

CLASS A OFFICE SPACE FOR LEASE
16115 SW 1ST STREET
SHERWOOD, OR 97140



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Class A Office

Address: 16115 SW 1st St, Sherwood, OR 97140
Space Size: Suite 201: ± 1,000- 2,231 RSF
immaculate move-in ready office space
Rate: \$32.00/SF Full Service
Year Built: 2008
Parking: Available

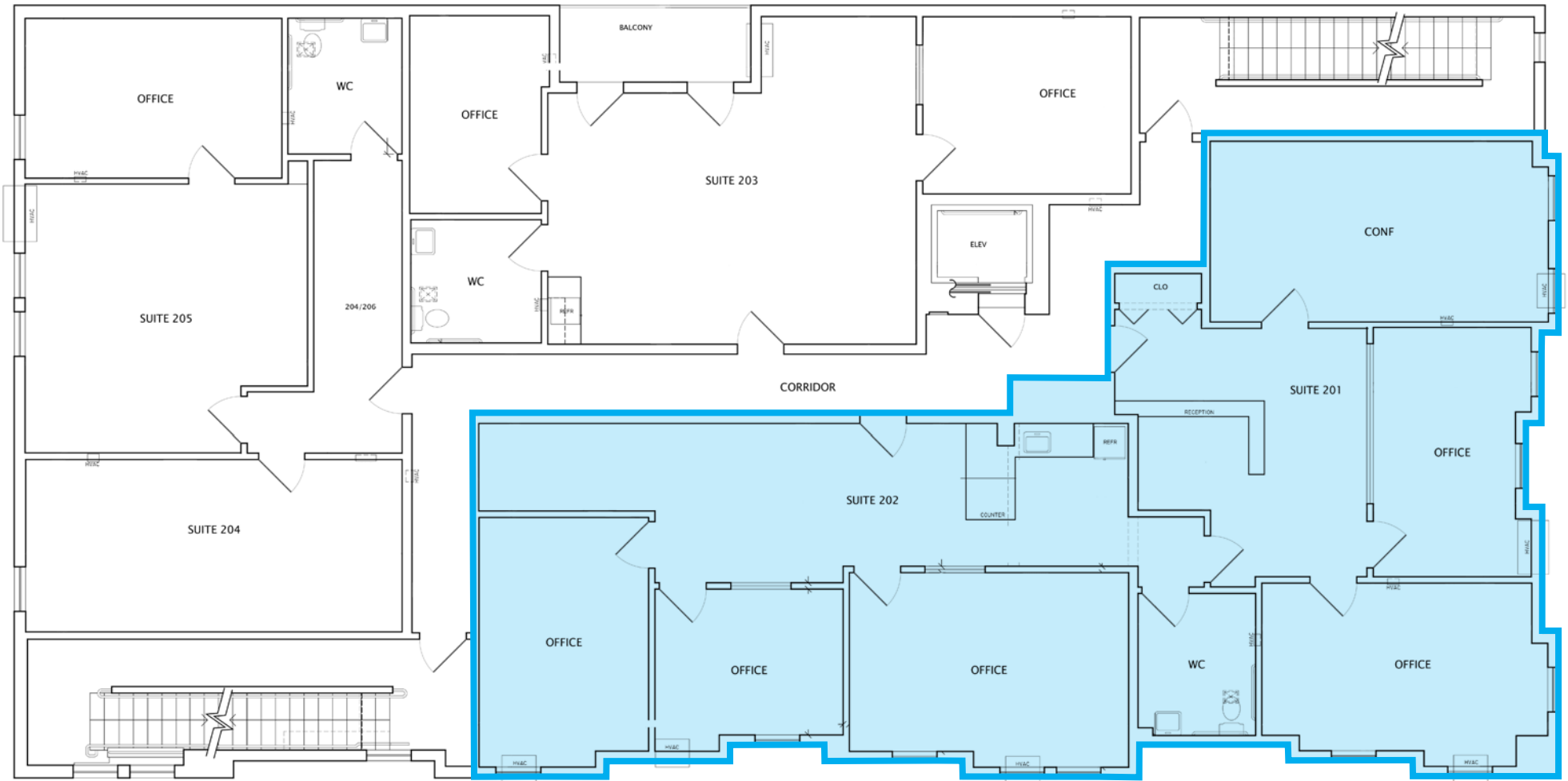


Space Highlights

- » 5 private offices
- » 1 conference room
- » Kitchenette
- » Reception area
- » Elevator served
- » Furniture included
- » Corner window line and large windows provide for abundant natural light throughout
- » Perfect space for law firms, CPA, financial services, or health & wellness
- » Highly desirable location in charming Old Town Sherwood, walkable to shops and restaurants
- » Great highway and public transportation access
- » Available NOW!



FLOOR PLAN



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.

Old Town Sherwood

16115 SW 1st is nestled in the heart of Old Town Sherwood, a buzzing square that offers the artisan eateries and modern amenities of a city with the charm and friendliness of a small town. The area is characterized by its historic buildings and quaint coffee shops, antique stores, and restaurants. Hungry Hero, a local bakery that recently won Netflix's baking show Sugar Rush, sits just across the street.

There is no shortage of local events to be found in the neighborhood, including the Music on the Green concert series at Stella Olsen Park, featuring a blend of Latin, blues, and rock performers. Sherwood Center for the Arts hosts the bi-annual Old Town Sherwood Art Walk, offering six blocks of local artists, vendors, live music, and hot food.

Established in 1954, the Robin Hood Festival draws visitors from all around for its archery tournament, sword fighting, main stage performances, and beer garden. Another summer festival, Cruisin' Sherwood, gives vintage car owners a chance to display their restored roadsters and compete for best in show.

Sherwood is one of the fastest growing wine destinations in the Willamette Valley, with seven vineyards in the surrounding area including the popular Hawks View Winery. Uncorked 503 in Old Town Sherwood is just one of several wine bars where visitors can sample local and imported wines.

Surrounded by rolling farmland and dotted with dog parks and community gardens, Sherwood is one of the most desirable locations in the Portland metro area.



Sherwood Center for the Arts



Symposium Coffee



Sherwood Robin Hood Festival



Sherwood Saturday Market

FOODIE HIGHLIGHTS

Old Town Sherwood has a hip and lively food scene featuring artisen wine bars, coffee shops, bakeries, restaurants, and more.



SYMPOSIUM COFFEE

Symposium roasts fresh, ethically-sourced beans in-house. This cozy coffee shop offers premium lattes, whiskey cocktails, pastries, healthy lunch options, and a tea selection from Smith Teamakers. Visitors can sample a variety of roasts with their coffee flight.



503 UNCORKED

Apart from a premier selection of wine, whiskey, and beer, 503 Uncorked offers flatbreads, rosemary cashews, charcuterie, soups, and more. Every month, the bar features a new whiskey distiller and northwest winery with complimentary tasting events. 503 Uncorked is a simple, fresh, elegant wine bar located in the heart of wine country.



MASON

Mason's Italian and French inspired menu includes hand-crafted pasta, charcuterie, escargot, tiramisu, and a selection of local and imported wines. Its moody old-world European ambiance makes for the perfect upscale outing.



CLANCY'S PUB & RESTAURANT

Clancy's is a warm and inviting Irish pub with turn-of-the-century ambiance and twenty beers on tap. Its menu features fresh locally-sourced seafood, traditional Irish Stew, corned beef, and burgers. A great spot to watch the game!



ARACELI'S COCINA

A new addition to the Old Town Sherwood food scene, Araceli's Cocina offers traditional and modern Mexican cuisine including tacos, burritos, taquitos, margaritas, and a special Sunday brunch menu. Araceli's atmosphere is fun and festive, perfect for parties or a family night out.

EXCELLENT LOCATION

16115 SW 1st Street is located just 18 miles south of Portland's Central Business District and minutes from Newberg, Tigard, and Wilsonville.

FOOD & DRINK

- 1 503 Uncorked Wine Bar
- 2 Barking Frog Wines
- 3 Clancy's Pub & Restaurant
- 4 Fat Milo's Family Kitchen
- 5 Mason
- 6 Rallison Cellars
- 7 Sesame Donuts
- 8 Cooper Mountain Ale Works
- 9 Symposium Coffeehouse
- 10 The Hungry Hero
- 11 Araceli's Cocina

SHOPPING

- 12 Bella Bloom Florals
- 13 Hello Gorgeous Boutique
- 14 Railroad Street Antique Mall
- 15 Rainbow Market

ARTS & ENTERTAINMENT

- 16 Morback House Museum
- 17 Mosaic Arts Loft
- 18 Painted Wings Art Studio
- 19 Rudy Olsen Gas Pump Park
- 20 Sherwood Center for the Arts
- 21 Sherwood Public Library
- 22 Smock House Historical Museum
- 23 Sherwood Heritage Center
- 24 Sherwood Historical Society

