



FOR SALE / LEASE

# HEADQUARTERS BUILDING

9600 SW BOECKMAN RD, WILSONVILLE, OR 97070

**BUILDING SIZE**  
171,416 SF

**STU PETERSON, SIOR**  
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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

Award-winning manufacturing and headquarters facility, remodeled in 2018 by Hacker Architects and Perlo Construction. The campus offers natural areas and walking paths, a fully equipped gym, and a full-service cafeteria with ample seating for large meetings. Striking main entrance and abundant parking create a strong corporate presence. Interior highlights include open office space with TimberTech finishes, multiple conference rooms, manufacturing, warehouse areas, and lab with polished concrete floors. Heavy power with multiple voltages, dock-high and grade-level loading, and proximity to major Wilsonville neighbors such as Siemens, FLIR, Collins Aerospace, Twist Bioscience, and Xerox.

## PROPERTY HIGHLIGHTS

- Surrounded by Natural areas to the west, with room to expand by 80,000 SF in that direction (plans available).
- Building has great natural light transmission from multiple banks of windows and skylights.

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## OFFERING SUMMARY

<b>Sale Price:</b>	Call Broker
<b>Lease Rate:</b>	Call Broker
<b>Available SF:</b>	171,416 SF
<b>Lot Size:</b>	14.4 Acres
<b>Building Size:</b>	171,416 SF
<b>Zoning:</b>	PDI

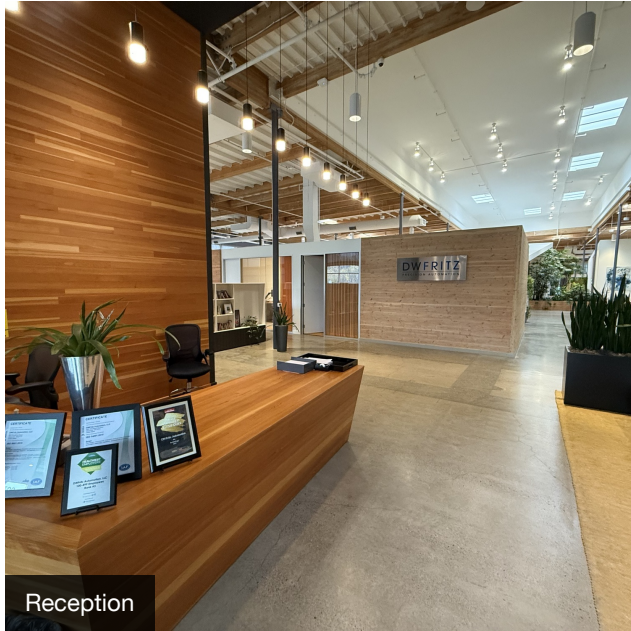
## BUILDING DETAILS

<b>Office Area:</b>	57,000 SF
<b>Office Lighting:</b>	LED with occupancy sensors and daylight harvesting
<b>Manufacturing/Warehouse:</b>	LED High bay fixtures
<b>Dock Doors / Drive-In Bays:</b>	9 Doors (9x10) Docks / 3 Drive-In Bays
<b>Sprinkler Description:</b>	Ordinary hazard, 3 wet systems & two dry
<b>Column Spacing:</b>	30'x30'
<b>Floor:</b>	6" with some portions thickened
<b>Power:</b>	3000 amps 480/277 & 1600 amps 120/208 Busway power throughout manufacturing area
<b>Roof:</b>	60 mil TPO roof, with a 20 year NDL warranty form manufacturer. R-20 rigid insulation above wood deck
<b>Climate Control:</b>	35 rooftop units totaling 337.5 tons
<b>Parking:</b>	362 parking spaces (2.12/1000 SF)
<b>Security:</b>	In place throughout the space
<b>Year Built:</b>	1978, added onto in 1987, and remodeled in 2017-18
<b>CAMs:</b>	\$67,712 per month
<b>Gas:</b>	NW Natural Gas
<b>Electricity:</b>	Portland General Electric
<b>Water &amp; Sewer:</b>	City of Wilsonville
<b>Voice &amp; Data:</b>	Allstream

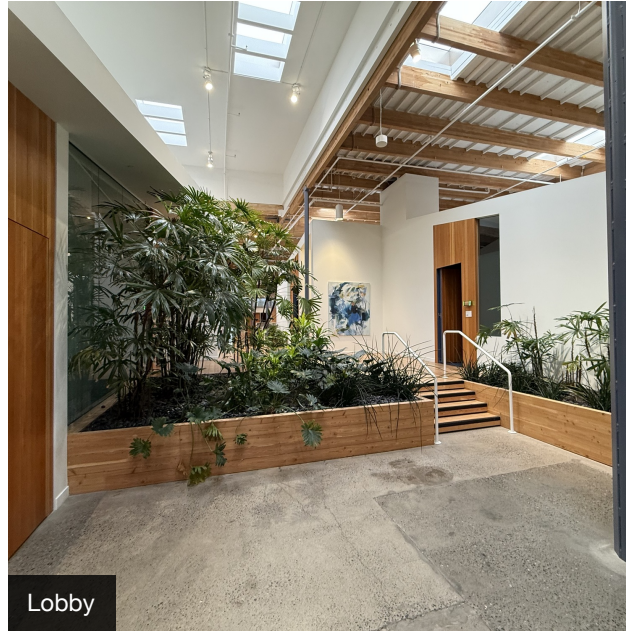


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Reception



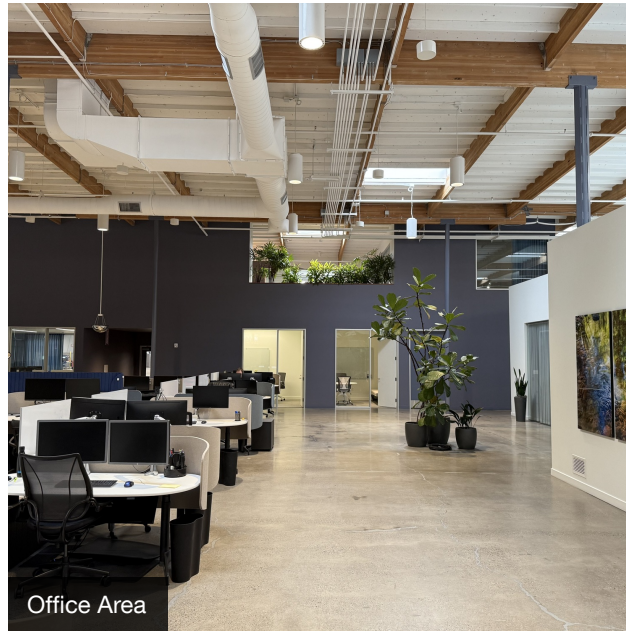
Lobby



Rec Room



Dining Area



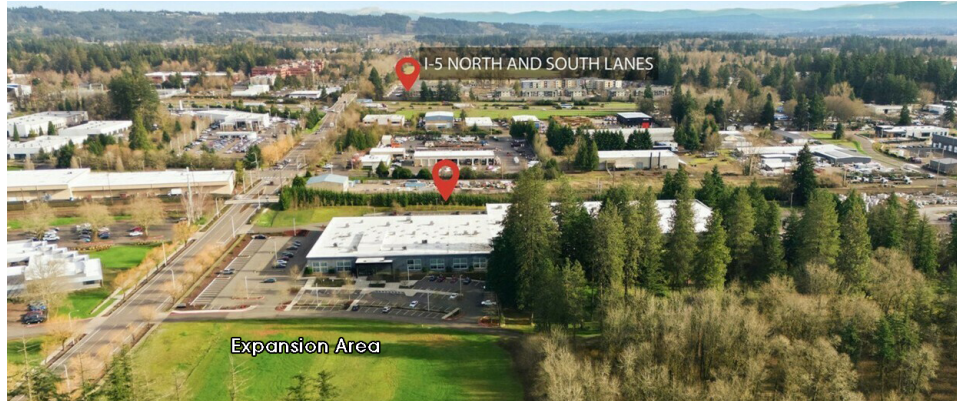
Office Area



Gymnasium

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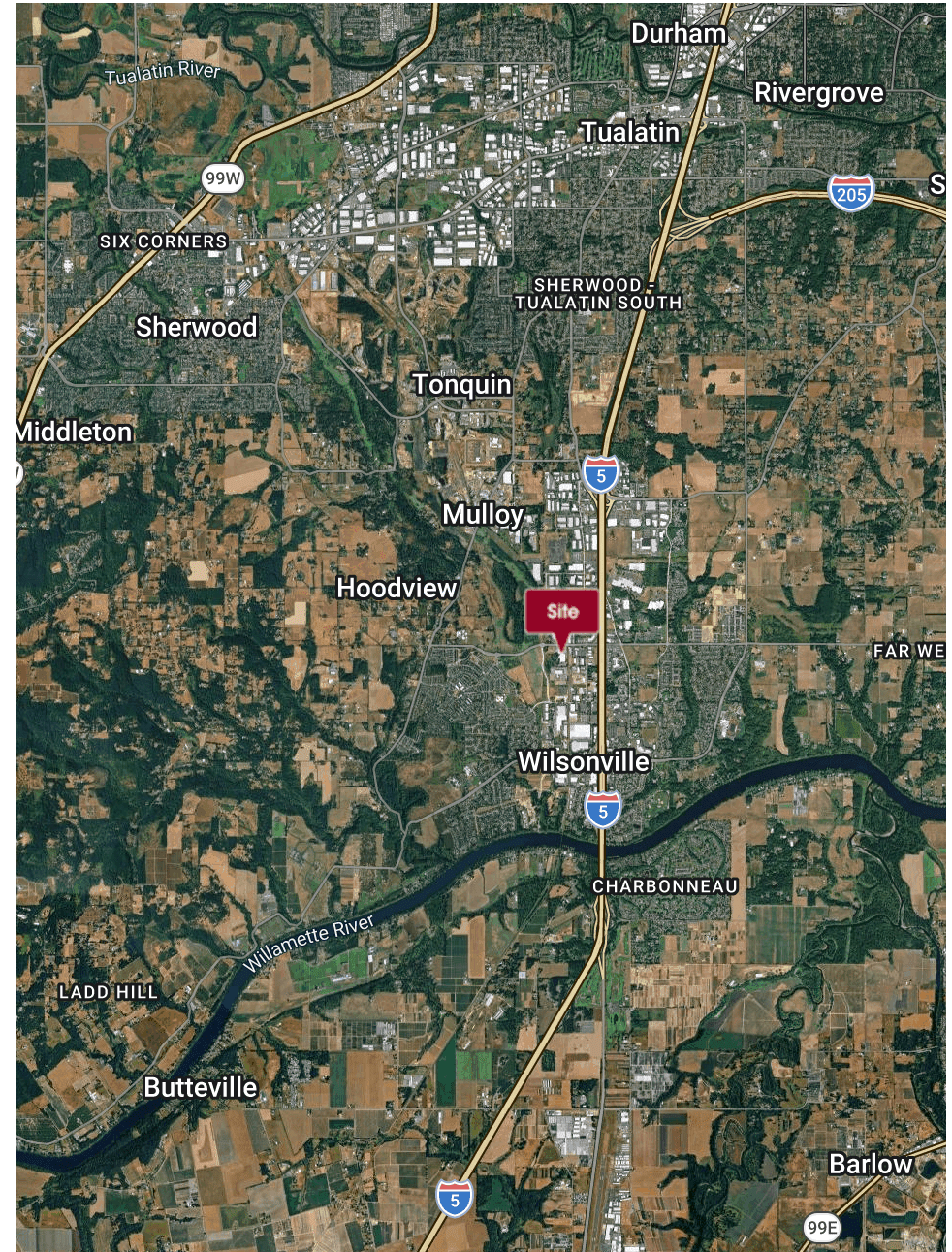


## LOCATION OVERVIEW

Easy to reach location between Wilsonville exits (283) and (286), just two miles south of the I-205 interchange.

POPULATION	0.3 MILE	0.5 MILE	1 MILE
<b>Total Population</b>	22	581	8,220
<b>Average Age</b>	46	39	38
<b>Average Age (Male)</b>	47	38	37
<b>Average Age (Female)</b>	45	39	39
HOUSEHOLDS & INCOME	0.3 MILE	0.5 MILE	1 MILE
<b>Total Households</b>	9	242	3,280
<b># of Persons per HH</b>	2.4	2.4	2.5
<b>Average HH Income</b>	\$192,810	\$128,733	\$127,280
<b>Average House Value</b>	\$1,062,185	\$739,467	\$663,565

*Demographics data derived from AlphaMap*



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