



# Sublease Opportunity

**Argyle Square**  
25529 SW Gwen Drive  
Wilsonville, OR 97070

## Features:

- High Visibility Standalone Building
- Target & Costco-Anchored Power Center
- Across Parking Lot from Starbucks & ZoomCare
- Building Signage
- FF & E: Negotiable

## Space Profile:

|                     |                     |                      |                 |
|---------------------|---------------------|----------------------|-----------------|
| <b>Premises</b>     | Standalone Building | <b>Building Type</b> | Retail          |
| <b>RSF</b>          | 4,129               | <b>Submarket</b>     | Wilsonville     |
| <b>Lease Rate:</b>  | Call for Rate       | <b>Built</b>         | 2003            |
| <b>Availability</b> | Immediate           | <b>Parking</b>       | 3.25 / 1,000 SF |

### Traffic Counts:

Elligsen Rd: 15,000+ vehicles per day  
I-5: 140,000+ vehicles per day

## Contact:



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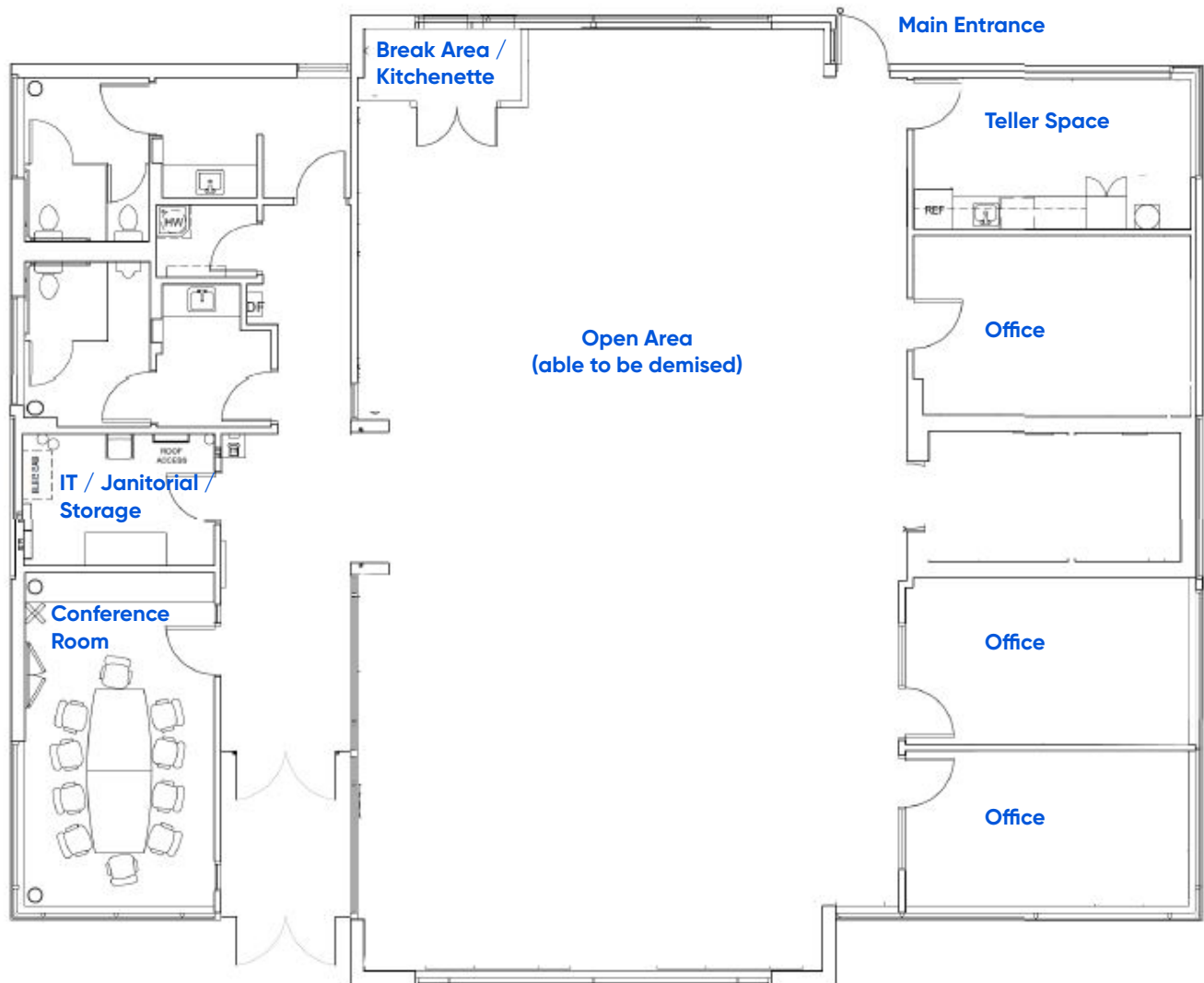


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## Current Floorplan



## Space Profile

- 3 Private Offices
- 1 Conference Room
- 2 Restrooms
- Open Work Area (Flexible Configuration)



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Exterior



Open Floorplan



## Sublease Opportunity

25529 SW Gwen Drive, Wilsonville, OR

Open Workspace



Drive-Thru



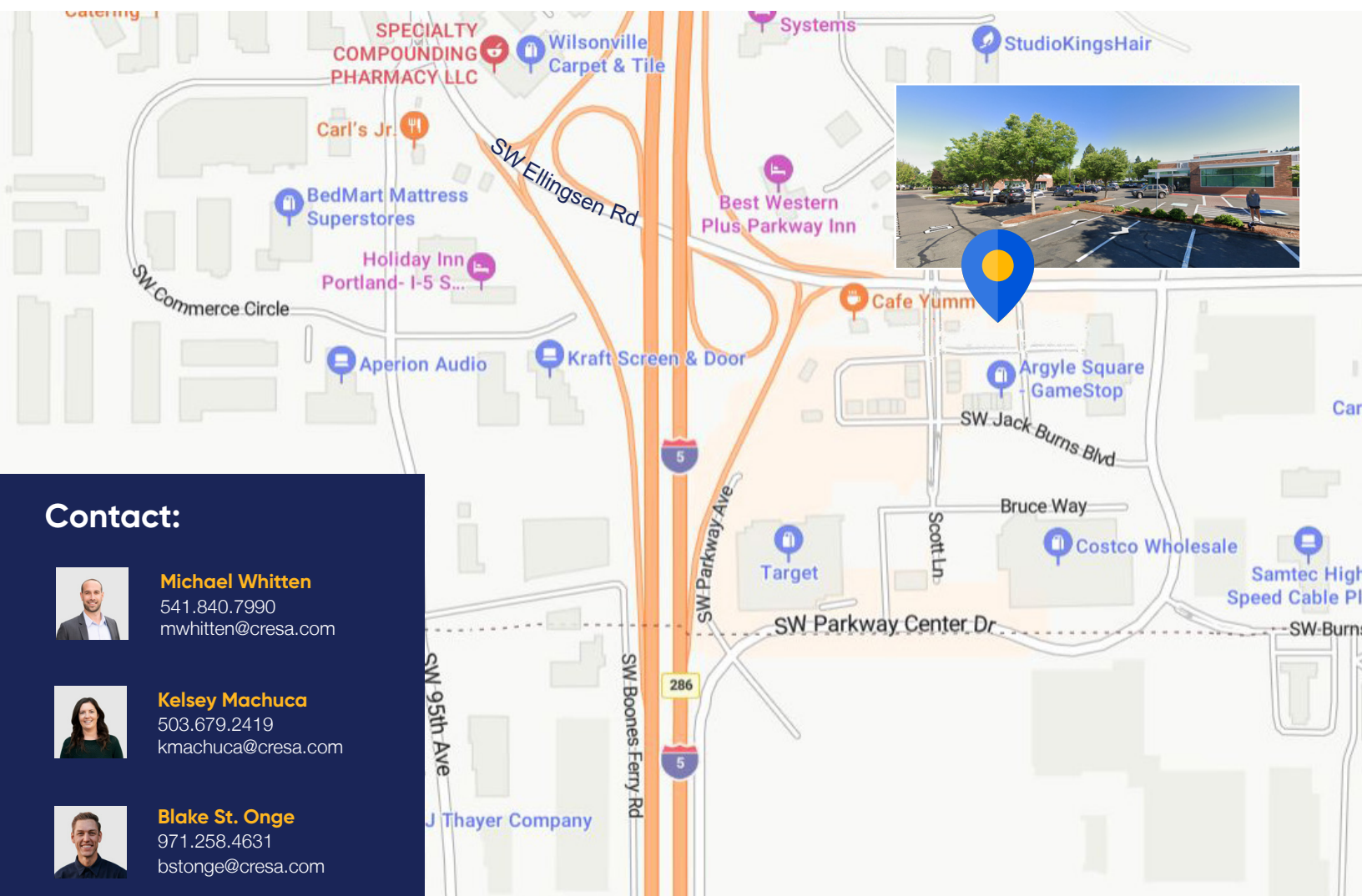
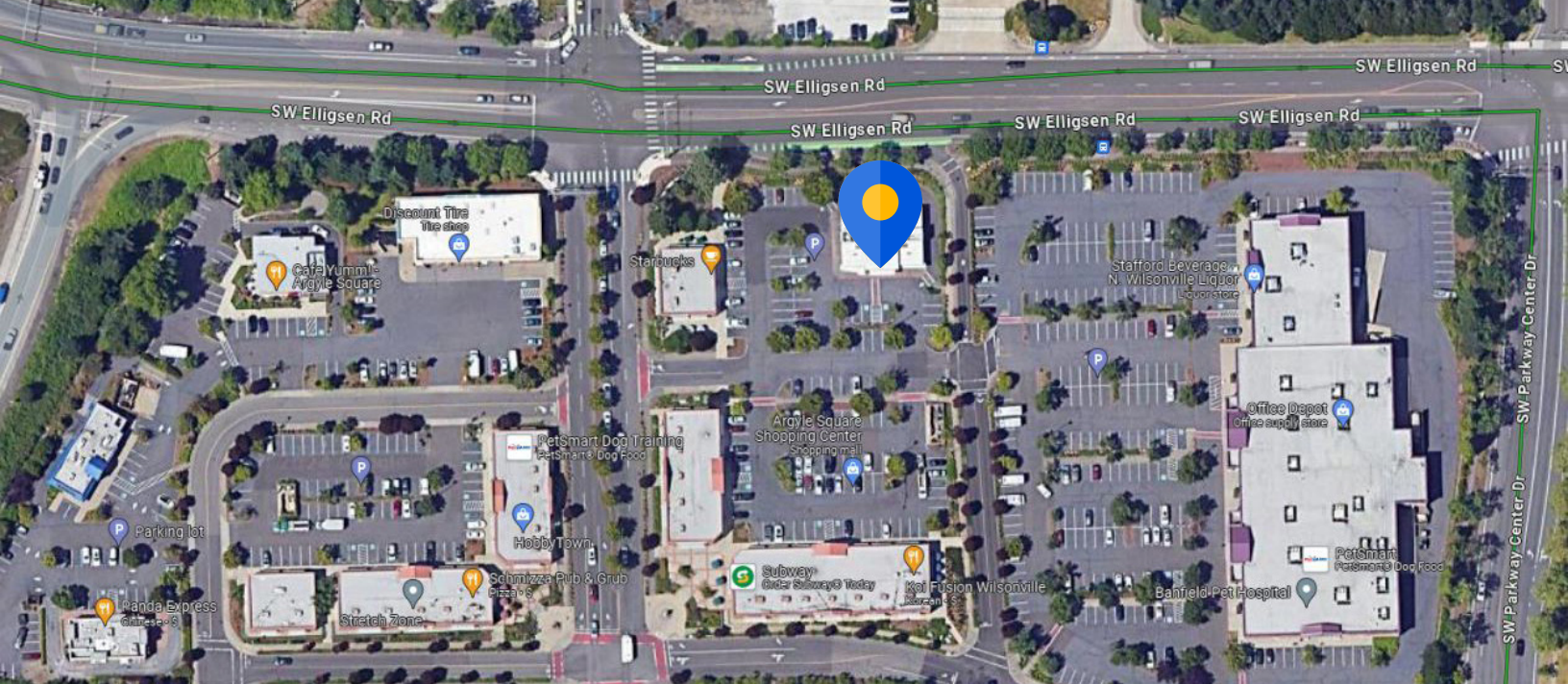
Small Conference Room



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