



# ParkWorks

## INDUSTRY CENTER 2



## I-5 Visible Flex/Manufacturing Building

91,773 SF FREESTANDING BUILDING WITH TREMENDOUS I-5 FREEWAY EXPOSURE AND OVER 3:1000 PARKING LOCATED ON AN 88 ACRE WOODED CAMPUS IN A BUSINESS FRIENDLY JURISDICTION OFFERING TAX INCENTIVES TO ATTRACT HIGH DENSITY EMPLOYERS

LOCATED ON ADVANCED MANUFACTURING CAMPUS WITH TWIST BIOSCIENCE AS ANCHOR TENANT

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# Property Highlights

91,773 SF freestanding building divisible between 29,000 SF to 62,000 SF

Prominent I-5 Freeway Visibility just south of Costco in Wilsonville

Flexible building design allowing for high density office, manufacturing, distribution, and/or lab use

South Facing two story office with abundant windows providing natural light

Located in ParkWorks campus providing Class A on-site amenities



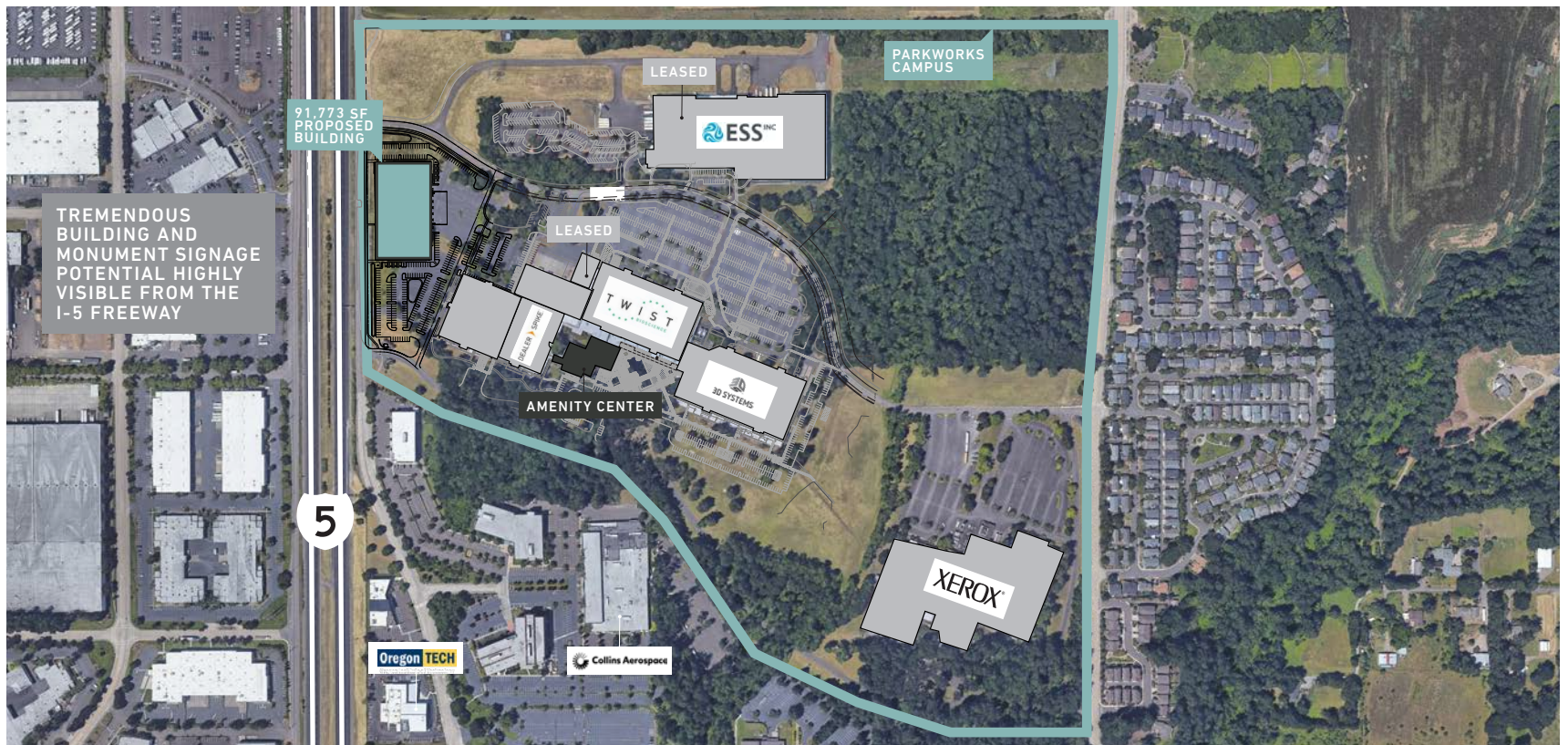
# Proposed 91,773 SF Building

Opportunity to locate in a beautiful 88 acre wooded campus amongst Twist BioScience, Mentor Graphics, 3D Systems, FLIR and the Oregon Institute of Technology.

91,773  
NEWLY PROPOSED  
BUILDING AVAILABLE

283  
PARKING STALLS

Q2 2024  
SCHEDULED DELIVERY



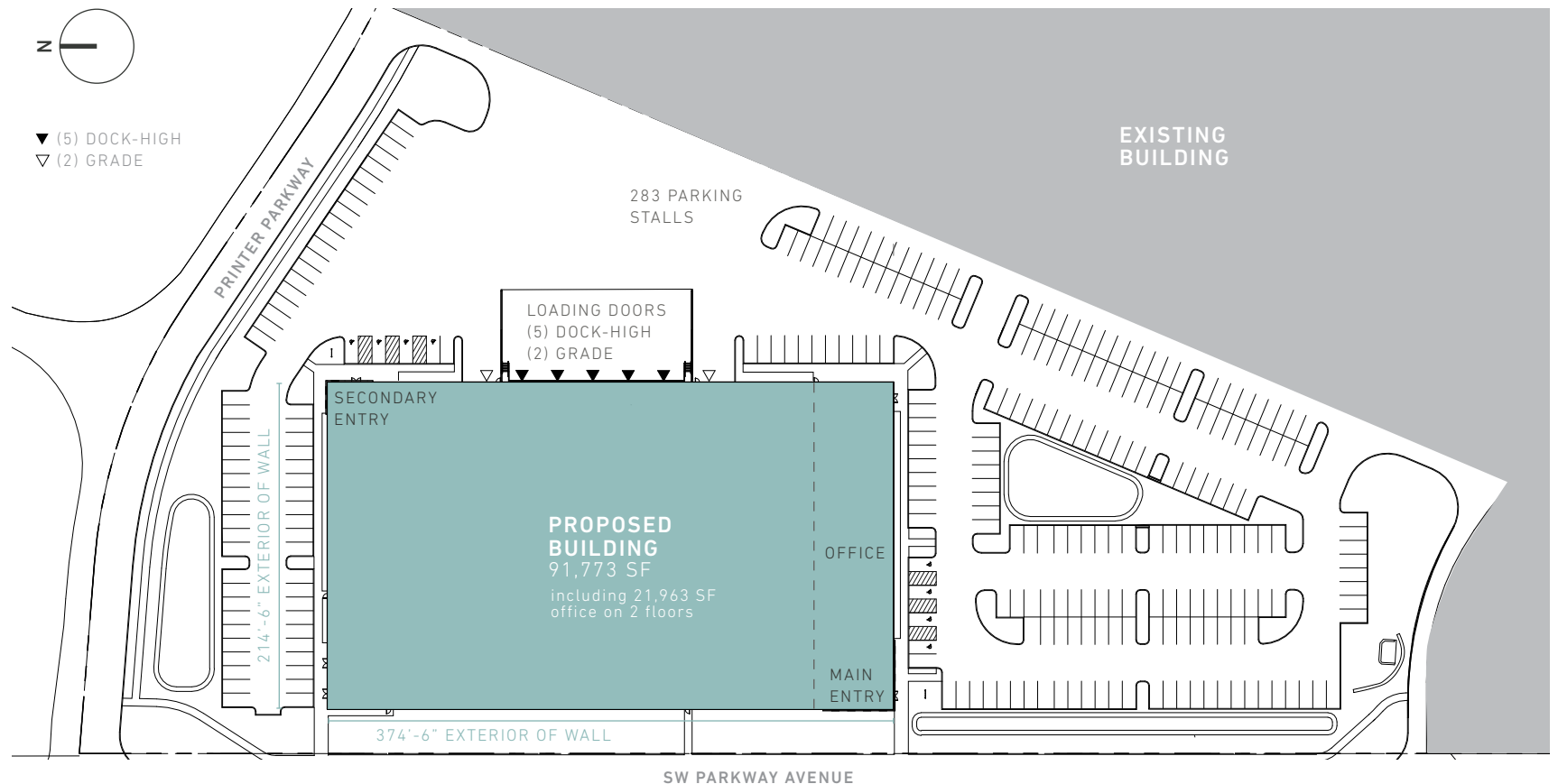


# Ideal Bio-tech or Manufacturing Facility

cGMP compatible building for BioScience Industry

3,000 AMP 480v electrical capacity scalable up to 6,000 AMPS

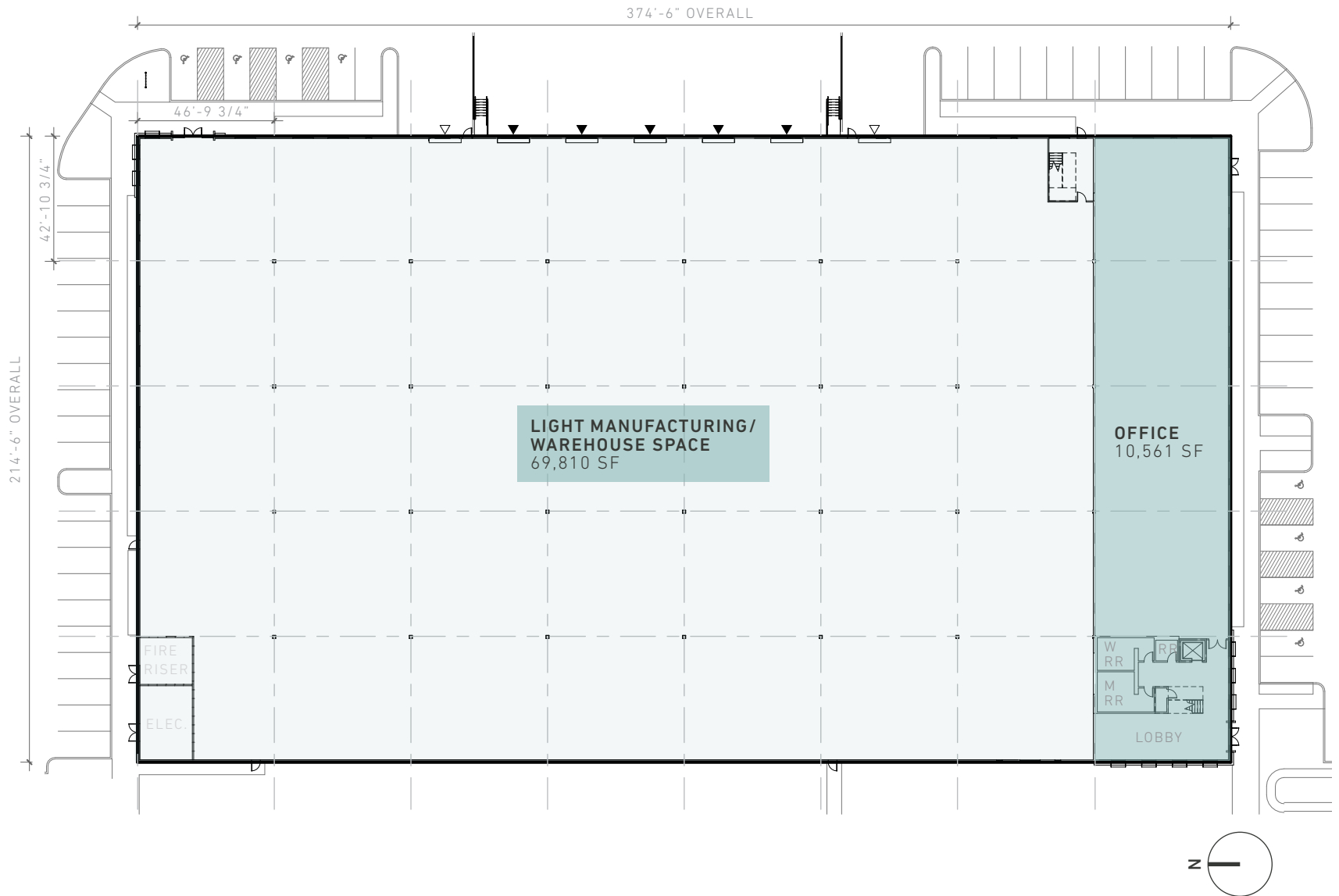
Climate controlled office and manufacturing area





# Floor Plans

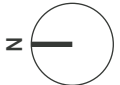
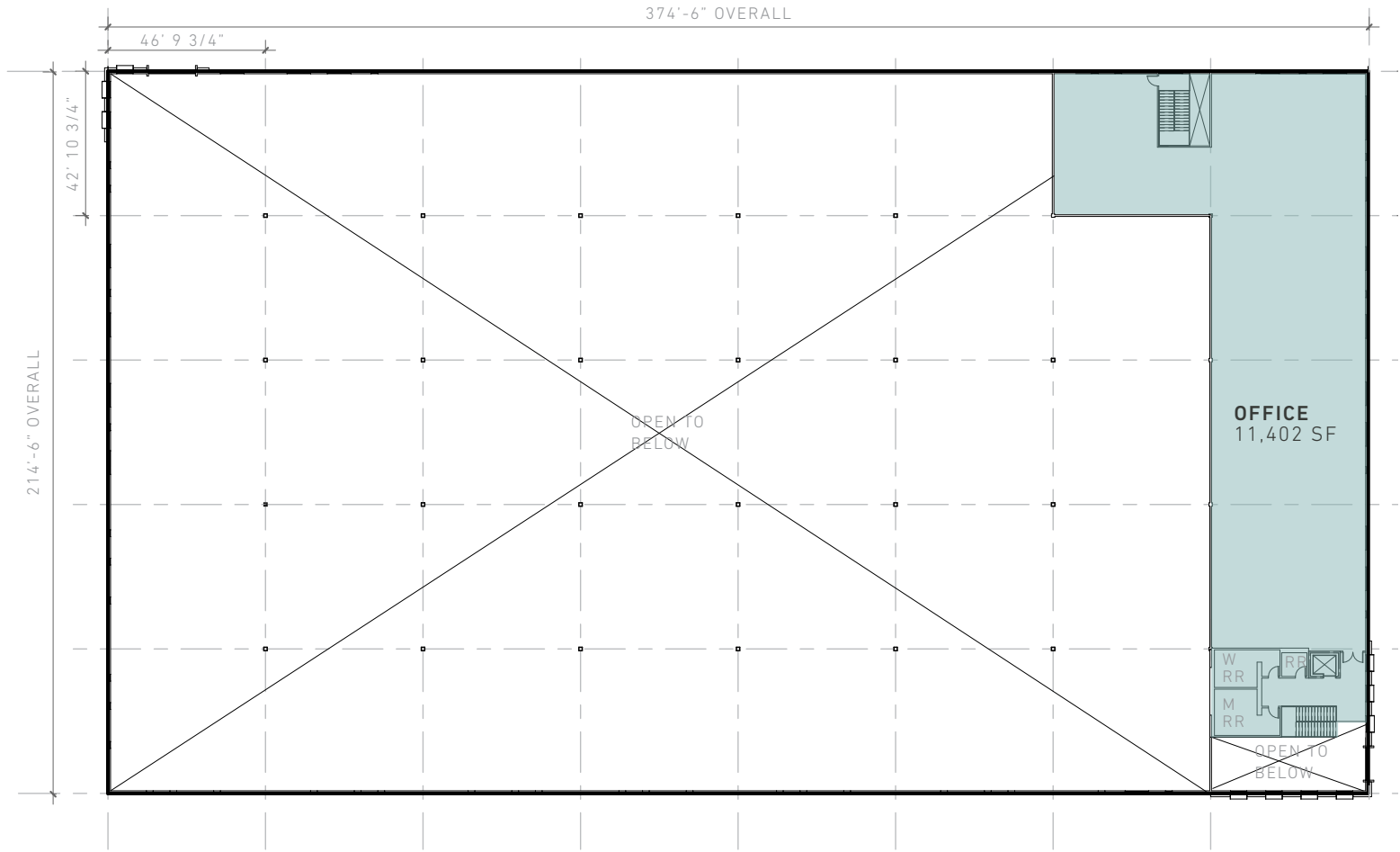
## FIRST FLOOR





# Floor Plans

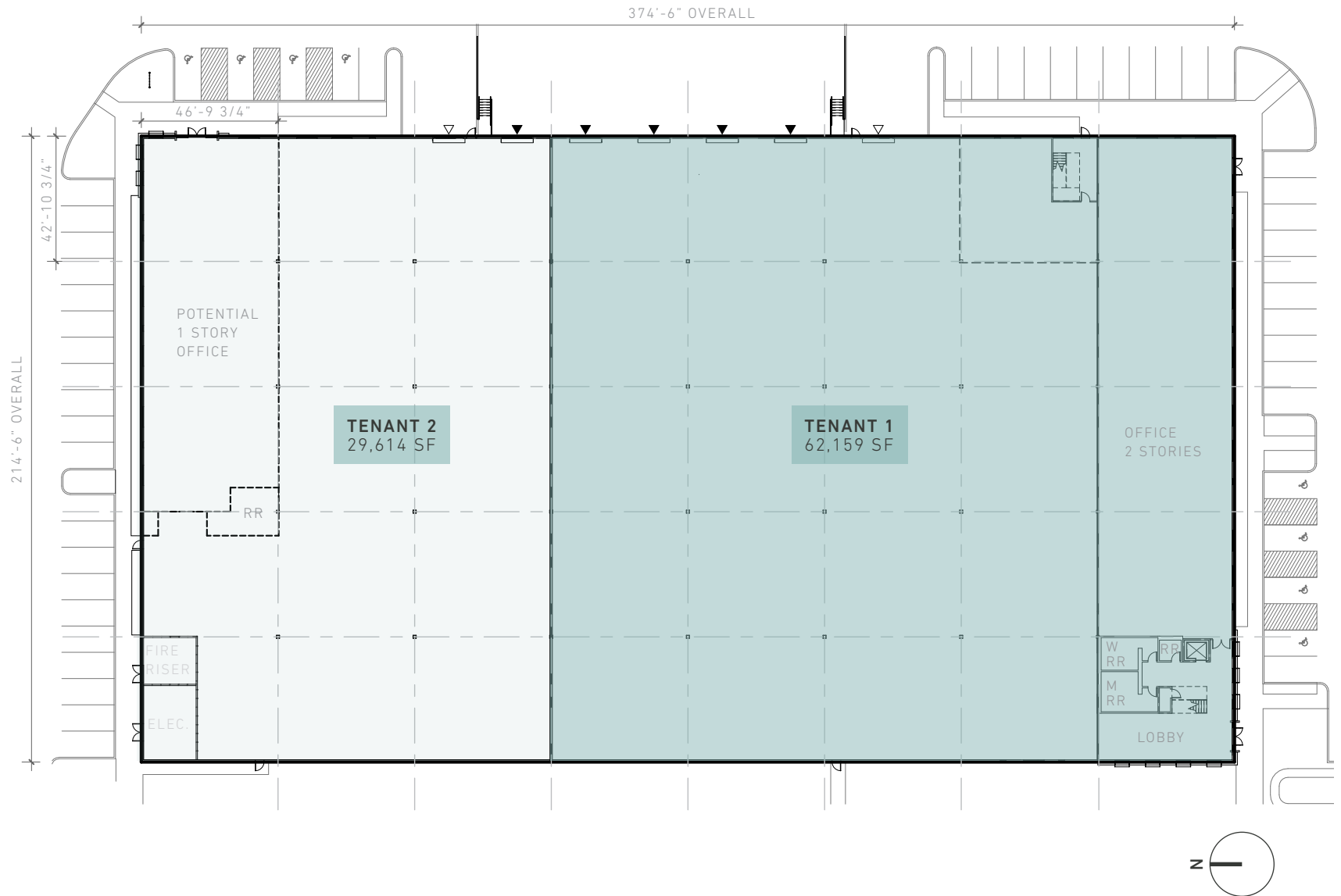
## SECOND FLOOR





# Floor Plans

## FLOOR PLAN - TWO TENANT SCENARIO





# Campus Amenities

This 88 acre ParkWorks campus has the onsite amenities to attract and retain top talent.



Running Trail

## ONSITE MASS TRANSIT

The City of Wilsonville's FREE bus system, S.M.A.R.T. (ridesmart.com), provides easy access to Wilsonville's WES Rail station with northbound connections to MAX Light Rail.

## ROTATING FOOD TRUCKS

The project currently offers rotating food trucks on-site as food options for project occupants.

## OUTDOOR SPORTS AREAS

Includes a basketball court, field space and varying areas for recreation. As well as new outdoor patio and a 9-hole disc golf course.



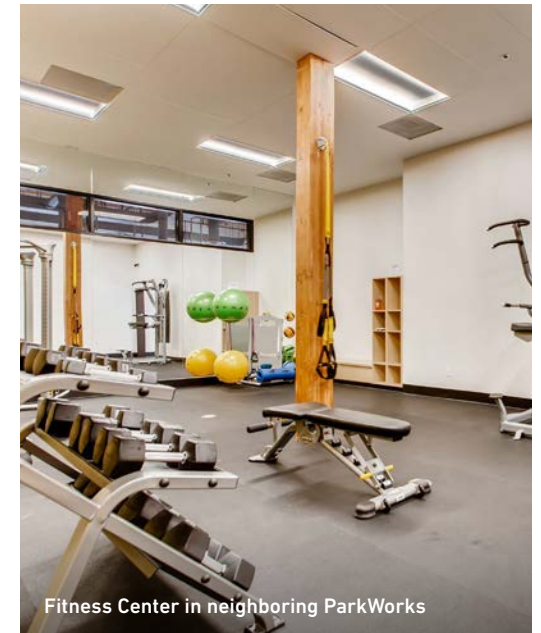
Planned Food Cart Pod

## RUNNING TRAIL

A forested and open-space path weaves through 88 acres on the property offering tenants a scenic jogging path.

## CLASS A AMENITY CENTER ACCESS

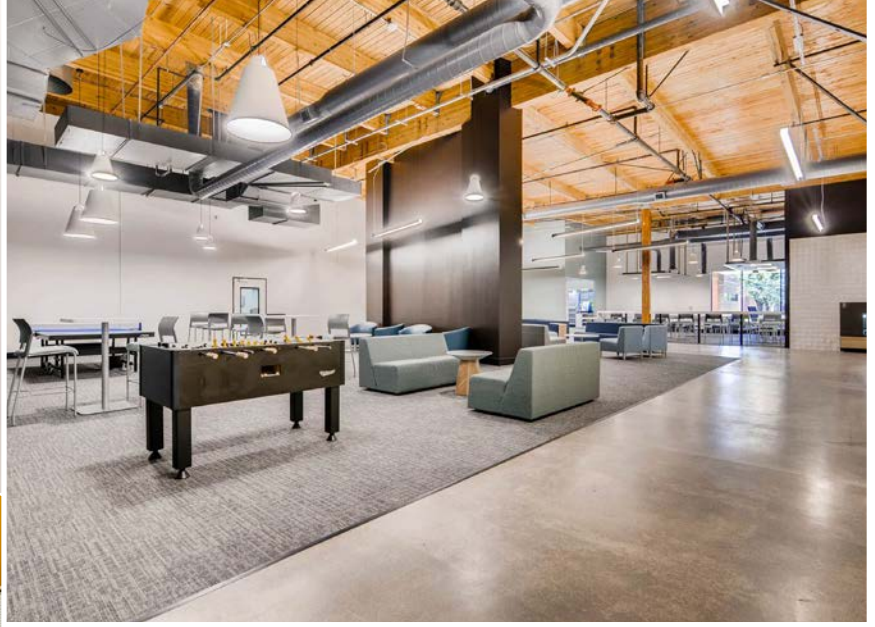
The neighboring ParkWorks building features a full amenity center with lounge, fitness center, and virtual market and access will be available to a new project occupant.



Fitness Center in neighboring ParkWorks



# Existing Amenities





# Office and Manufacturing

## FEATURES

**91,773 SF** concrete tilt-up building

**Office** and production space to be designed and built to suit

**5 dock** high doors and 2 grade level doors

**28'** clear height

**Climate control** for office and production area

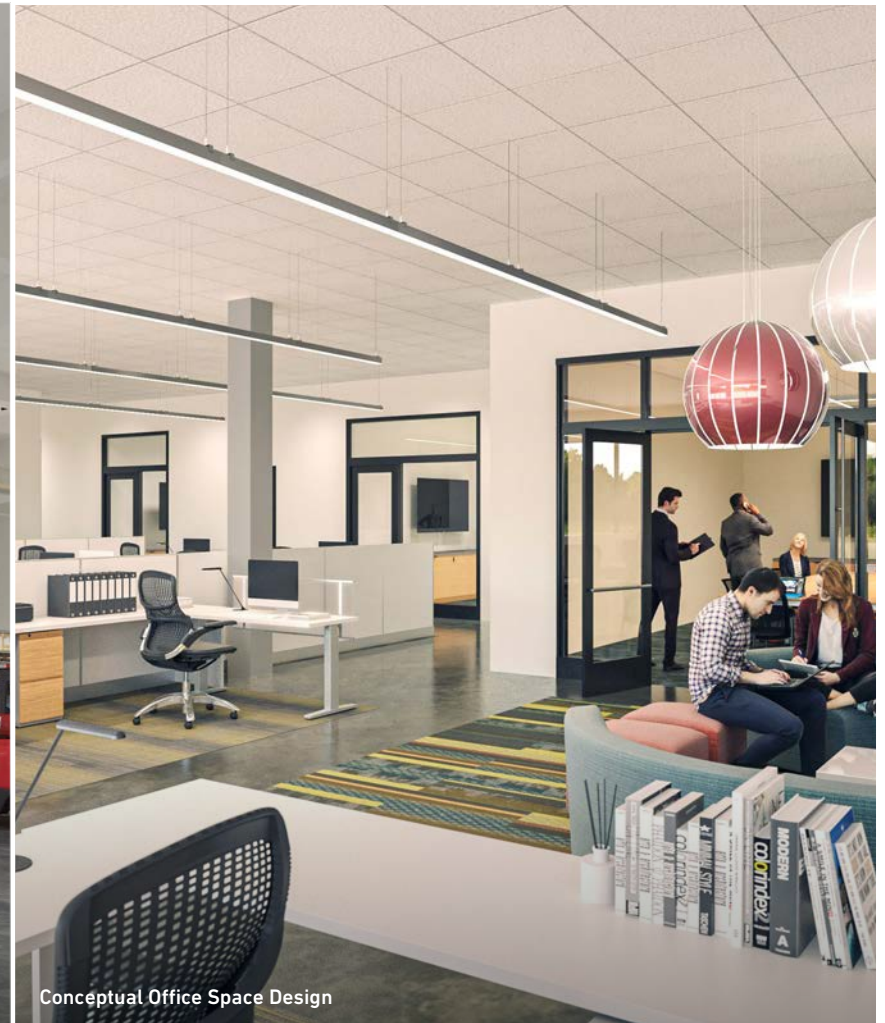
**3,000 AMP** 277/480v electrical capacity scalable up to 6,000 AMPS

**cGMP** compatible building

**3.1 : 1000** parking ratio



Conceptual Warehouse/Manufacturing Area



Conceptual Office Space Design



# Neighboring Amenities



PRECISION  
COUNTERTOPS

TE  
connectivity

EAT·N

Aosom

Campbell's

Great Northern  
Laminations

OM  
Owens & Minor

NORTHERN GLASS  
SG  
WINE & SPIRITS

DWFRITZ  
PRECISION AUTOMATION

Coca-Cola

RITE  
AID

PROPOSED BUILDING



ARGYLE SQUARE

<b>COSTCO</b> WHOLESALE	<b>TARGET</b>	<b>Office DEPOT</b>
<b>ZOOM</b> +care	<b>UMPQUA</b> BANK	<b>Sprint</b>

Sysco

ESS  
INC

 **ParkWorks**  
INDUSTRY CENTER 2

TWIST  
BIOSCIENCE

XEROX

RA  
Rockwell  
Automation

FLIR  
SYSTEMS

SW Boeckman Rd

Oregon TECH  
Oregon Institute of Technology

Mentor  
Graphics

5

SW Parkway Ave





# Wilsonville Market Overview

## WILSONVILLE INDUSTRIAL CORRIDOR

ParkWorks Industry Center is located at the north end of the affluent suburban city of Wilsonville, Oregon, approximately 20 to 25 minute drive south of the Portland City Center. The property is only 2 minutes to a major I-5 freeway interchange providing quick and easy freeway access. As a result of its proximity to I-5, the Property is visible to nearly 150,000 vehicles per day. Furthermore, the Property is strategically positioned less than a mile from the Wilsonville Express Service (WES) commuter rail station. From there, South Metro Area Regional Transit (SMART) buses can transport employees to the Property.

## NEIGHBORING COMPANIES

Many cutting edge companies are located in Wilsonville including Twist BioScience, 3D Systems, Mentor Graphics, Sig Sauer, FLIR Systems, Xerox, and Rockwell Automation showing this is an ideal location for innovative companies with a labor force to support these users. The Oregon Institute of Technology is also located near the project offering training programs and recruiting opportunities for new talent.

## LABOR FORCE

According to city economic development, over 80% of Wilsonville residents commute outside Wilsonville to the north for employment. This shows there is a strong local labor force in the area which isn't being satisfied by current Wilsonville employers.

## INCENTIVES AVAILABLE

Wilsonville's Investment Now or "WIN" program offers tax incentives in the form of property tax abatements to qualifying companies for new investment in this location. Information can be found here:

[LINK TO WILSONVILLE'S INCENTIVE NOW PROGRAM](#)



20-25 MIN  
DRIVE TO PORTLAND CITY CENTER

2 MIN  
DRIVE TO I-5 FREEWAY

>1 MILE  
TO WES COMMUTER RAIL STATION

150,000  
VEHICLES PER DAY



# Aerial Overview



**BUILDING SITE -  
91,773 SF NEW  
CONSTRUCTION**



# Aerial Views





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**SKB**

**km Kidder  
Mathews**