



# PARKWAY WOODS

BUSINESS PARK

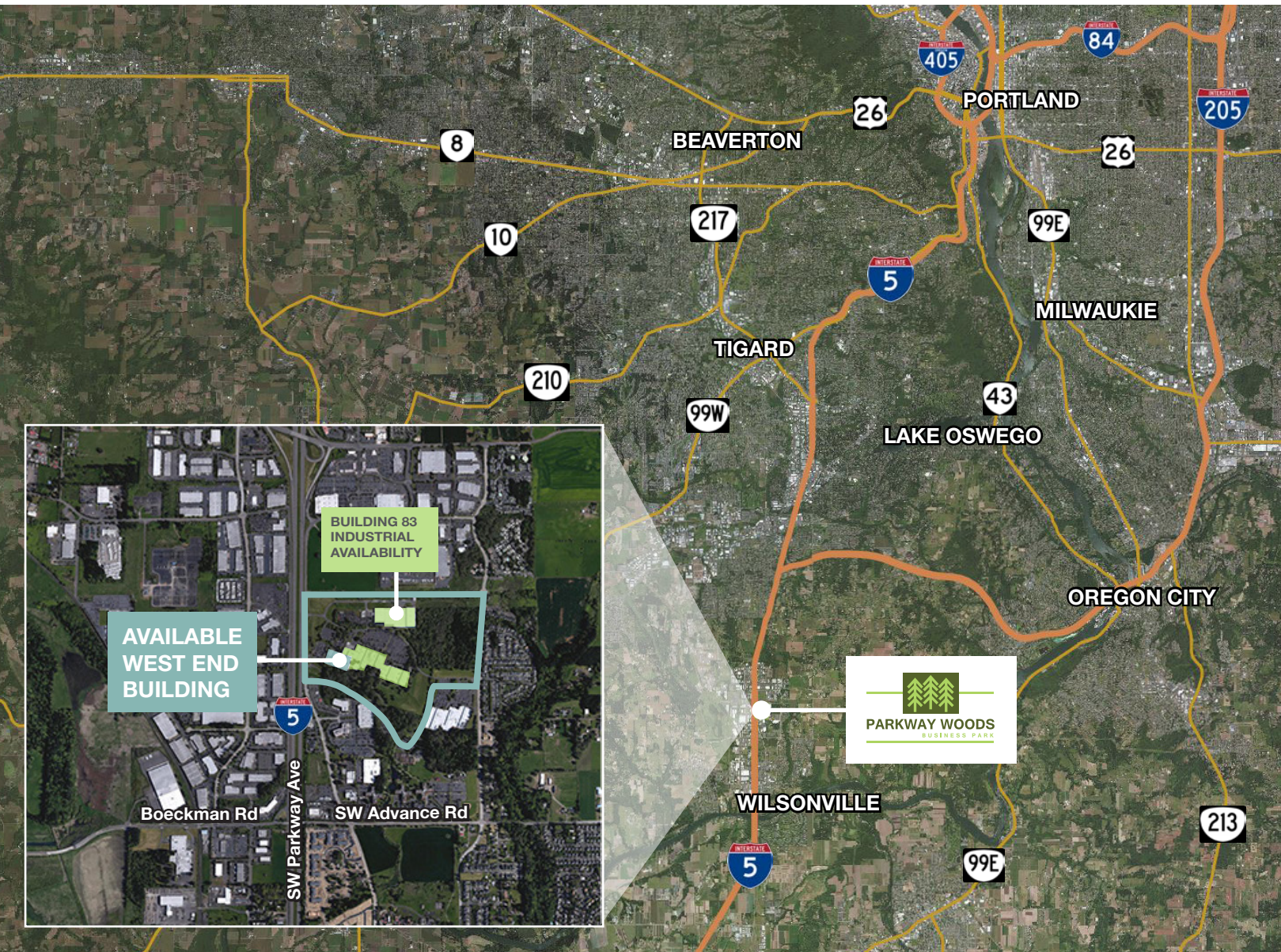
WEST END BUILDING  
26600 SW PARKWAY AVENUE  
WILSONVILLE, OR



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**TENANT INCENTIVE**

FREE RENT\* 1 year

\*FOR QUALIFYING DEALS

## LEASING INFORMATION

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KIDDERMATHEWS.COM



**FOR LEASE**

**Can achieve highest parking ratio in Portland Metro at 8.1:1,000!**  
107,615 RSF (divisible) of High End Flex/Office Space

All contents herein are subject to change based on final approved plans by City of Portland. This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

AN SKB PROPERTY



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Highest parking ratio in Portland Metro, ideal for a large call center or other heavily parked Tenants.

Oregon's electricity prices are 23% below the national average

Amenities include an exclusive expansive outdoor patio, large skylights, a large auditorium, an outdoor courtyard, 8 conference rooms, a cafeteria, weekly food carts, walking trails and more, providing a true campus feel

Located between two major interchanges offering easy access to I-5 freeway where signage is prominently visible

On-site "S.M.A.R.T." bus stop on property with free bus service to Wilsonville WES rail station with routes to Tualatin Park and Ride and Barbur Blvd Transit Center

Professionally managed (on-site)

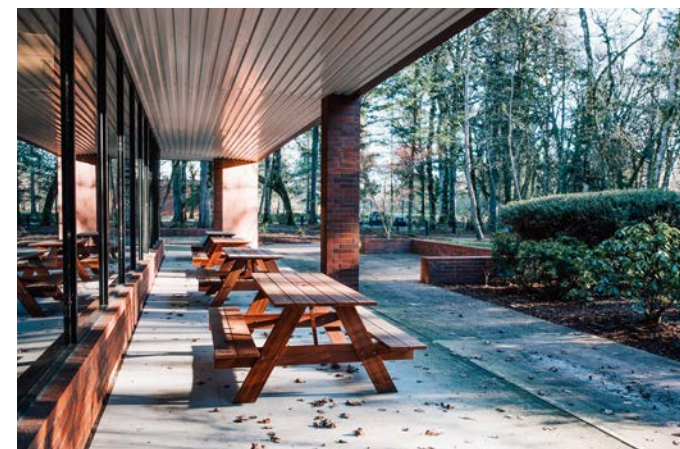
Well capitalized ownership

1.75 miles of walking trails

### AVAILABILITIES

RSF	RATE	DIVISIBLE TO
107,615	\$15.00 NNN*	35,010 RSF

\*Assumes current parking ratio of 5.4:1,000



With a median age of 36, and a large share (39%) of young working age residents, Wilsonville is becoming a hot spot for young employees.

Home to 2.4 million people and forecasted to grow to 3.2 million by 2035. This is good news for high growth companies

Tax Increment Financing (TIF) incentives are available to qualifying companies. For more information, visit: [www.wilsonvilleecdev.com/137/incentives](http://www.wilsonvilleecdev.com/137/incentives)

