

Riverwood Business Center

9325-9425 SW COMMERCE CIRCLE / WILSONVILLE, OR 97070



LIGHT INDUSTRIAL/FLEX SPACE FOR LEASE

CONTACT

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Mike Mayer

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NAI Elliott

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Property snapshot

Riverwood Business Center is a well-located light industrial/flex property in Wilsonville, OR, offering versatile space for lease. The property provides flexible layouts suitable for a range of users, with convenient access to I-5 and the surrounding Portland metro area—ideal for businesses seeking efficient, functional space in a strong industrial submarket.



CURRENT AVAILABILITY

- **Suite B13**
2,100 SF / 16' clear height / 1 grade door (10'x10')
Available 9/1/2026
- **Suite B24**
2,100 SF / 16' clear height / 1 grade door (10'x10')
- **Suite B25**
2,100 SF / 16' clear height / 1 grade door (10'x10')

Rate: Call for rates

HIGHLIGHTS

- Light industrial / flex space available for lease
- Flexible layouts suitable for a variety of users
- Convenient Wilsonville location with quick access to I-5
- Strong presence within a well-established business park
- Ideal for light manufacturing, service, or flex office users

Site Plan

AVAILABILITY

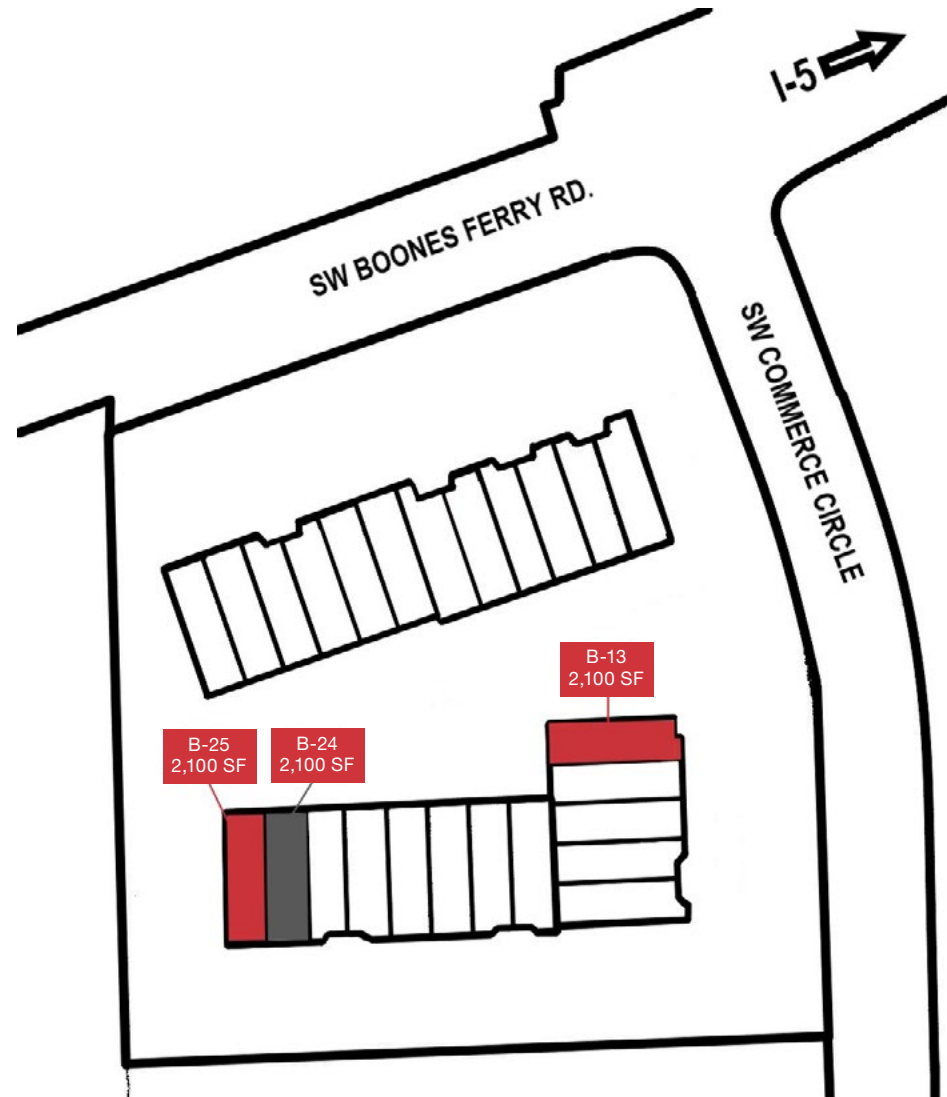
- Suite B13 - 2,100 SF
- Suite B24 - 2,100 SF
- Suite B25 - 2,100 SF

LEASE TYPE

NNN

LEASE RATE

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Floor plan - B13

AVAILABILITY

- Suite B13

SIZE

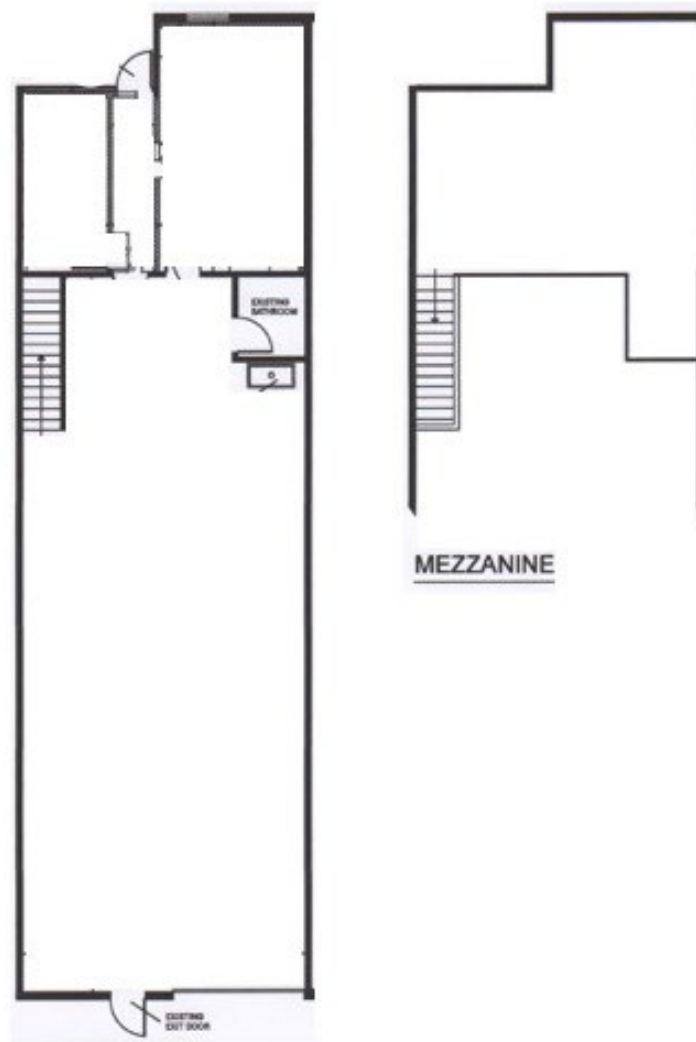
- 2,100 SF

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Floor plan - B24/B25

AVAILABILITY

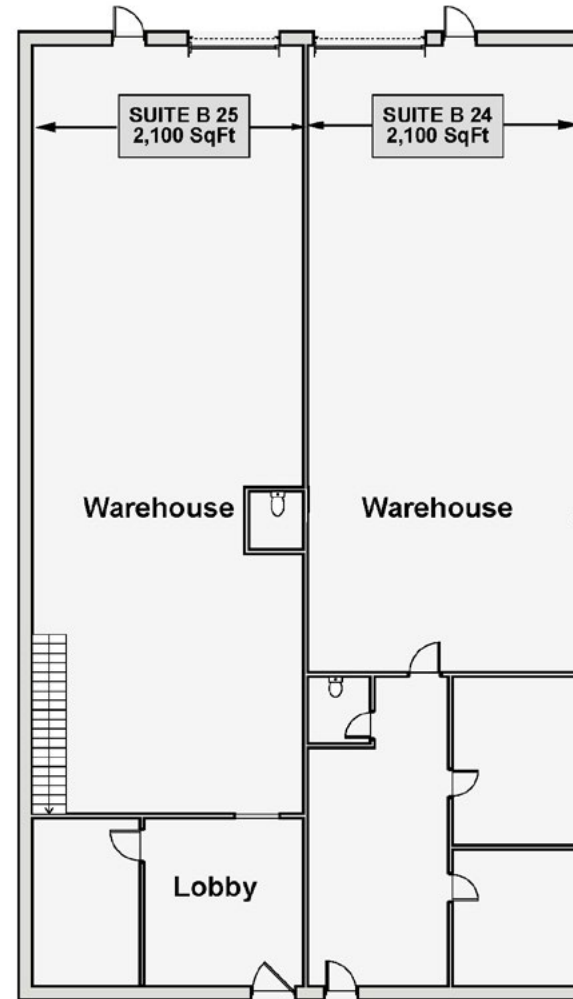
- Suite B24 - 2,100 SF
- Suite B25 - 2,100 SF

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Aerial



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Photos



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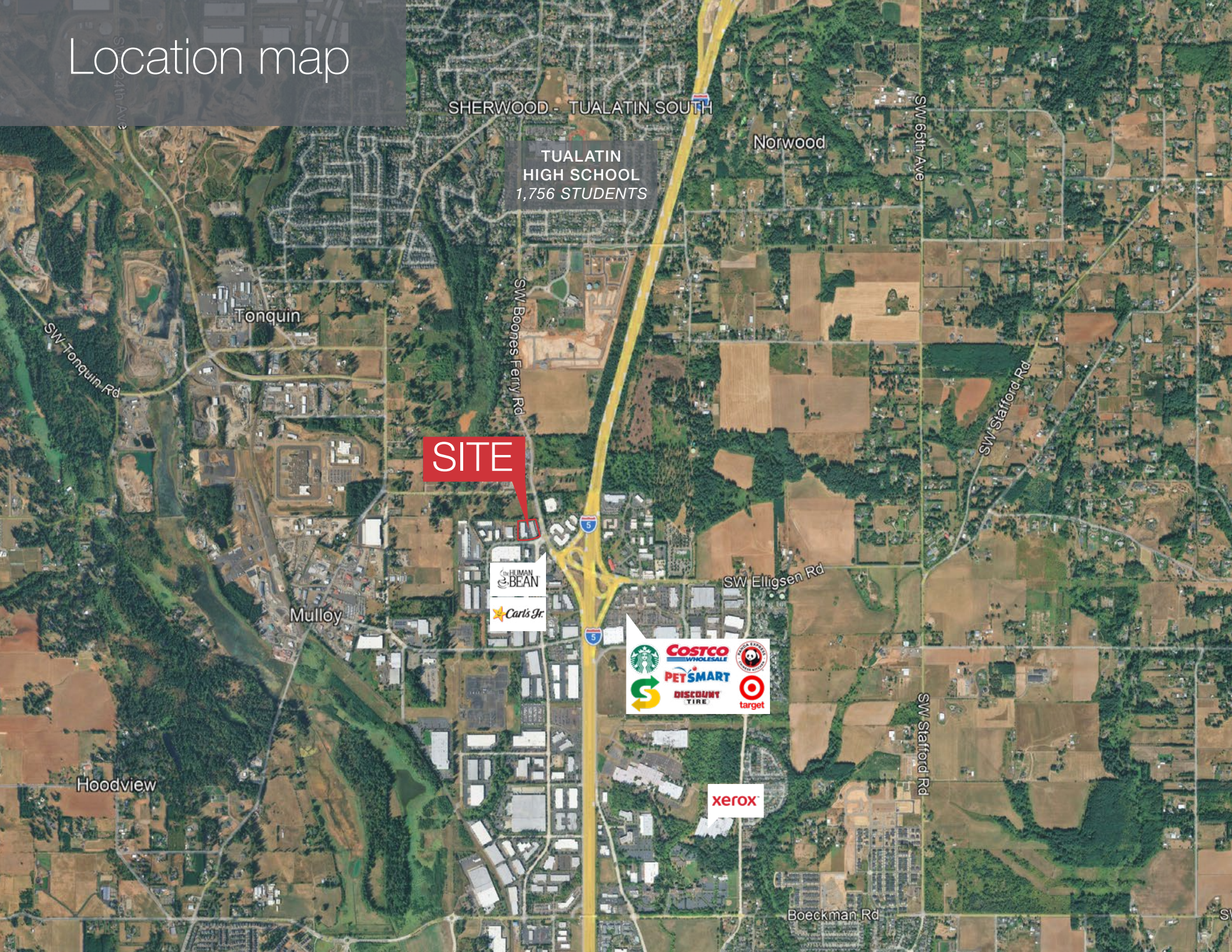
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Location map



SHERWOOD - TUALATIN SOUTH

TUALATIN
HIGH SCHOOL
1,756 STUDENTS

Norwood

SW 65th Ave

Tonquin

SW Tonquin Rd

SW Boones Ferry Rd

SITE

SW Stafford Rd

Mulloy

SW Elligsen Rd

Hoodview

SW Stafford Rd

Boeckman Rd

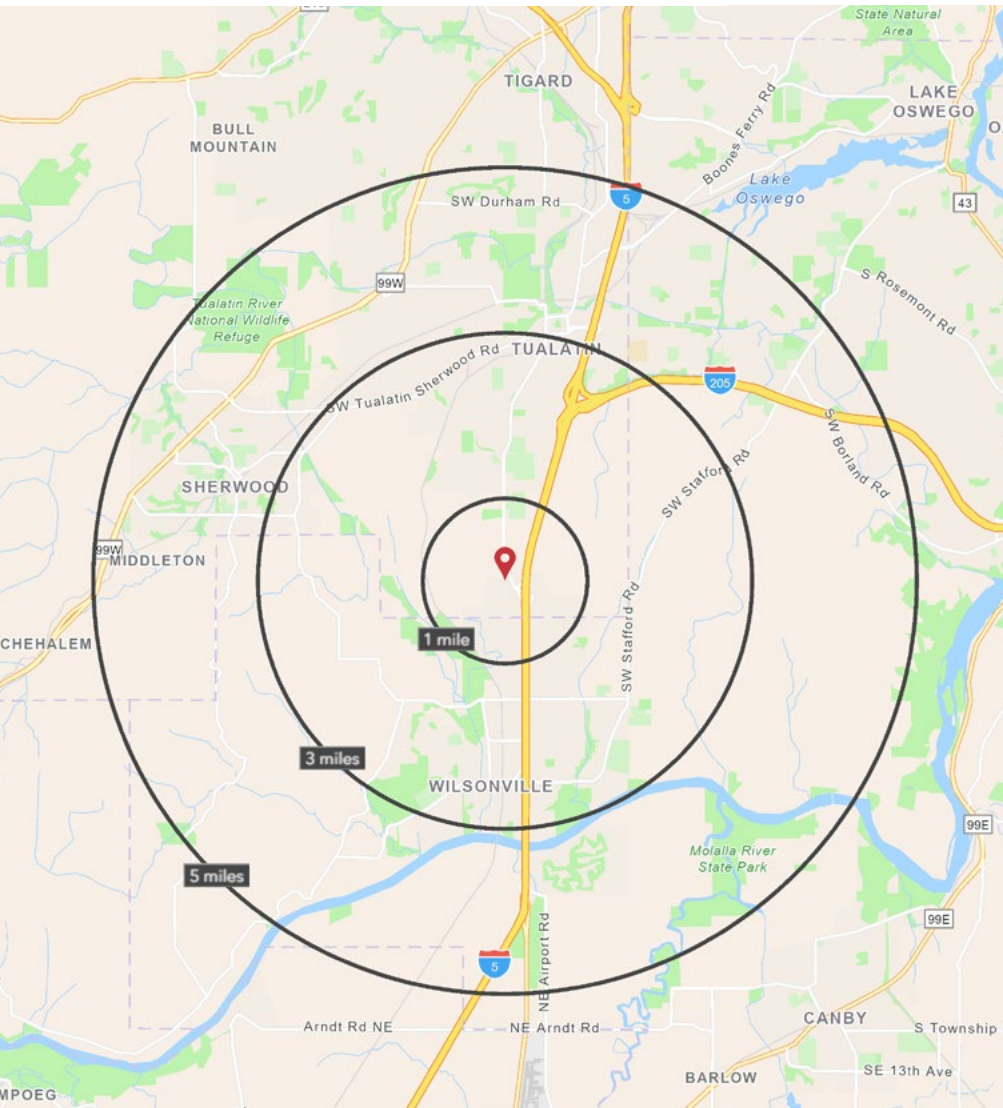
HUMAN
& BEAN

Carl's Jr.

Starbucks
Costco WHOLESALE
PETSMART
DISCOUNT TIRE
target

xerox

Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	2,809	43,614	111,738
2030 TOTAL POPULATION	2,971	44,198	112,772
2025 AVERAGE HOUSEHOLD INCOME	\$150,536	\$155,901	\$154,436
2025 MEDIAN HOME VALUE	\$941,667	\$656,815	\$664,555
2025 TOTAL HOUSEHOLDS	572	16,161	43,778
2025 DAYTIME POPULATION WORKERS	9,246	31,840	79,666
2025 SOME COLLEGE OR HIGHER	57%	78%	79%

Source: ©2025 Esri

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