

CUSTOM PROFESSIONAL OFFICE SPACES IN WILSONVILLE

Black Butte Corporate Center 25195 SW Parkway Avenue, Wilsonville OR 97070

FOR LEASE



The newly renovated Black Butte Corporate Center is a 25,000 sq ft suburban medical/professional office building, adjacent to one of the core centers of the thriving suburb of north Wilsonville. The property has abundant parking, easy freeway access, and convenient proximity to Costco, Target, banks, Office Depot and Starbucks, all just down the street from the building. The custom office suites have new LED lighting as well as green-rated flooring and paint, and a new conference room available for all tenants. The Black Butte Corporate Center is ADA-accessible from both floors, and features upgraded HVAC for energy efficiency, a secured 24/7 access system, unisex restrooms and commuter shower, renovated exterior, and updated landscaped areas with low-flow irrigation systems.

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Walk Score



39

"Car-Dependent"

Transit Score



32

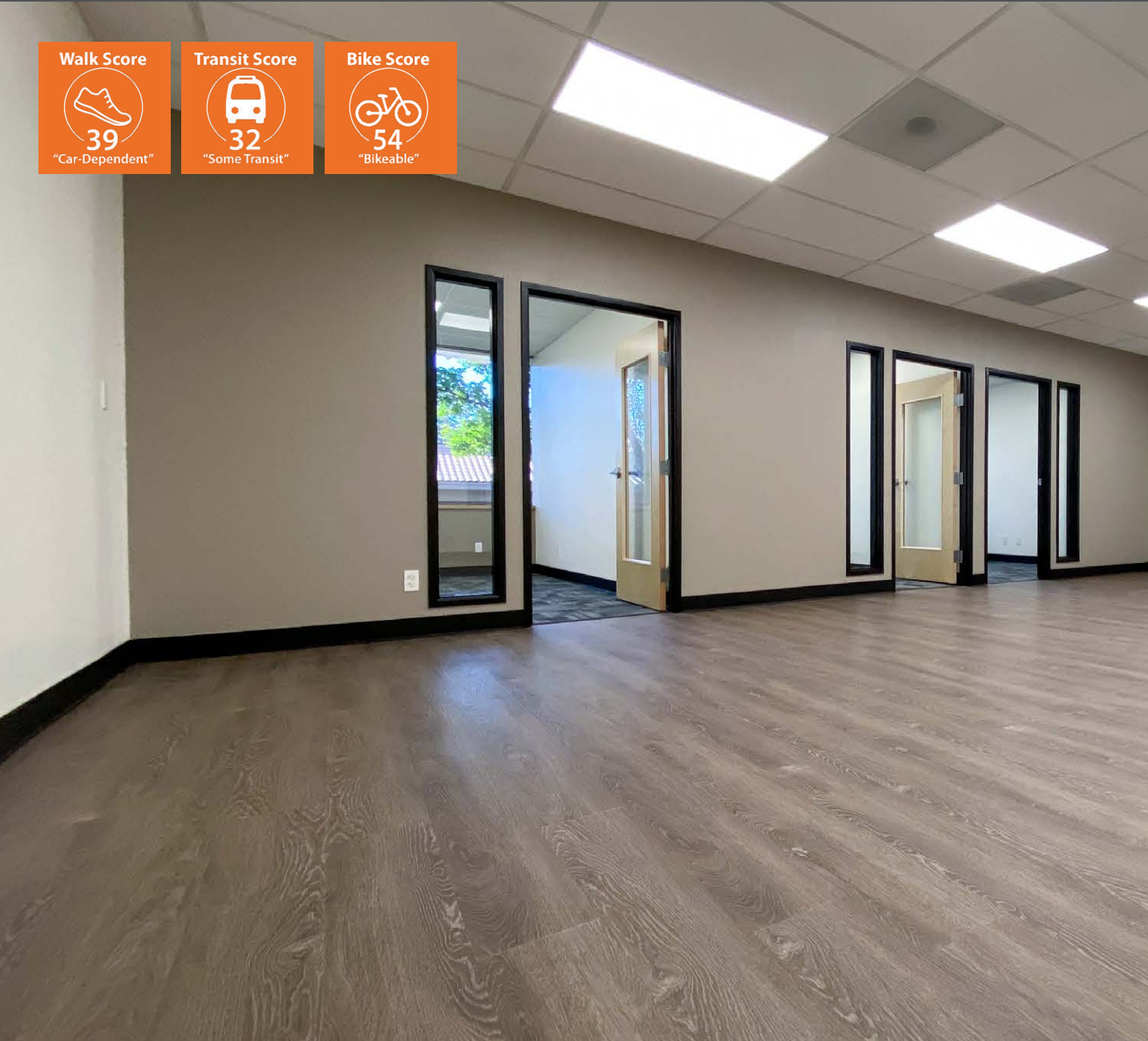
"Some Transit"

Bike Score



54

"Bikeable"



Property Details

- Beautifully-appointed office suites from approx. 700 RSF to 2,100 RSF
- Common conference room on the 1st floor
- Daylight entrances with 24/7 access system on both sides of the building
- ADA Unisex restrooms plus commuter shower
- Ample tenant and guest parking
- Professional landscaping
- Energy-efficient LED lighting

Location Details

- In Wilsonville's business district just off Highway I-5 at Elligsen Rd.
- Adjacent to a concentrated mix of major retailers, restaurants, banks, entertainment and hotels.

Demographics (within 1 mile)

- Population (2020): 2,116
- Projected Population (2025): 2,164
- Average Household Income (2020): \$112,234
- Projected Average Household Income (2025): \$123,738
- Median Age (2020): 34.8

Daily Traffic Count

(SW Elligsen Rd. at Parkway)

TOTAL: 14,700

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Tour a similar suite
3D
Virtual Tour
tinyurl.com/Blackbutte202



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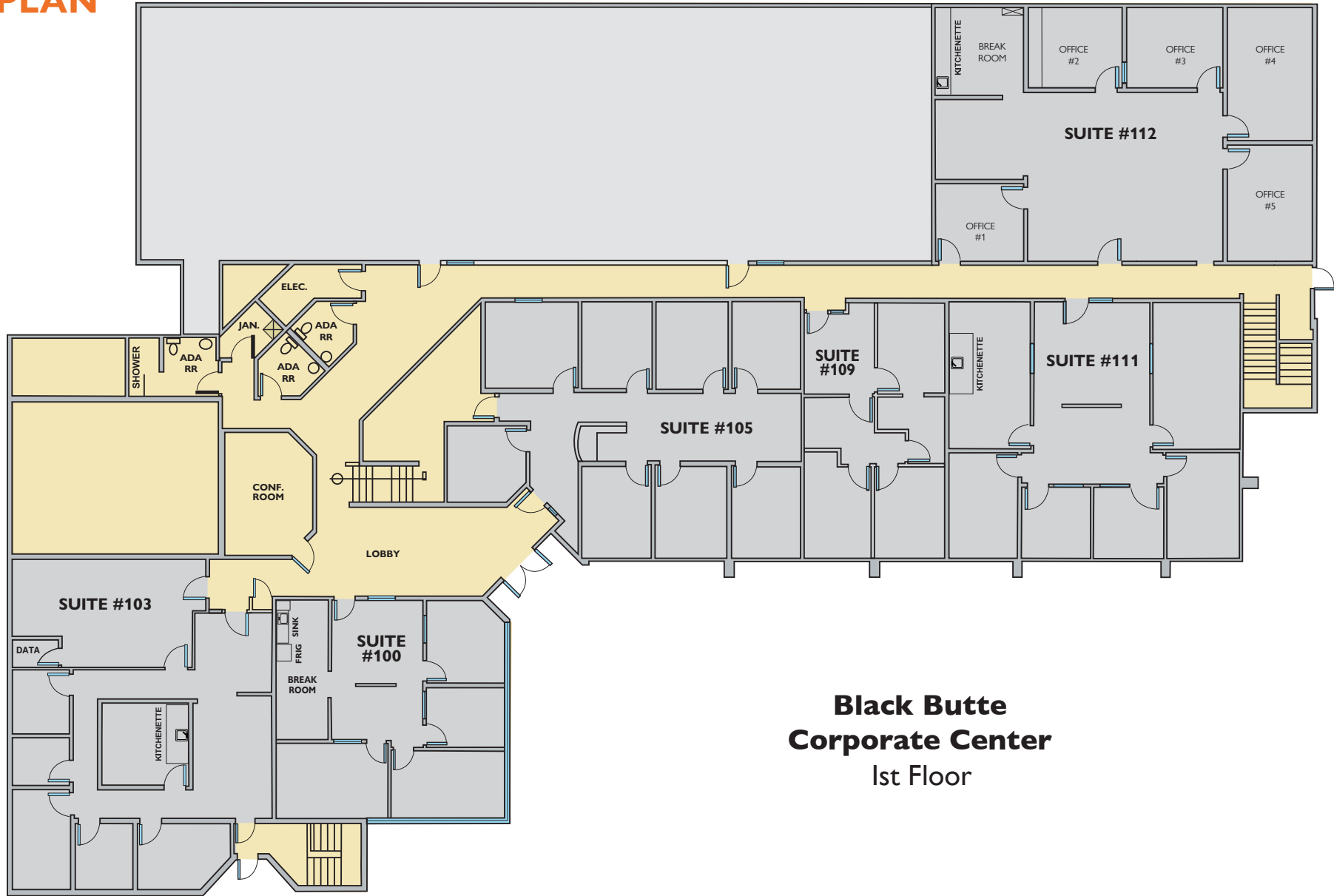
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FLOOR PLAN

1st Floor



Black Butte Corporate Center 1st Floor

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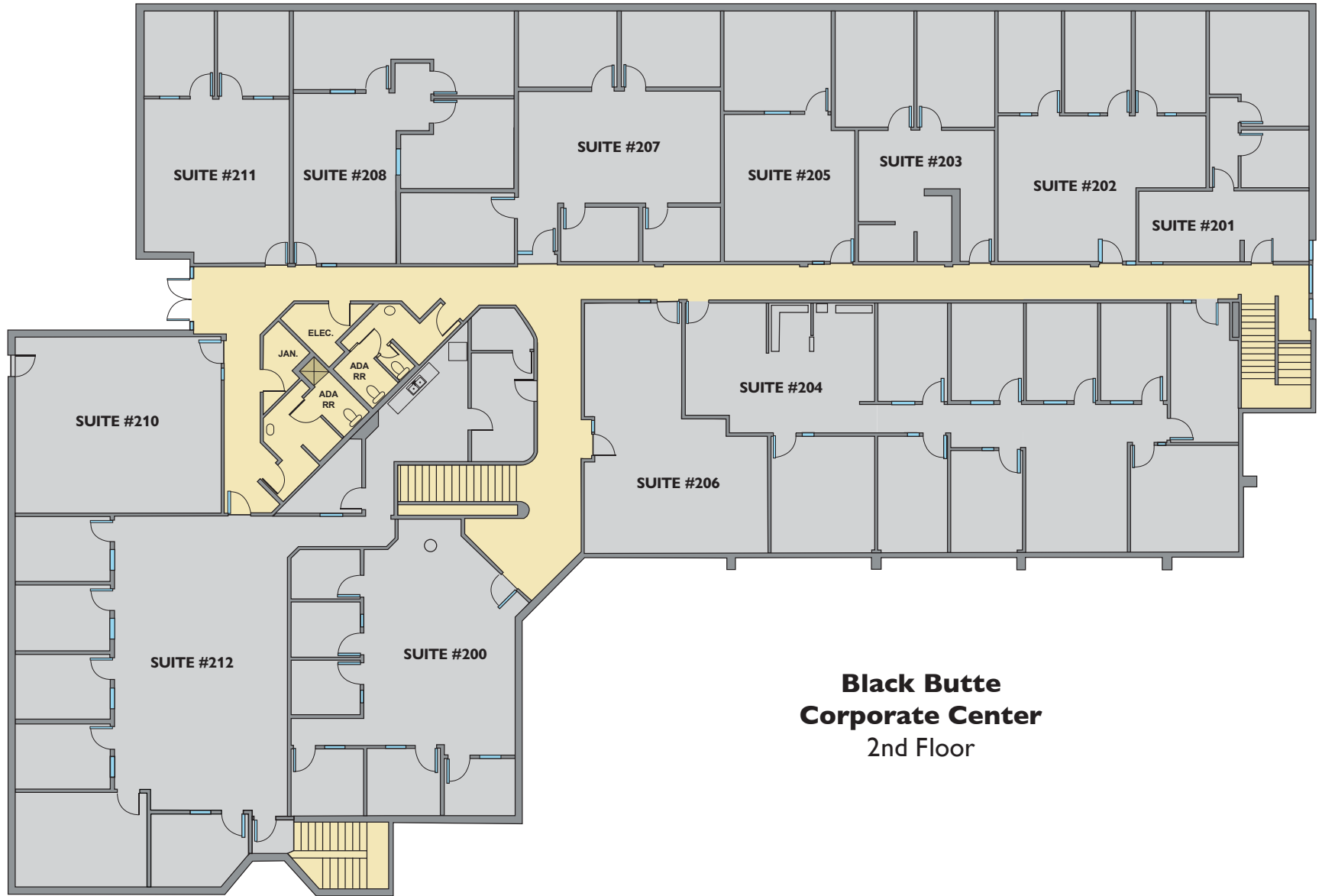
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FLOOR PLAN

2nd Floor



Black Butte Corporate Center 2nd Floor

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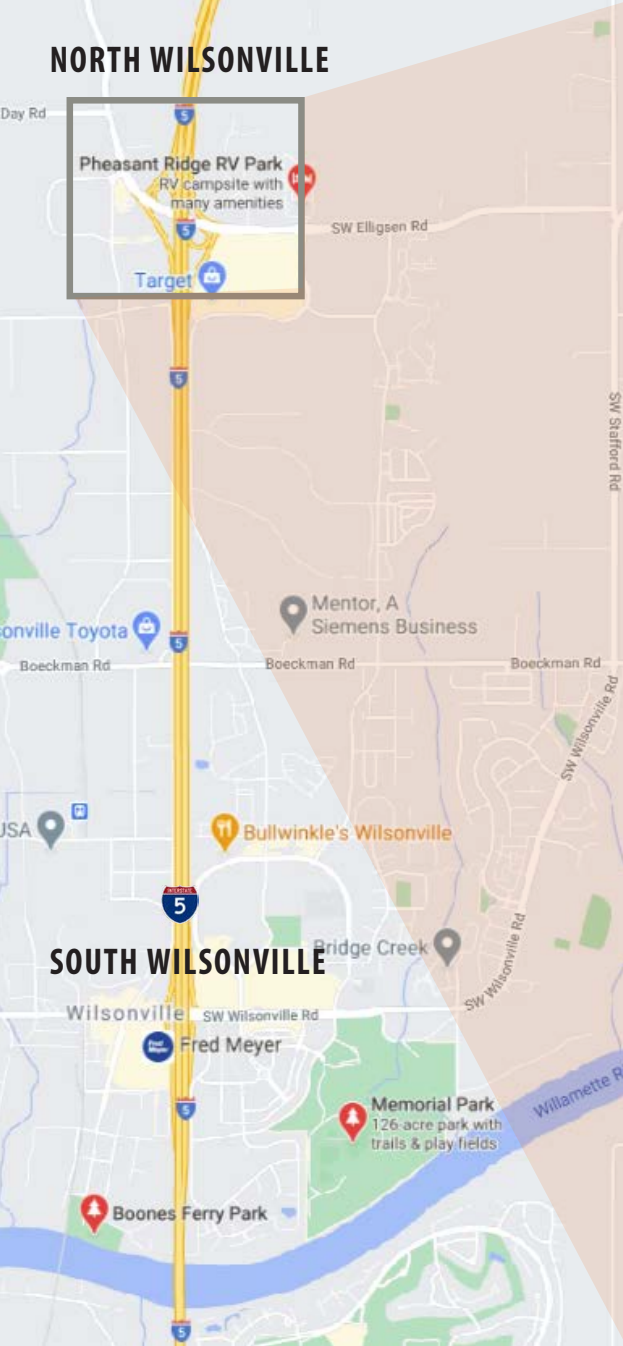


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NORTH WILSONVILLE



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