

FOR LEASE

# WILSONVILLE BUSINESS CENTER BUILDING 30

27350 SW 95TH AVENUE :: WILSONVILLE, OR 97070



Get out of the congestion of Beaverton and Hillsboro and discover the easily accessible and transit friendly flex/warehouse opportunities in Wilsonville, OR, at Wilsonville Business Center. Wilsonville Business Center offers immediate access to I-5 and the surrounding service areas of south Portland. It is convenient to a highly trained work force and an array of area amenities that provide essential services to the areas employment base.

## LOCATION MAP



## TRANSIT MAP



[www.cbre.com/wbc](http://www.cbre.com/wbc)

## FEATURES:

- Corporate image and I-5 visibility
- Front door transit service to the project
- Numerous space configurations (see floor plan on back)
- 16' clear height
- Up to 3/1,000 parking
- Grade level loading with common-dock access
- ± 285 amps, 3 Phase
- Easy access to I-5 and I-205
- Competitive lease rates (Call to request pricing sheet)

## FOR MORE INFORMATION PLEASE CONTACT

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The brokers are licensed in the State of Oregon



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## GENERAL SPECIFICATIONS:

BUILDING TOTAL  
50,216 SF

SITE AREA:  
154,930 SF

PARKING  
160 SPACES - 2.9/1,000

CLEAR HEIGHT:  
16'

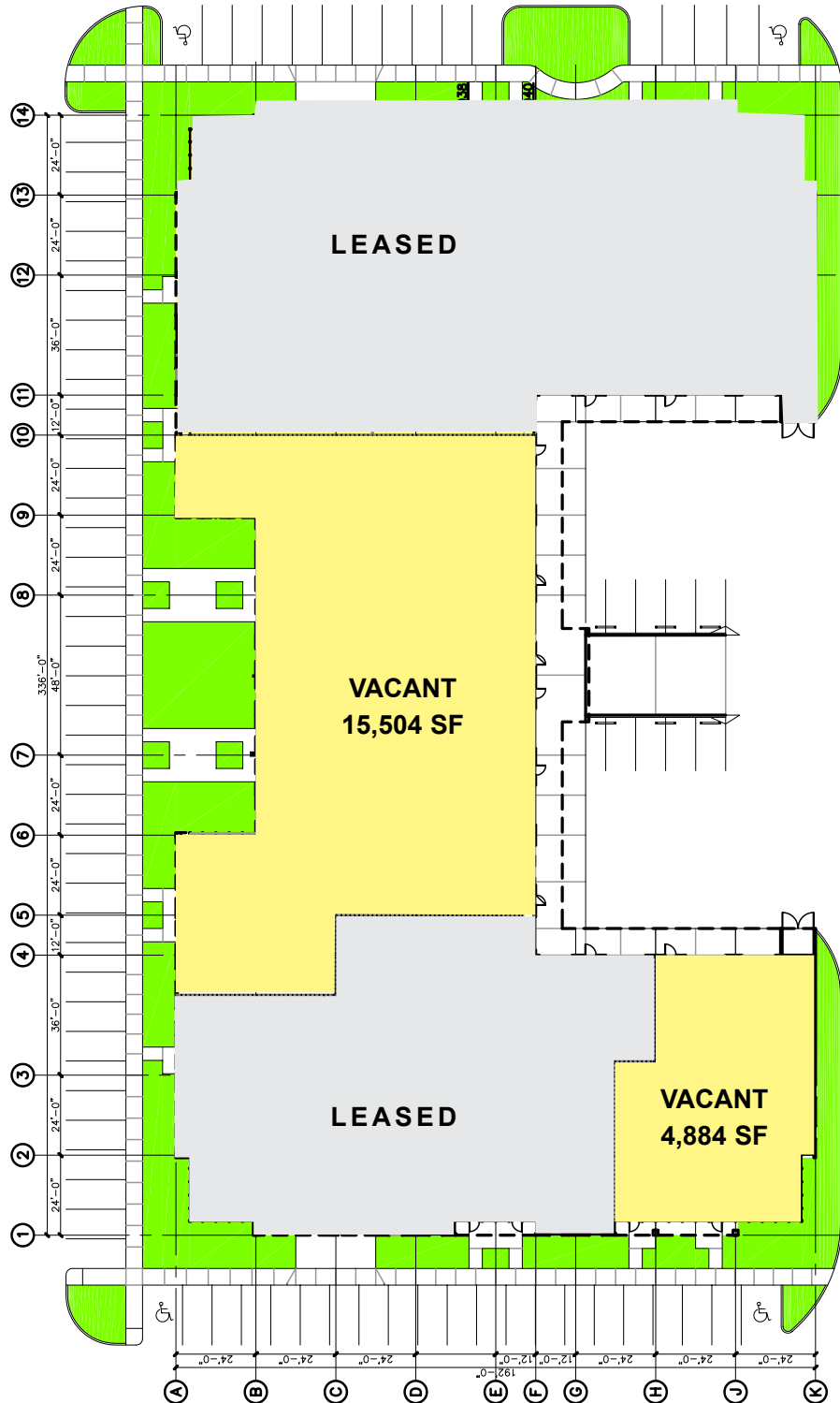
## VACANCY SPECIFICATIONS:

**SUITE 3010**  
3,184 SF (OFFICE)  
4,884 SF (SHELL)

1 GRADE DOOR  
COMMON DOCK

**SUITE 3022-3032 (DIVISIBLE)**  
6,831 SF (OFFICE)  
15,504 SF (SHELL)

5 GRADE DOORS  
COMMON DOCK



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