



[ For Lease ]

# Stunning Headquarters

9126 SW Ridder Road, Wilsonville OR 97070



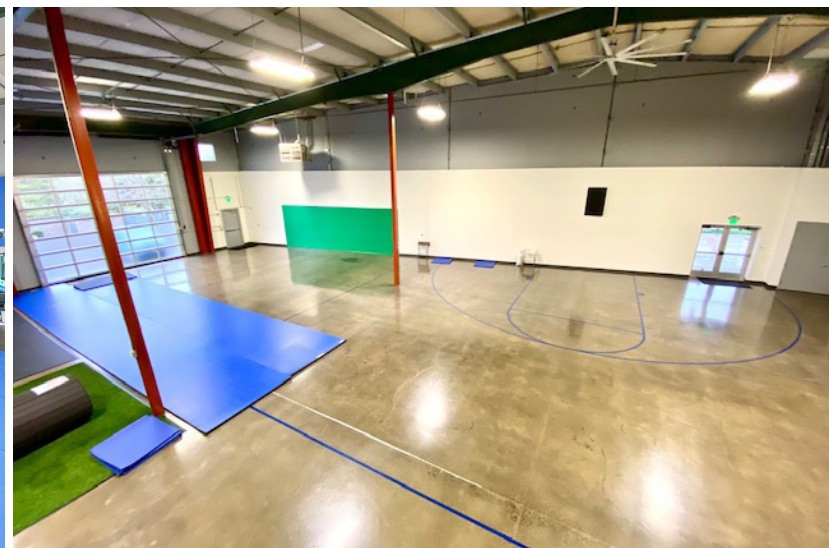


## OVERVIEW

Fully renovated top to bottom, the building offers a turnkey opportunity for a business seeking an exclusive stand-alone headquarters. Quality improvements include automatic parking lot gate and fencing, electric Tesla charging station, professionally landscaped and designed. Additional features include fully equipped lunchroom with relaxing exterior patio, showers with lockers, laundry, efficient LED lighting and smart HVAC system. All private offices offer abundant natural light and individual climate controls. Office furniture available. Immaculate low-maintenance building.

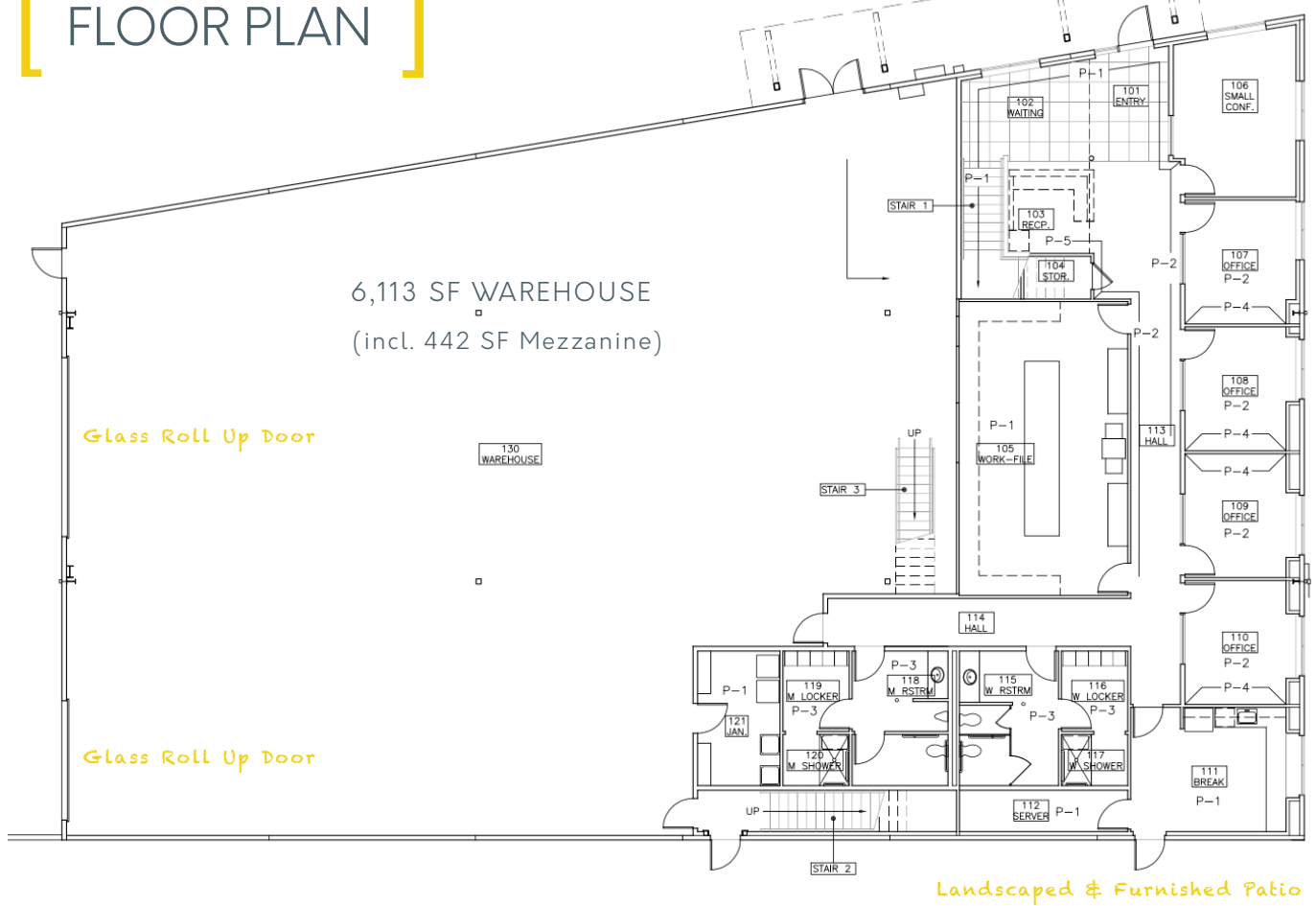
### Property Features...

- 11,880 SF concrete tilt-up flex building.
- 5,767 SF office, 6,113 SF warehouse.
- Visible from I-5. Great signage potential.
- Ultra convenient location. 1/2 mile from Exit 286.
- Secure parking with Tesla charging station.
- Zoning: PDI - Planned Development Industrial.
- 2 grade level glass doors (1 regular, 1 oversized)
- Clear height: 24' at the center and 20' at the eaves.
- Power: 400A 3-phase 208/120V
- Price: \$18,800/Mo. Triple Net (\$19.00/SF NNN)



# [ FLOOR PLAN ]

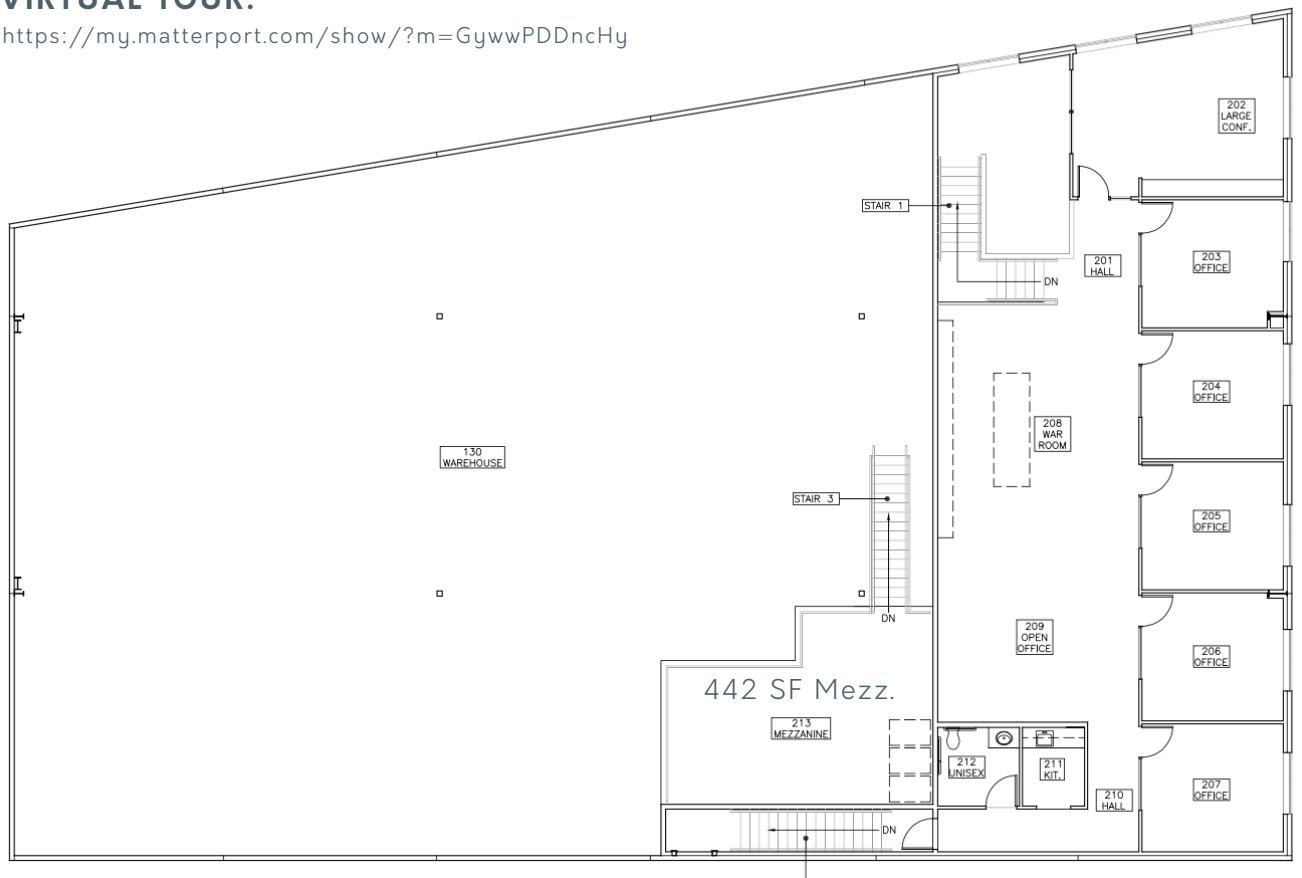
3,385 SF 1st FLOOR OFFICE

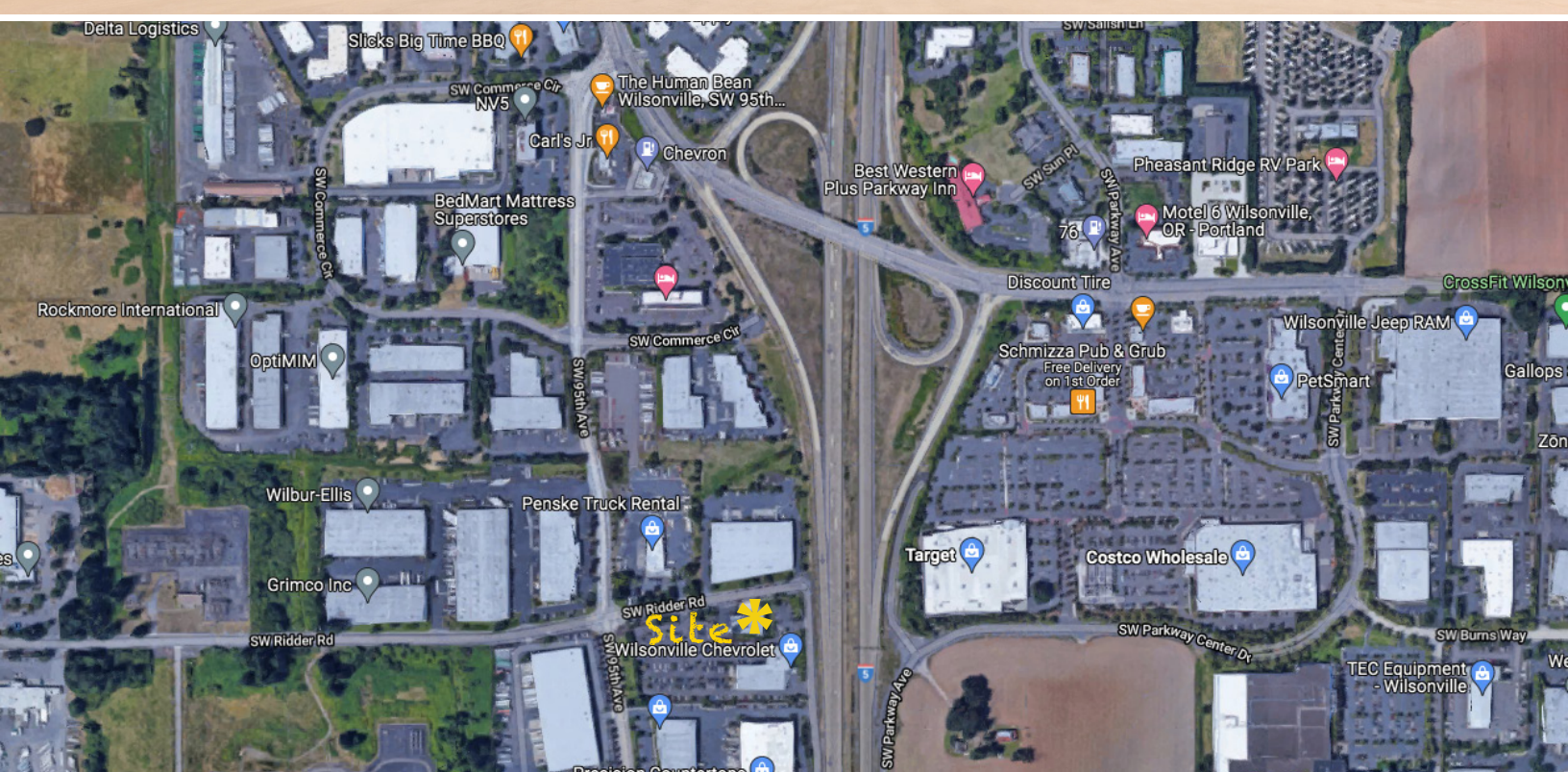


## VIRTUAL TOUR:

<https://my.matterport.com/show/?m=GywwPDDncHy>

2,382 SF 2nd FLOOR OFFICE





PHOTOS



**VIRTUAL TOUR:**  
<https://my.matterport.com/show/?m=GywwPDDncHy>

FOR MORE INFORMATION

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