

# 27100 SW PARKWAY, W3

Wilsonville, OR 97070

**I-5 FRONTAGE**

**FOR  
LEASE**

For More Information, Contact:

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



# FOR LEASE

27100 SW Parkway, W3, Wilsonville, OR 97070



## PROPERTY DESCRIPTION

Beautiful flex building surrounded by similar facilities. Nearby tenants include Rockwell Aerospace, FLIR, Mentor Graphics, Xerox, Twiss Microbiology, and DW Fritz Corporation. The property has outstanding frontage and visibility on Interstate 5.

## PROPERTY HIGHLIGHTS

- Fully climate-controlled
- Both freight and passenger elevators
- Heavy power and desktop lighting level
- Parking: approximately 75 spaces
- Sprinklers: wet
- Dock Doors: 1
- Drive-in Bays: 2
- Year Built: 2014

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Office SF:	4,000 SF
Available SF:	35,245 SF
Building Size:	35,245 SF



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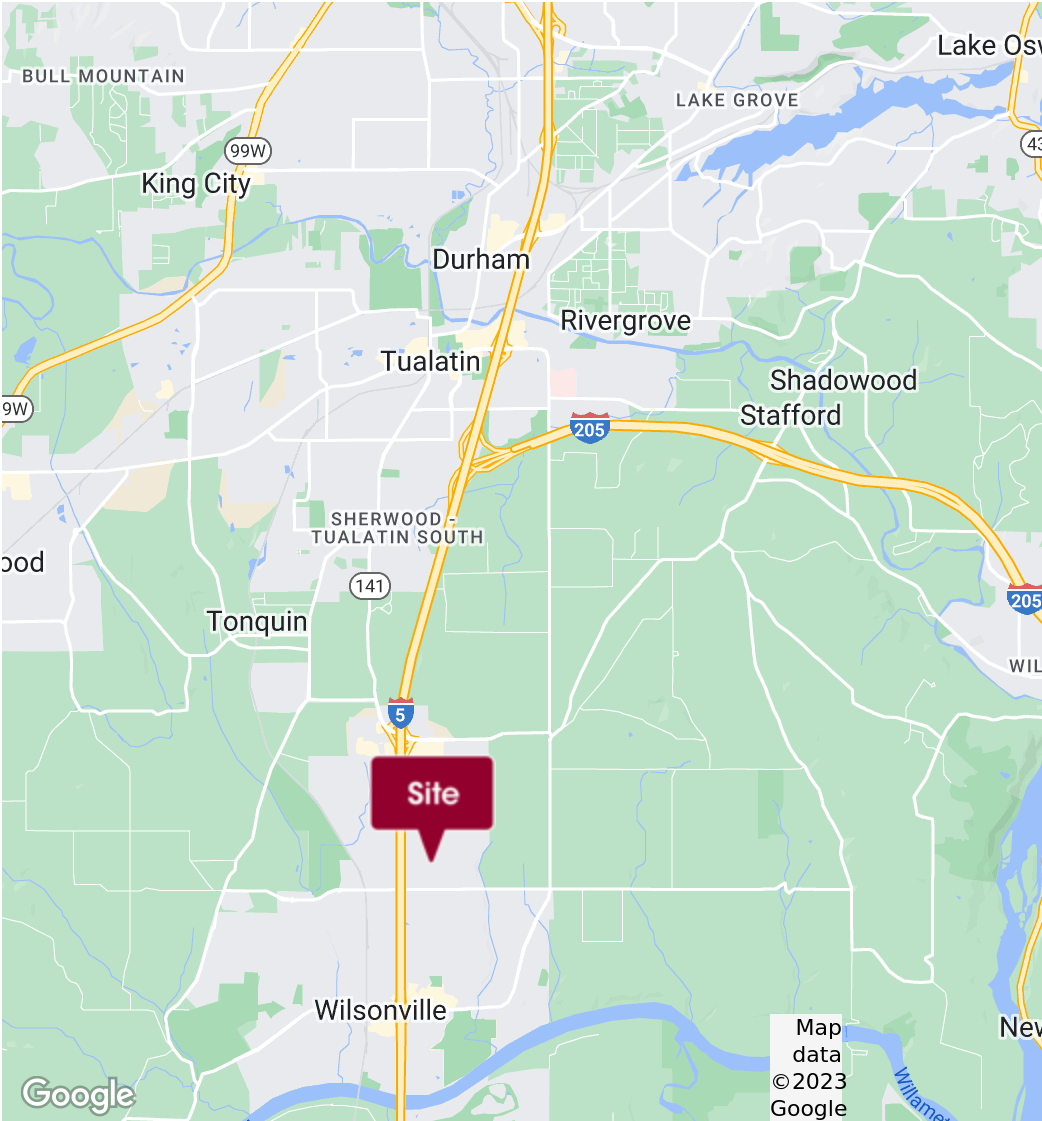
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LOCATION OVERVIEW

Located between two freeway exits with 100% visibility on Interstate 5 in Wilsonville. Wilsonville is the Portland Metro area's largest industrial/commercial submarket. It has become a mature market with little to no available land for new development. It has exploded in the last two years with businesses fleeing Multnomah County and the City of Portland. Tualatin is part of the South Interstate 5 corridor market. Its neighboring cities are the economic engine of Washington County, the fastest-growing county in the state and the second largest in terms of employment. The major employers in the county include Intel, Columbia Sportswear, Nike, and Lam Research.

I-5 SOUTH INDUSTRIAL MARKET

Inventory SF	45.1 Million
Under Construction SF	481,000
12 Months Net Absorption SF	946,000
Vacancy Rate	1.5%
Annual Rent Growth	6%



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