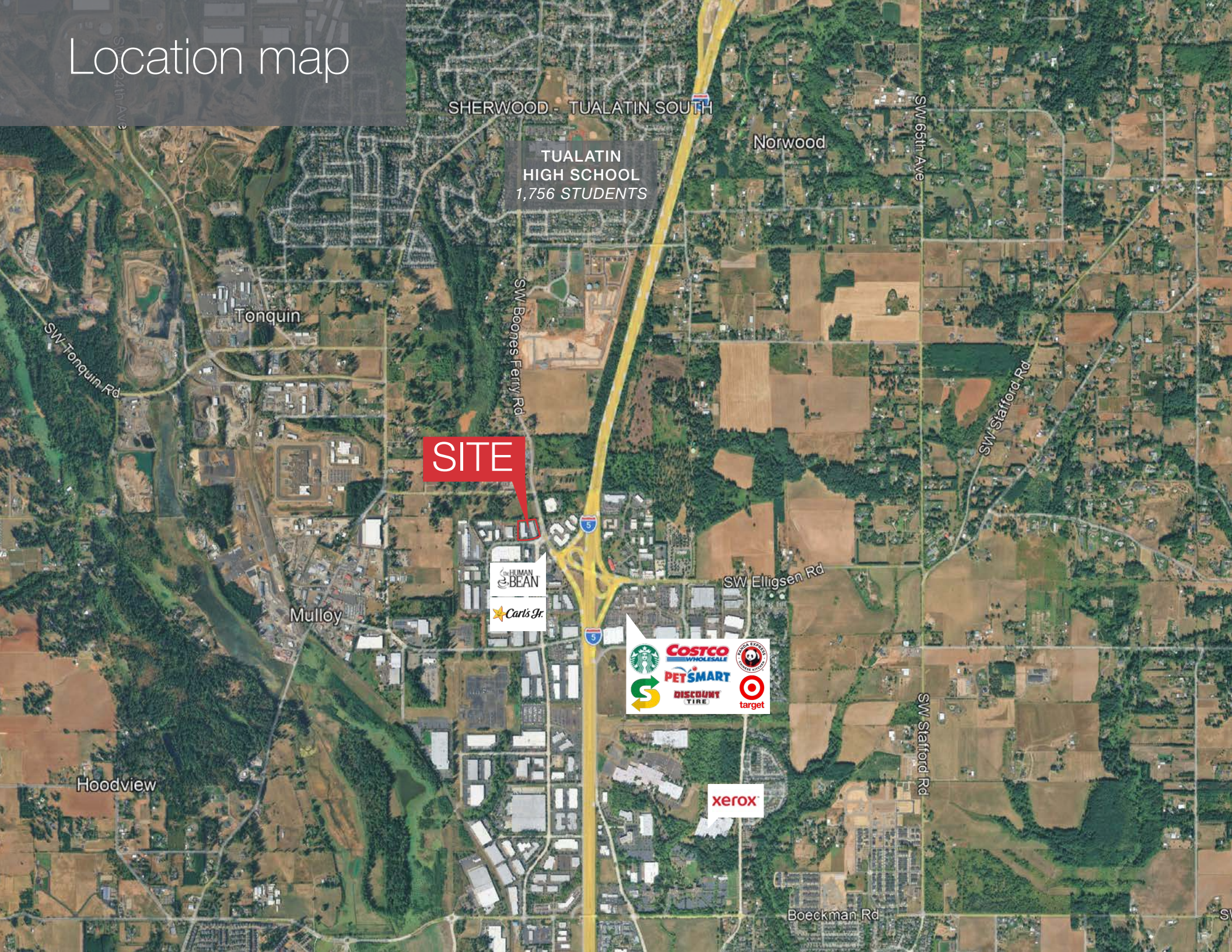
Chris Lio
Mike Mayer

503 804 2929 / 503 224 6791 / clio@naielliott.com
503 686 0599 / 503 224 6791 / mmayer@naielliott.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

NAIElliott

Location map



SHERWOOD - TUALATIN SOUTH

Norwood

TUALATIN
HIGH SCHOOL
1,756 STUDENTS

SW 65th Ave

Tonquin

SW Tonquin Rd

SW Boones Ferry Rd

SITE

SW Stafford Rd

Mulloy

SW Elligsen Rd

HUMAN
BEAN
Carl's Jr.

Starbucks
COSTCO WHOLESALE
PETSMART
DISCOUNT TIRE
target

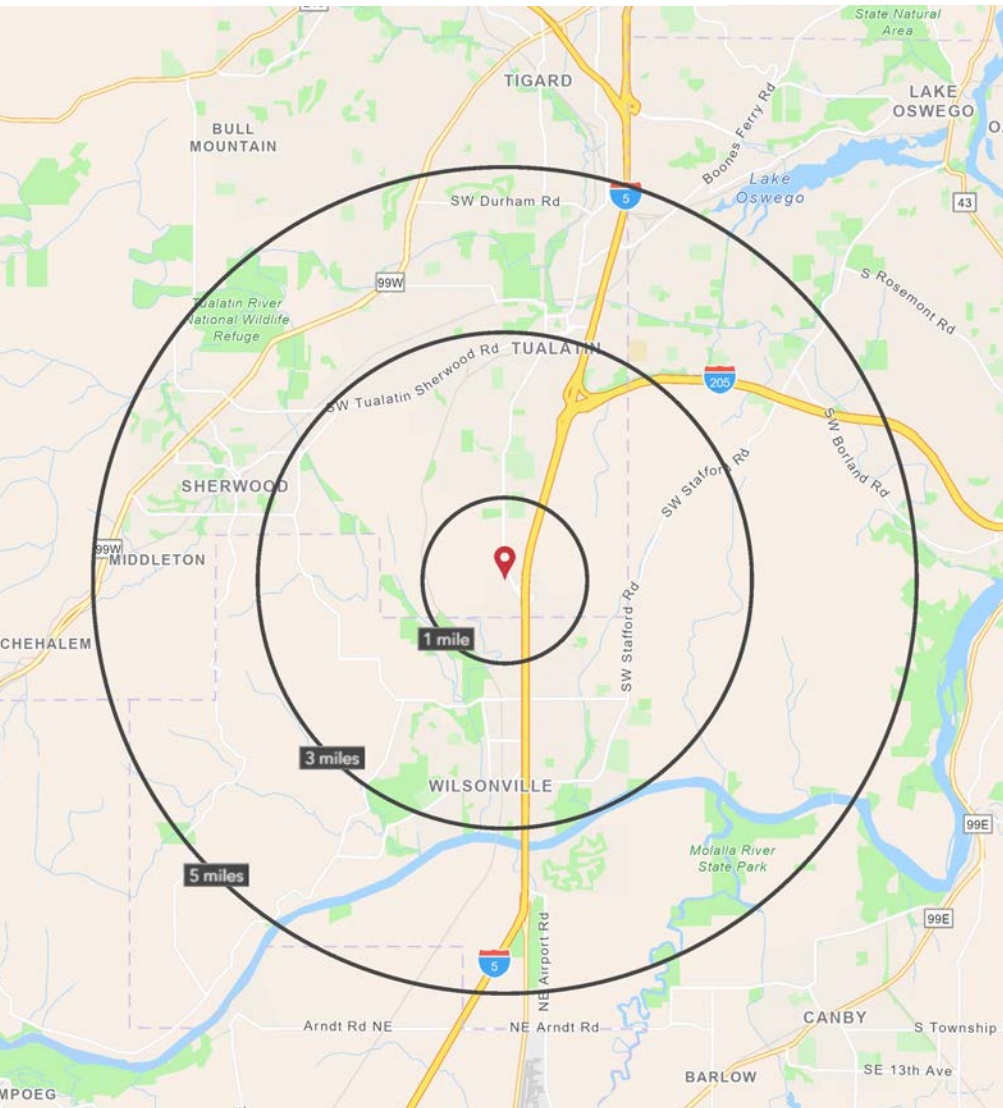
SW Stafford Rd

xerox

Hoodview

Boeckman Rd

Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	2,809	43,614	111,738
2030 TOTAL POPULATION	2,971	44,198	112,772
2025 AVERAGE HOUSEHOLD INCOME	\$150,536	\$155,901	\$154,436
2025 MEDIAN HOME VALUE	\$941,667	\$656,815	\$664,555
2025 TOTAL HOUSEHOLDS	572	16,161	43,778
2025 DAYTIME POPULATION WORKERS	9,246	31,840	79,666
2025 SOME COLLEGE OR HIGHER	57%	78%	79%

Source: ©2025 Esri

CONTACT

Chris Lio 503 804 2929 / 503 224 6791 / clio@naielliott.com
Mike Mayer 503 686 0599 / 503 224 6791 / mmayer@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures