

HIGH-VISIBILITY LAKE OSWEGO OFFICE BUILDING

17355 Boones Ferry Road, Lake Oswego, OR 97035



For More Information, Contact:

Stu Peterson, SIOR
503.972.7288

stu@macadamforbes.com

Licensed in OR & WA

Joe Kappler
503.972.7294
joek@macadamforbes.com

Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE



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
- In addition, one neighboring property owner rents parking from the Seller for a total of \$6,000 a year.





Additional Photos | High-Visibility Lake Oswego Office Building

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First Floor Plan | High-Visibility Lake Oswego Office Building

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