



FOR SUBLEASE

27350 SW 95TH AVE

WILSONVILLE, OR 97070

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Move-in ready sublease at Wilsonville Business Center.

Suite 3028: 2,154 SF with 1,514 SF of office space, one grade door, and two restrooms.

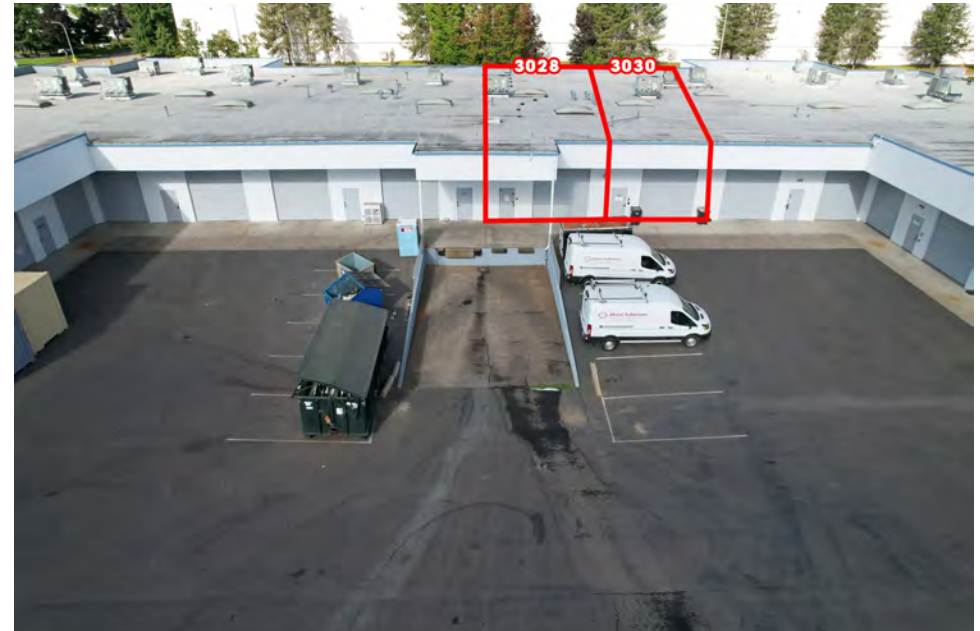
Suite 3030: 2,208 SF with 1,327 SF of office space, one grade door, and one restroom.

Both suites have 16' clear height and benefit from the use of a common dock. Both suites have newer carpet and a mix of open and private offices. Suites are available now, and the sublease term expires on June 30th, 2028.

PROPERTY HIGHLIGHTS

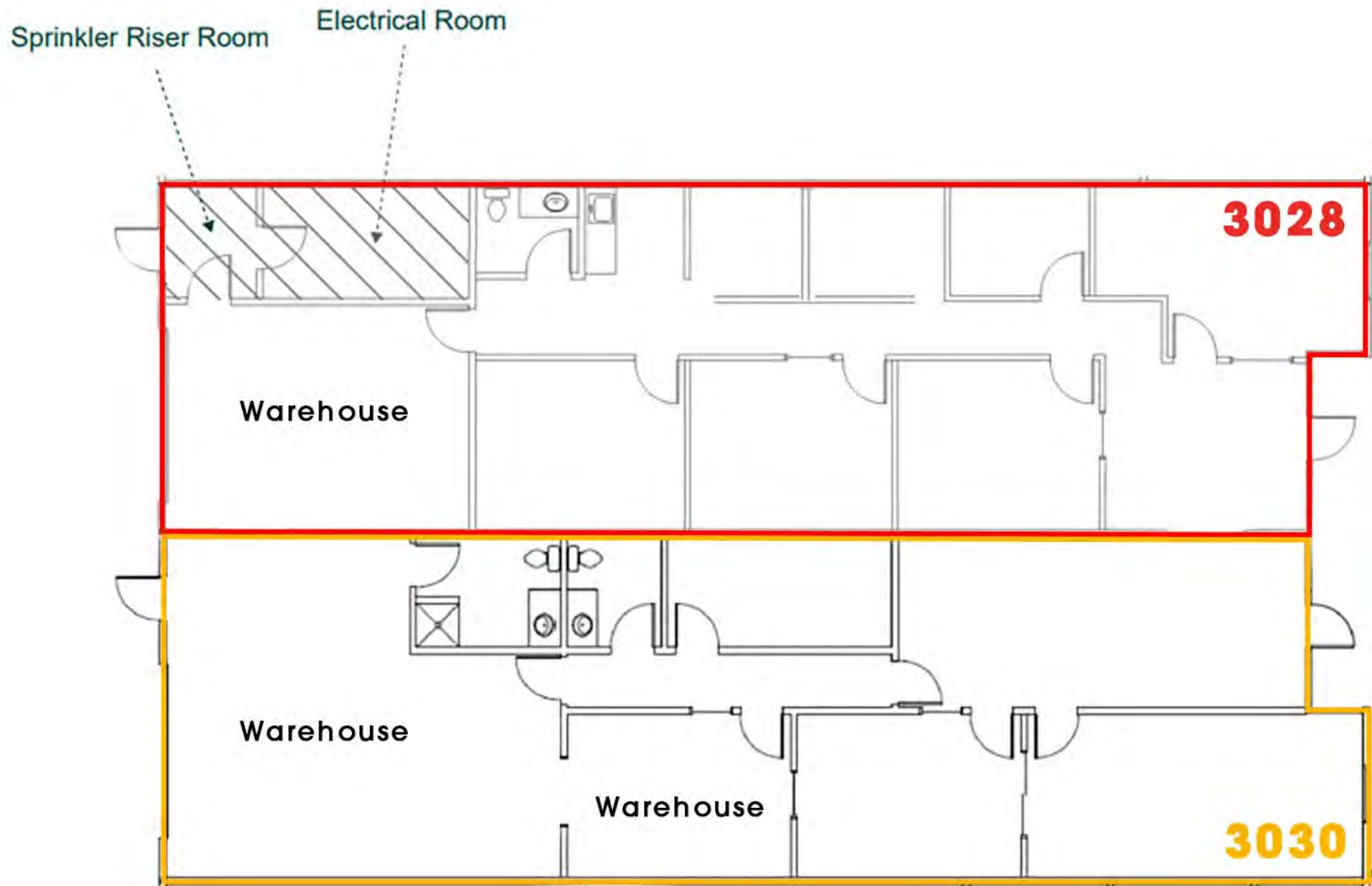
- Each suite has 1 grade door and use of a common dock
- 16' clear height
- Newer office finishes
- Furniture potentially available
- Sublease term expires on June 30th, 2028

SPACES	LEASE RATE	SPACE SIZE
Suite 3028	\$1.35 SF/month	2,154 SF
Suite 3030	\$1.35 SF/month	2,208 SF



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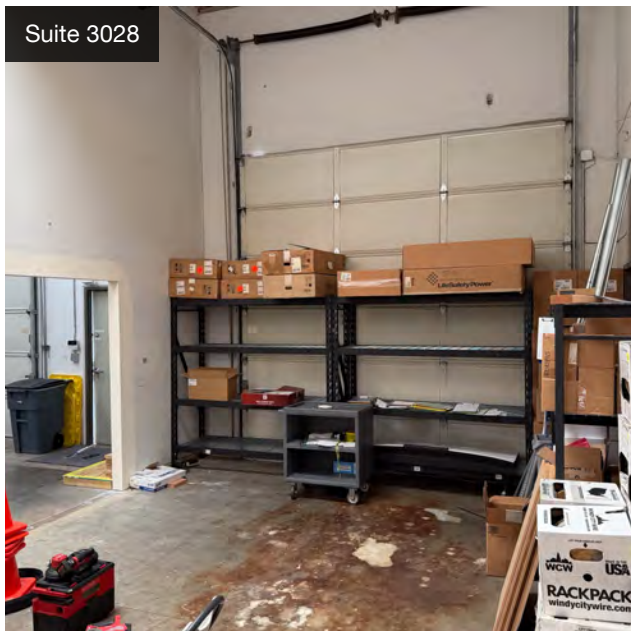
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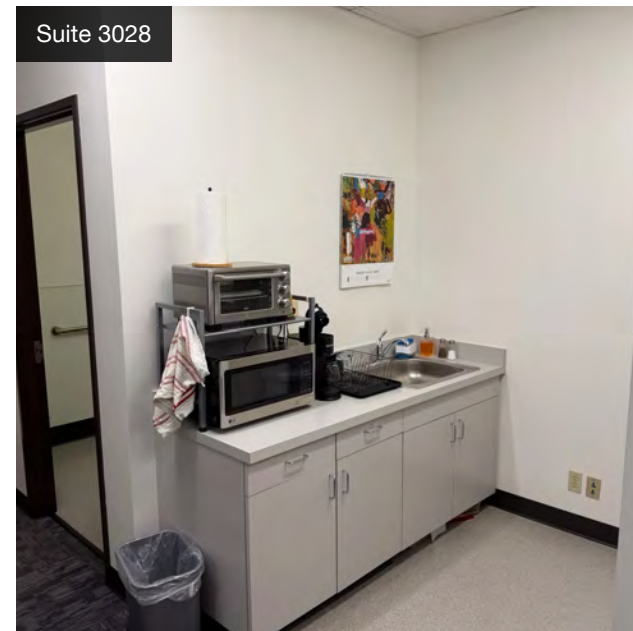
Suite 3028



Suite 3028



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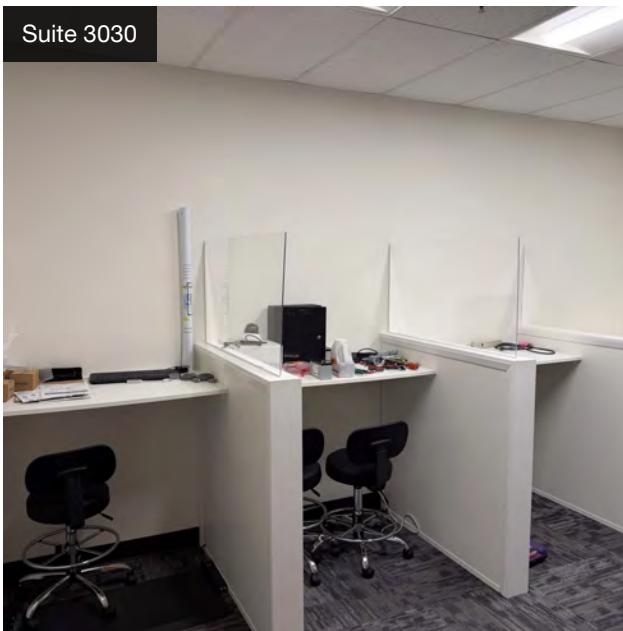
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Suite 3030



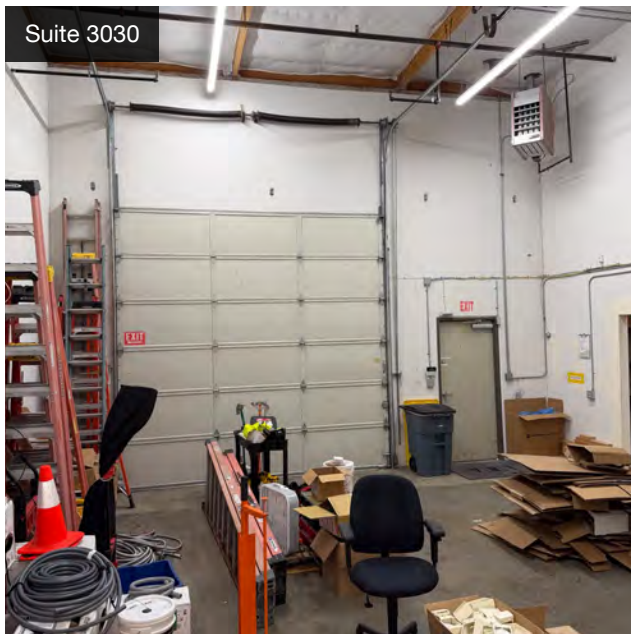
Suite 3030



Suite 3030



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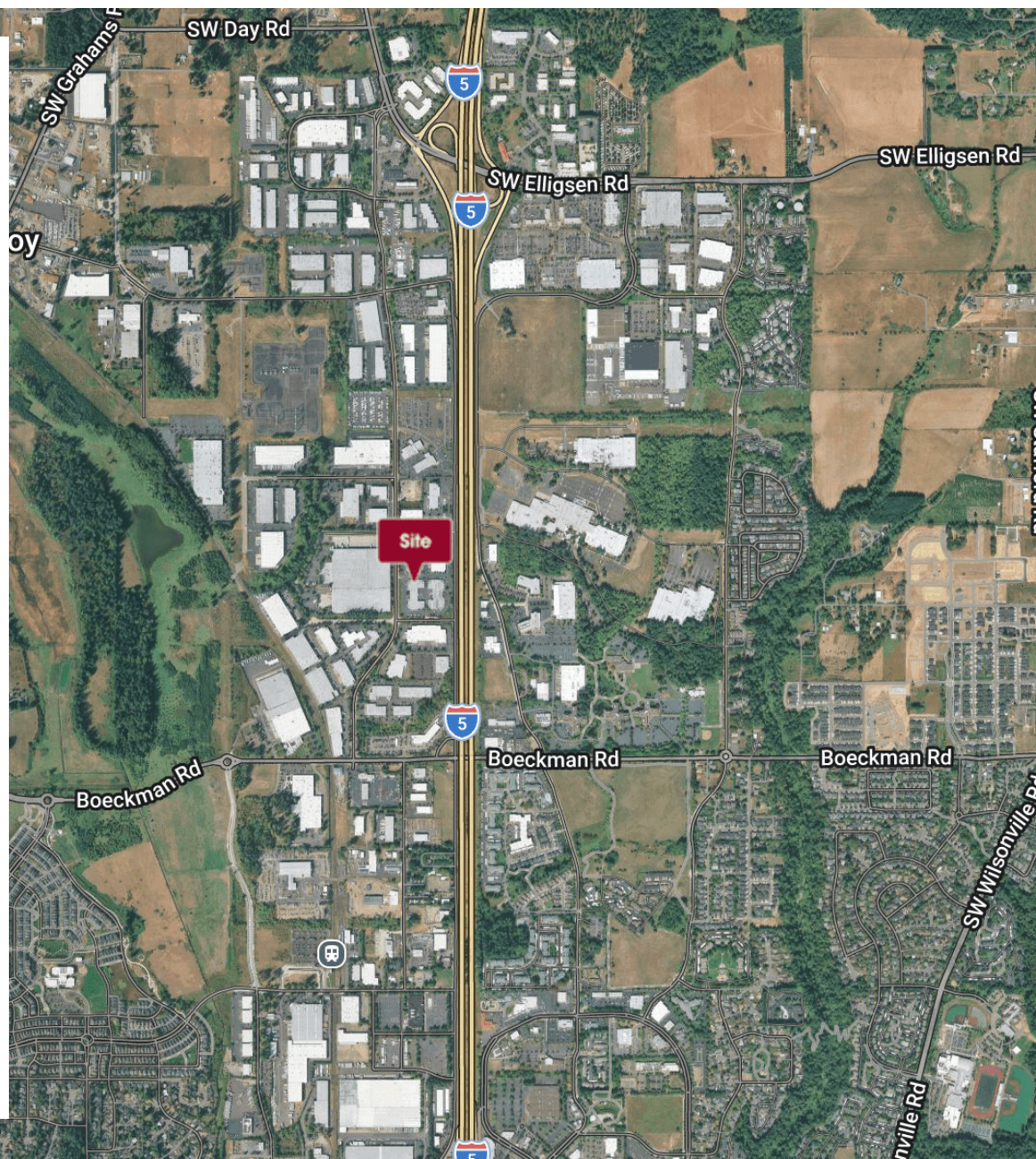


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LOCATION OVERVIEW

Easy access to I-5 and I-205.



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