



FOR
SUBLEASE



MEDICAL OR PLUG-AND-PLAY HEADQUARTERS OPPORTUNITY

Office Space: 7,000 - 15,138 RSF

25115 SW Parkway Avenue, Wilsonville, OR

This property is a stand-alone 15,138 RSF plug and play opportunity with excellent natural light and freeway signage available. The Parkway Avenue sublease is part of a park-like campus and is available right now to new tenants for the first time in decades. The property boasts a wide mix of meeting rooms, break rooms, private offices, exterior patio areas, and open work spaces.

While currently available as a sublease through July 2026, a direct lease could be made available for either all or a demised portion of the building.

MCCOY DOERRIE, SIOR
Senior Vice President

503-523-7751

mccoy@capacitycommercial.com

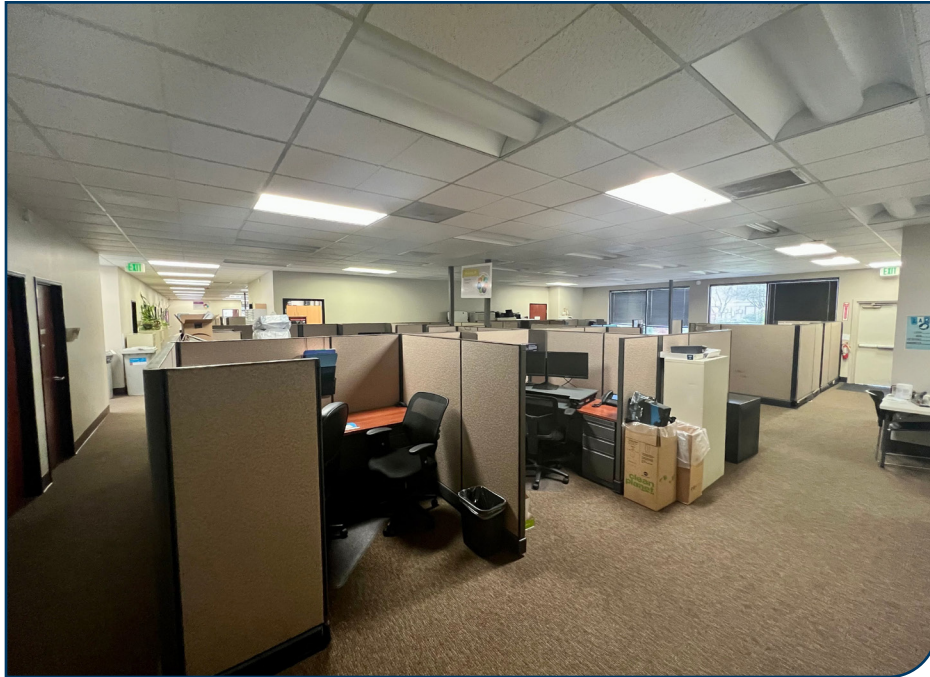
DAVID ELLIS
Principal

503-517-9871

dave@capacitycommercial.com



AVAILABILITY



PROPERTY DETAILS & AMENITIES

Total SF	15,138 RSF
Year Built	1980
Parking	4+:1,000 parking ratio
Term	Remaining term thru July 31, 2026
Available	Now
Signage	I-5 North & South facing
Rate	Call Broker for rates



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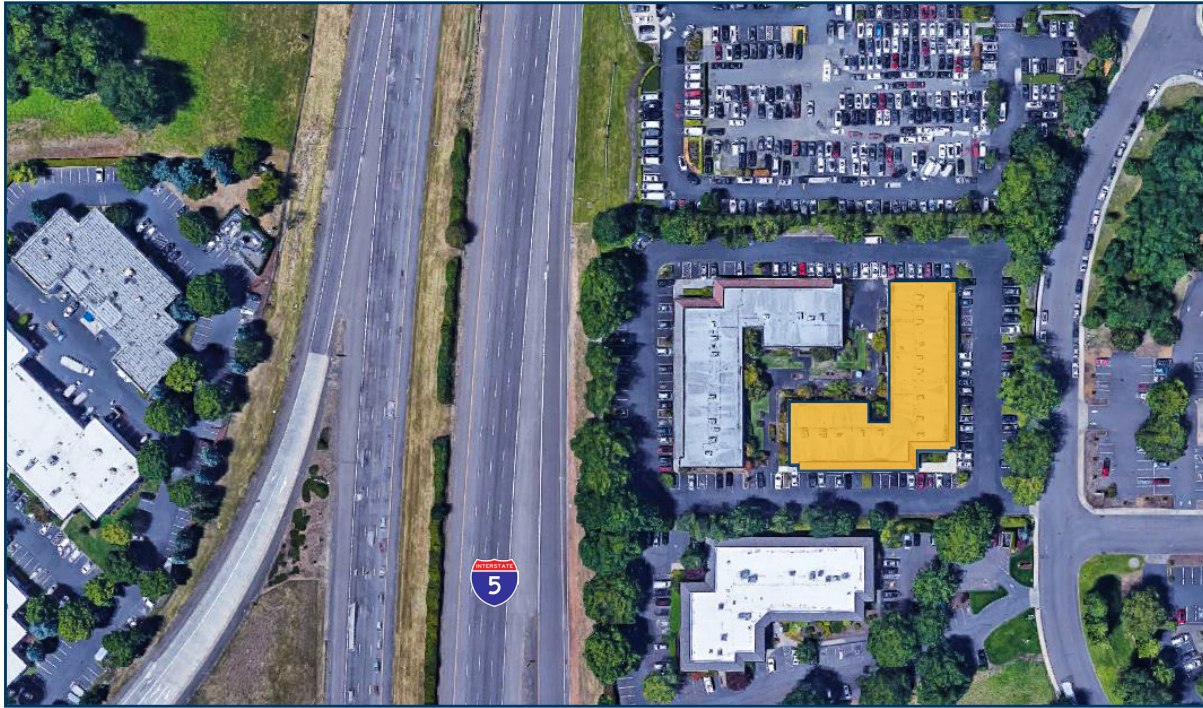
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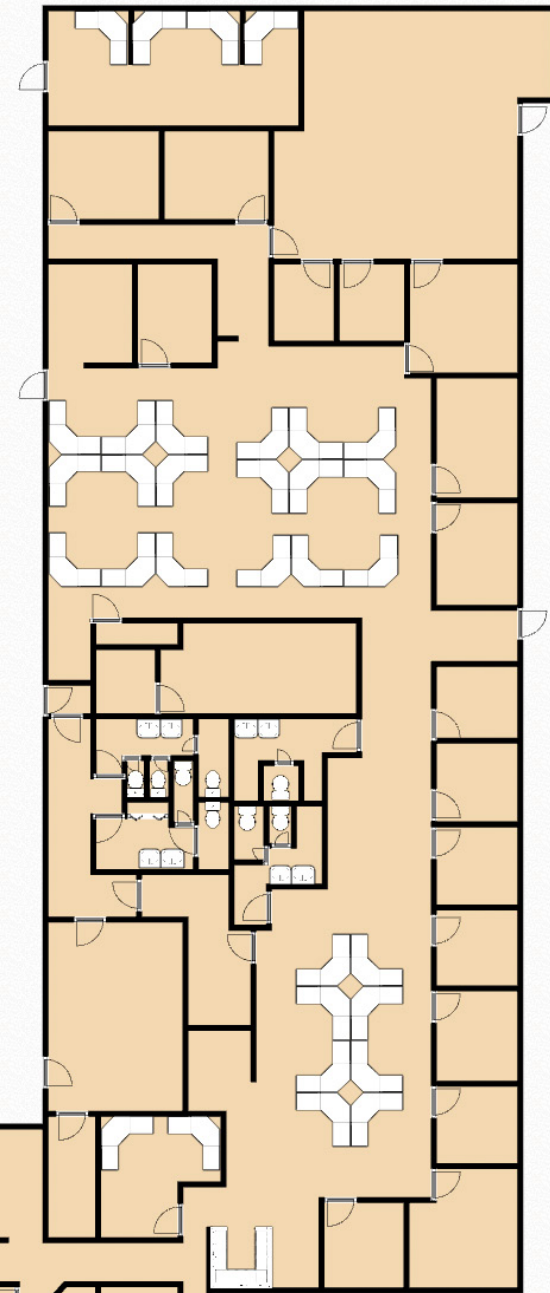
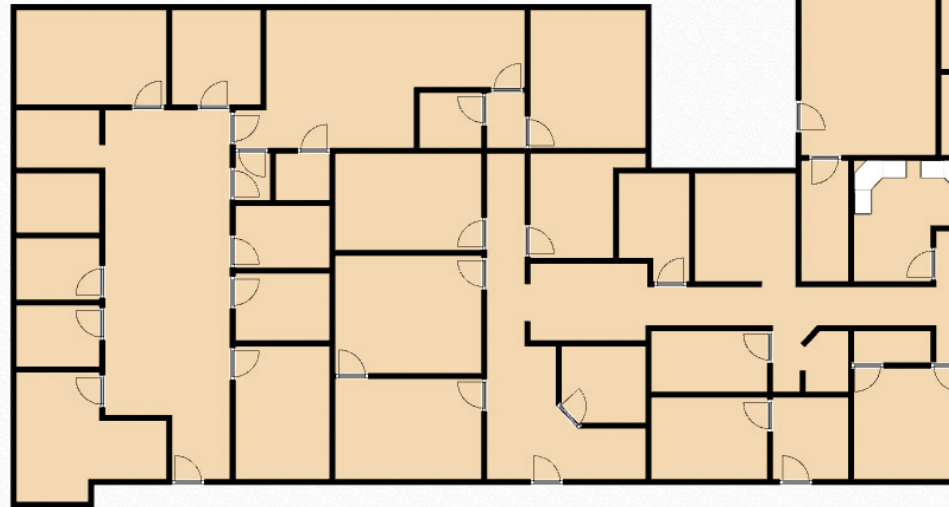
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FLOOR PLAN & LOCATION



Daily Traffic Counts at I-5 & SW Elligsen Rd S: 141,554 vehicles per day
Distance to Property: 0.11 miles





AMENITY AERIAL

