

FOR LEASE



SHERWOOD BUSINESS CENTER II



13565 SW TUALATIN-SHERWOOD RD, SUITE 800 | SHERWOOD, OR 97140

**Approx. 9,875 SF Shell Including Approx. 4,950 SF of Main Level Office
(Additional Bonus Second Floor Office/Lab Space of 3,206 SF Included "As-Is" at No Charge
and Not Counted in the Square Footages Listed Above)**

- » Loading Doors: 1 Dock, 1 Grade
- » Ceiling Height: $\pm 20'$ in Warehouse
- » Fire Sprinkler: Wet System
- » Power: 480 Volt, 3-Phase
- » Abundant Parking
- » Premier Atrium Lobby with Custom Built-In Reception Station

- » Zoning: Light Industrial
- » Insulated with Gas Heat
- » Highly Visible Frontage on Tualatin-Sherwood Rd.
- » Signalized Entrance to the Building
- » One Block from Tualatin Boundary Line

Lease Rate:

\$10,380/Month plus NNNs of \$1,679

CONTACT US

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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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