

FOR LEASE

# WILSONVILLE BUSINESS CENTER BUILDING 31

9025 SW HILLMAN COURT :: WILSONVILLE, OR 97070

Get out of the congestion of Beaverton and Hillsboro and discover the easily accessible and transit friendly flex/warehouse opportunities in Wilsonville, OR, at Wilsonville Business Center. Wilsonville Business Center offers immediate access to I-5 and the surrounding service areas of south Portland. It is convenient to a highly trained work force and an array of area amenities that provide essential services to the areas employment base.

## LOCATION MAP



## TRANSIT MAP



[www.cbre.com/wbc](http://www.cbre.com/wbc)

## FEATURES:

- Corporate image and I-5 visibility
- Front door transit service to the project
- 16' clear height
- Up to 3/1,000 parking
- Grade level loading with common-dock access
- ± 277/480 V, 3 Phase
  - 250 amps (Suite 3132)
  - 100 amps (Suite 3112)
- Easy access to I-5 and I-205
- Competitive lease rates (Call to request pricing sheet)

## FOR MORE INFORMATION PLEASE CONTACT

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The brokers are licensed in the State of Oregon

**CBRE**

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## GENERAL SPECIFICATIONS:

BUILDING TOTAL  
54,485 SF

SITE AREA:  
144,570 SF

PARKING  
146 SPACES - 2.8/1,000

CLEAR HEIGHT:  
16'

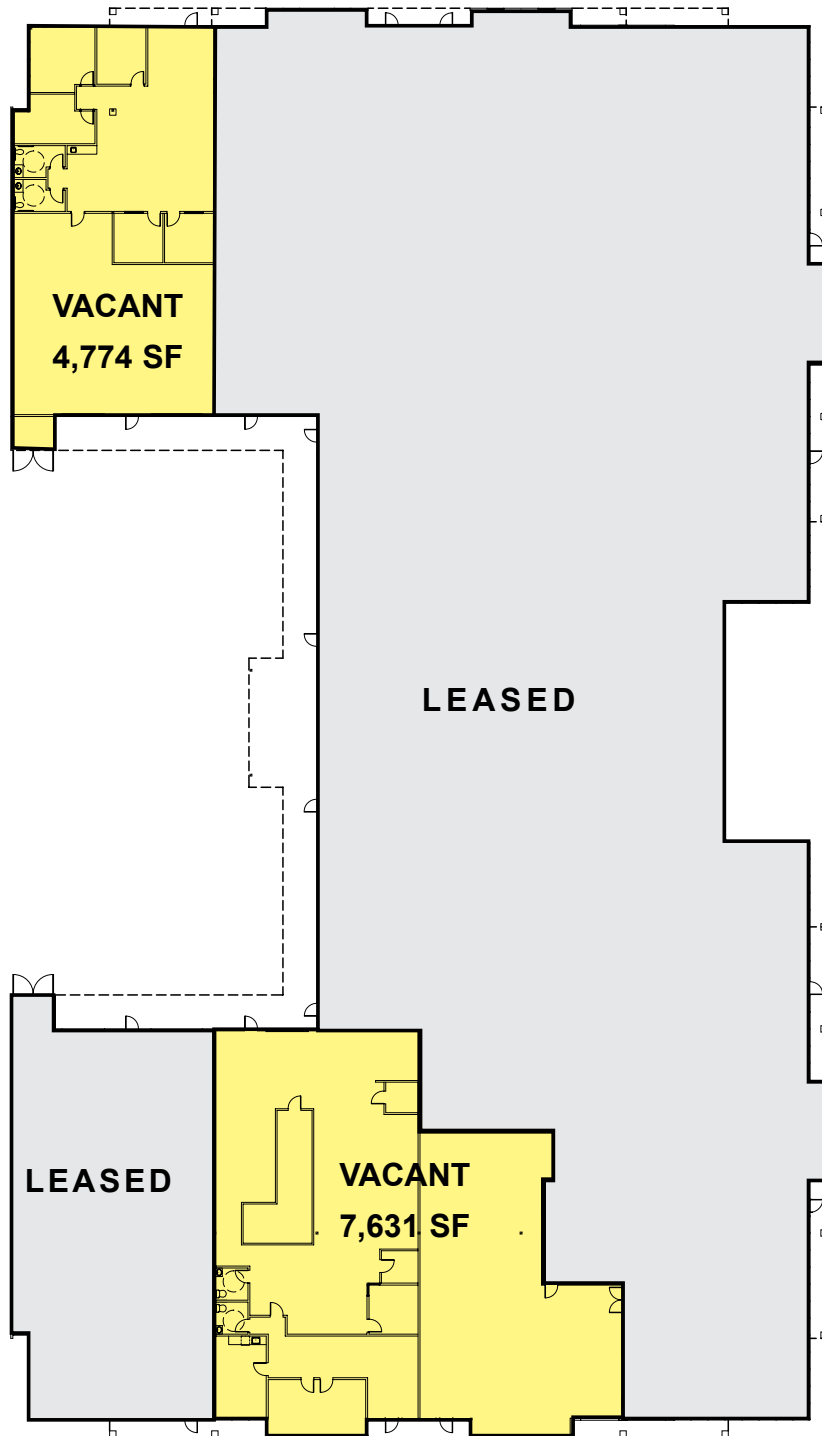
## VACANCY SPECIFICATIONS:

**SUITE 3112**  
2,443 SF (OFFICE)  
2,331 SF (WAREHOUSE)  
4,774 SF (TOTAL)

2 GRADE DOORS  
COMMON DOCK

**SUITE 3132**  
1,334 SF (OFFICE)  
6,287 SF (WAREHOUSE)  
7,631 SF (TOTAL)

1 GRADE DOOR  
COMMON DOCK



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