



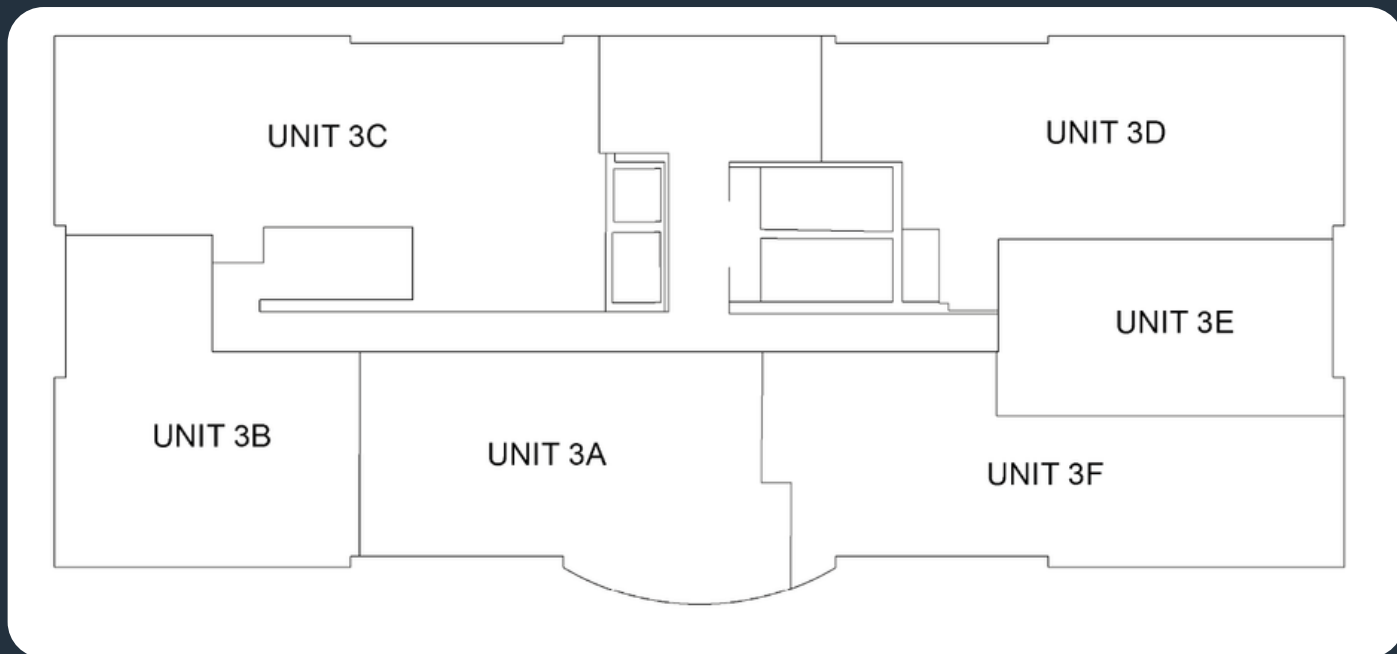
Stafford Woods Office Condominium For Sale! \$425,000

Class A Office Condo Space – Suite 320

25030 SW Parkway Ave #320,
Wilsonville, OR 97070

FEATURES:

- ✓ 987 Sq.Ft.
- ✓ LEED Silver Building
- ✓ Private Fob Entrance
- ✓ Easy access to I-5
- ✓ Energy-Efficient Office
- ✓ Abundant Natural Light
- ✓ Kitchenette
- ✓ Storage
- ✓ Ample Parking
- ✓ Private Offices



ABOUT THIS PROPERTY:

Stafford Woods was Wilsonville's first high-performance green office building. Completed in 2007, it received LEED™ Silver Certification.

Enjoy high ceilings, ample parking, and Class A finishes. The building is perched on a wooded hillside in the desirable Stafford area of North Wilsonville, just minutes from I-5 and the I-205 interchange.

Suite 320 features multiple private offices with abundant natural light, offering an ideal layout for professional office users. The suite also includes a kitchenette, a glass office or conference room, and built-in storage.

MORE FEATURES:

- ✓ Monthly CAM charge of \$946.96 includes:
 - ✓ Water, Sewer, Electrical, Gas, HVAC Maintenance, and all common area repairs/maintenance
- ✓ Walkability to nearby restaurants, shopping, and other businesses
- ✓ Designed by award winning architect, David Bisset
- ✓ Easy access to commuter rail

