

# RENOVATED PROFESSIONAL OFFICE SUITES IN THE TOWN CENTER LOOP

**Mt. Jefferson Building** — 8755 SW Citizens Drive, Wilsonville OR 97070

## NOW LEASING



**North Rim is pleased to bring to market the Mt. Jefferson Building**, located at the center of commerce in Wilsonville, on the Town Center Loop. This property has undergone extensive upgrades and modernization of the work environments, inside and out. Strategically located across the street from the new Starbucks, with ample on-site parking, and updated landscaping, this is a great choice for those professionals looking for a modern, competitive office alternative. All suites contain glass office doors, exterior window line, new flooring, lighting, and HVAC. Additional amenities include a common area conference room, 1st floor ADA restrooms, and 24/7 security access. We are now leasing suite sizes that range from approximately 200 sq. ft. to 1,000 RSF on both the 1st and 2nd floors, with some wonderful views and privacy.

**Tricia Anderson**

tricia@northrimpx.com | 503.525.1927



**northrimpx.com**

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925

Matthew Schweitzer | matt@northrimpx.com | 503.381.3134



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### Property details

- Beautifully-appointed office suites from approx. 160 RSF to 1,000 RSF
- Common conference room on the 1st floor
- Enclosed entrances with 24/7 access system on both sides of the building
- Restrooms on both floors (ADA accessibility on the first floor)
- Ample tenant and guest parking
- Professional landscaping
- High speed fiber internet available

### Location details

- In Wilsonville's "Town Center Loop" just off Highway I-5
- Adjacent to the new Starbucks location, and a concentrated mix of major retailers, restaurants, banks, and entertainment

### Demographics (within 1 mile)

- Population (2022): 13,123
- Projected Population (2027): 13,865
- Estimated Average Household Income (2022): \$112,776
- Median Age (2022): 38.5

### Daily Traffic Count (within 1 mile)

**TOTAL: 243,009**

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Virtual Tour Suite 205

[tinyurl.com/MtJeff205](https://tinyurl.com/MtJeff205)



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Floor Plan  
1st Floor



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## Floor Plan 2nd Floor



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