

## SOLD BY COMMERCIAL BLACK

25195 SW Parkway Avenue - **North Wilsonville Oregon - Stafford**

Sales Price: \$3,850,000

Market: Investment

Purchased: 2005

Building: +/- 26,000

Land: +/- 84,000 SF

Price Per SF: \$97.00

PSF: \$134.00



Commercial Black brokered this owner user transaction in 2005.

Commercial Black represented the Buyer in this transaction. The buyer satisfied a 1031 exchange in to purchase this building.

This two story office building sits along I-5 at North Wilsonville and has great visibility for this submarket.

Economics: \$3,850,000 at a 6.50% cap rate at the time of sale (100% leased) generate an NOI of \$250,000 which equates to triple net (NNN) lease rate of \$9.63 per square foot.

This building was sold again in 2015. The seller did not complete a later 1031 exchange.