



BROKER BONUS
\$1 PSF WITH A FULLY EXECUTED
SUBLEASE BY JAN 1, 2026



Flex, Lab, and Storage Sublease

ParkWorks Industry Center
26600 SW Parkway Ave
Wilsonville, OR 97070

Features:

- 3.5+ per 1,000 parking
- Flexible demising plans, including office buildout
- Amenities-rich building & business park
- Substantial power and cooling available
- Dock and grade level loading potential

Space Profile:

Premises	Up to 104,000 SF	Building Class	4 Star Flex/R&D
Rental Rate	\$1.00/SF/Mo NNN	Submarket	Wilsonville
Availability	60 Days	Built	1975, Renov. 2021
Term	6 years	Parking	3.55/1,000 SF
Building Size	383,071 SF		

Contact:



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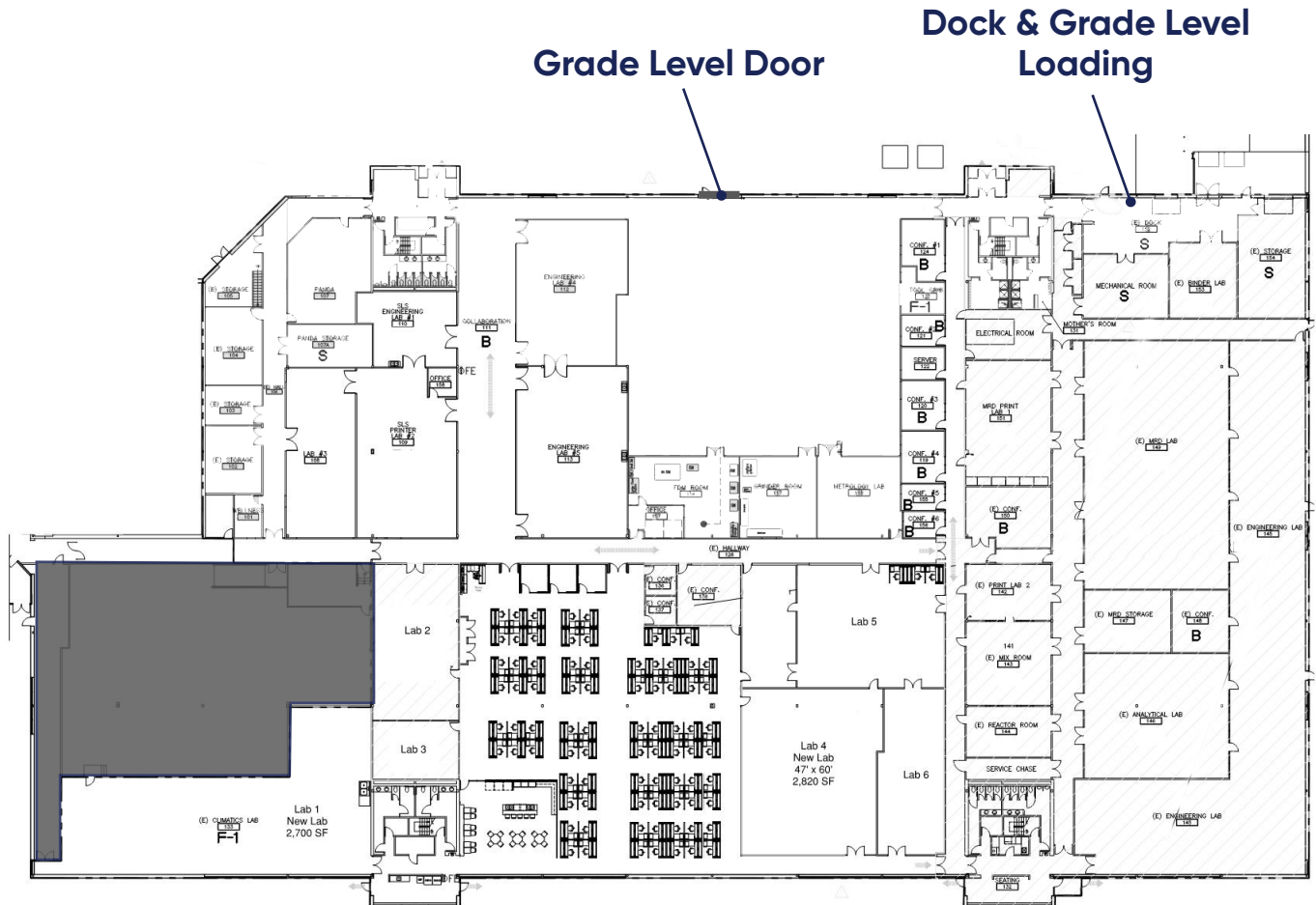
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Space Profile:

- Multiple laboratories, with 1 equipped with compressed air and nitrogen (some are able to be converted to alternate uses)
- Drop ceilings can be added/removed where needed
- Reception area



Building Features:

- Multiple conference rooms
- 150+ capacity auditorium or large training room
- Full amenities center with tenant lounge, fitness center, locker rooms, and showers
- Located in the 88 acre ParkWorks campus
- Rotating food trucks on-site as food options
- Outdoor Amenities: Running trails, basketball court, field space, outdoor patio, and 9-hole disc golf
- Onsite Transit: Free S.M.A.R.T. bus (ridesmart.com) connects to WES Rail and MAX Light Rail

Fitness Facility



Shared Lounge



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Flex Area



Outdoor Patio

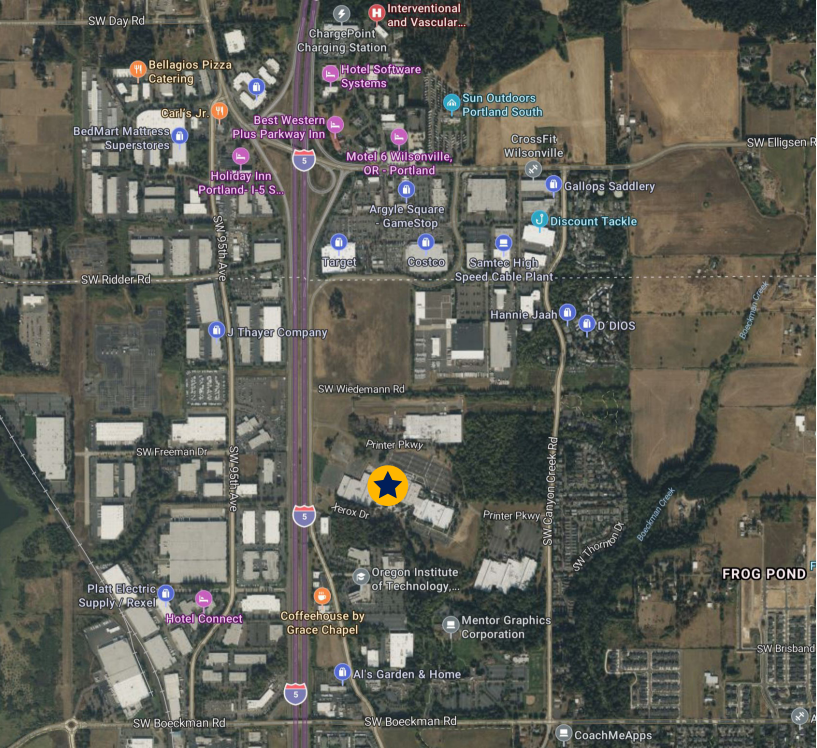


Warehouse



Warehouse

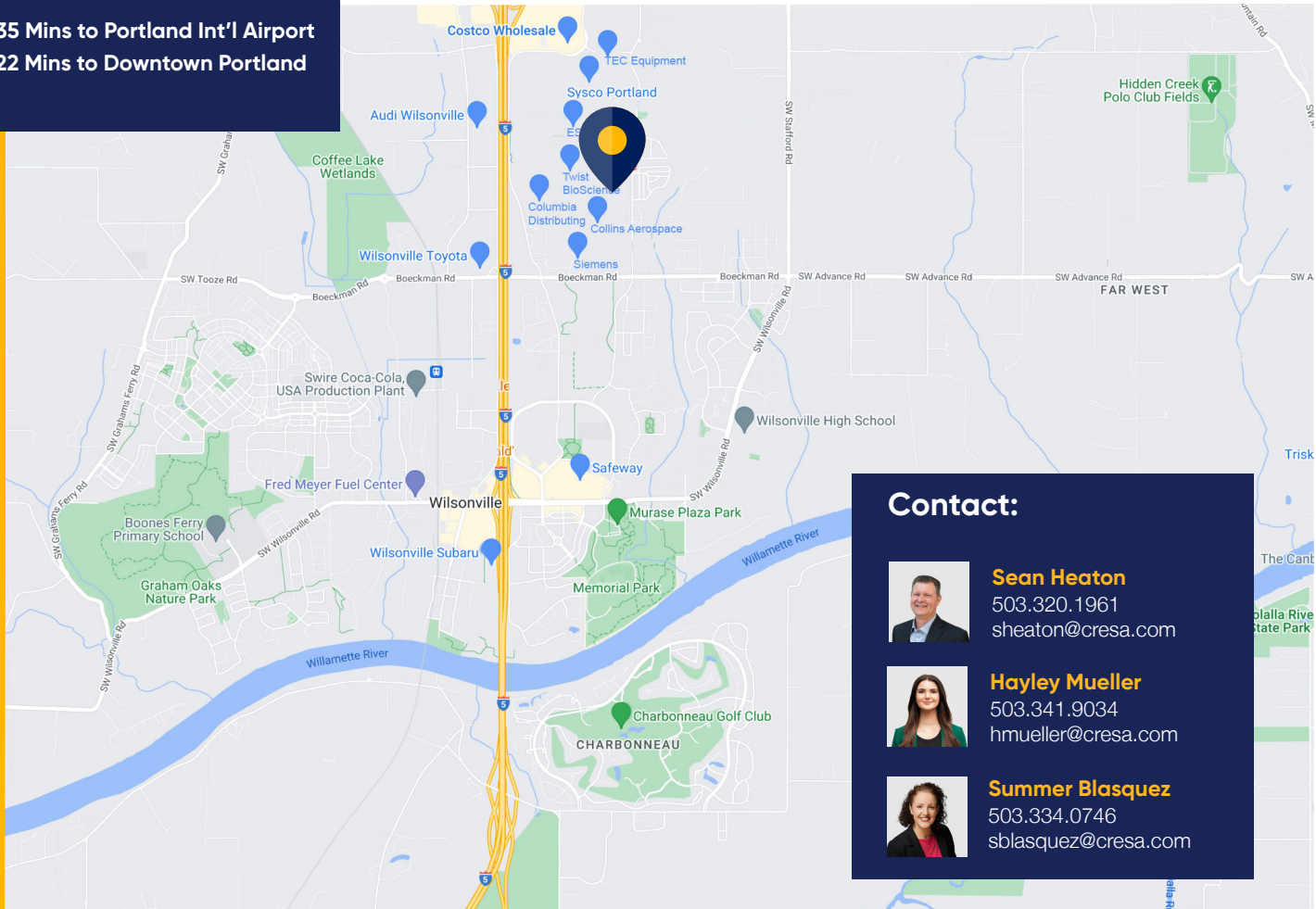




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↑ 35 Mins to Portland Int'l Airport
22 Mins to Downtown Portland



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