

**SOLD BY COMMERCIAL BLACK**

25030 SW Parkway Avenue, Wilsonville Oregon - 97070

Market: Owner User

Year Built: 2008

Year Sold: 2016

Zoning: MUE

RBA: +/- 6,077 SF

Price: \$1.215,000.00



Commercial Black brokered the sales transactions for the 3rd floor in this 3 story class "A" office building in North Wilsonville Oregon.

This building consists of individual plats of commercial condominium units.

The buyer is an established tech company moving from Lake Oswego Oregon.

The average price per square foot for this transaction was over \$200.00 per square foot.

Leveraged over 25 years at 5.00% interest and a 90% LTV the price per SF is: \$76,7100 annually P&I which equals \$12.61 per SF P&I/NNN.

Compare \$12.61 to the market lease rate average for this product type of +/- \$28.00 per SF.

This margin if capped at 6.50% equates to \$1.450 MM in value for the buyer once a term lease is in place at \$28.00 PSF NNN.

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*Maximizing Value with Market Knowledge*