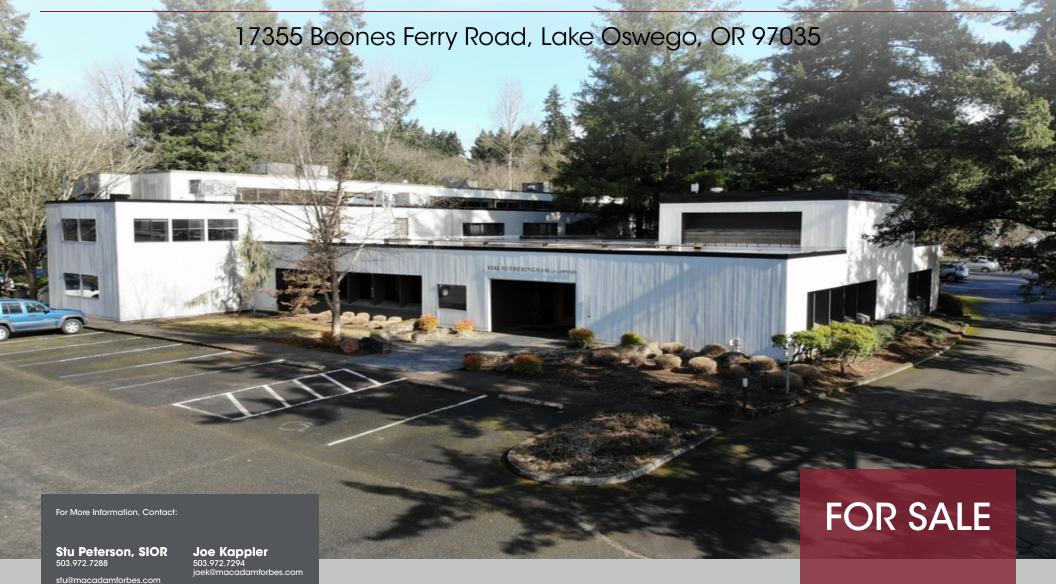
# HIGH-VISIBILITY LAKE OSWEGO OFFICE BUILDING



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### **OFFERING SUMMARY**

**Sale Price:** \$10,250,000

Available SF: 23,203 SF

Lot Size: 2.54 Acres

Parking: 150 stalls

Year Built: 1971

**Building Size:** 33,574

**Zoning:** Industrial Park District

## **PROPERTY OVERVIEW**

The property offers a tremendous opportunity for an owner/user to occupy up to 23,203 RSF within the building. Dr. Douglas occupies 2,330 RSF and Therapeutic occupies 6,659 SF. Both Tenants have direct exterior entrances into their suites on the main floor. The building is elevator served. The main floor is 22,773 GBA, 2nd floor is 3,020 GBA and the 3rd floor is 7,781 GBA.

#### LOCATION OVERVIEW

Located in the very desirable Lake Oswego submarket of Portland, OR, the subject property is located just off the intersection of I-5 and Highway 217. The upscale Bridgeport Village mall with over 500,000 SF of retail is within close proximity to the building. In addition, I-205 is just two exits to the South.

## **OCCUPANCY/TENANT DETAILS**

- Dr. Douglas (2,330 SF): Current Rent: \$19.67/SF/Year modified gross (plus approx. \$1,000 a year for additional rent) Lease Expiration: 8/1/2026
- Therapeutic Associates (6,659 SF): Current Rent: \$17.12/SF/Year modified gross (plus approx. \$1,500 a year for additional rent) Lease Expiration: 11/31/2023
- ullet In addition, one neighboring property owner rents parking from the Seller for a total of \$6,000 a year.

