

# 4035 SW DOUGLAS WAY

Lake Oswego, OR 97035



For More Information, Contact:

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**FOR  
LEASE**

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COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

4035 SW Douglas Way, Lake Oswego, OR 97035



## PROPERTY DESCRIPTION

The building is ideal for corporate headquarters located in a low business tax region of Clackamas County. The site is conveniently located in the heart of Lake Grove adjacent to the Mercato Grove and Kruse Woods Business Park.

## PROPERTY HIGHLIGHTS

- Recently renovated building (interior & exterior)
- First-floor office space
- 3.4/1,000 parking ratio
- New lobby and common area finishes
- Nearby restaurants and retail shops
- GC zoning

## OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (Full Service)
Available SF:	1,038 SF
Lot Size:	0.63 Acres
Building Size:	13,104 SF

## SPACE DESCRIPTION

This first-floor space has abundant natural light and is comprised of a heavy perimeter office buildout with some open area, private windowed offices throughout, and a large break room. The space can be demised down to smaller suites.



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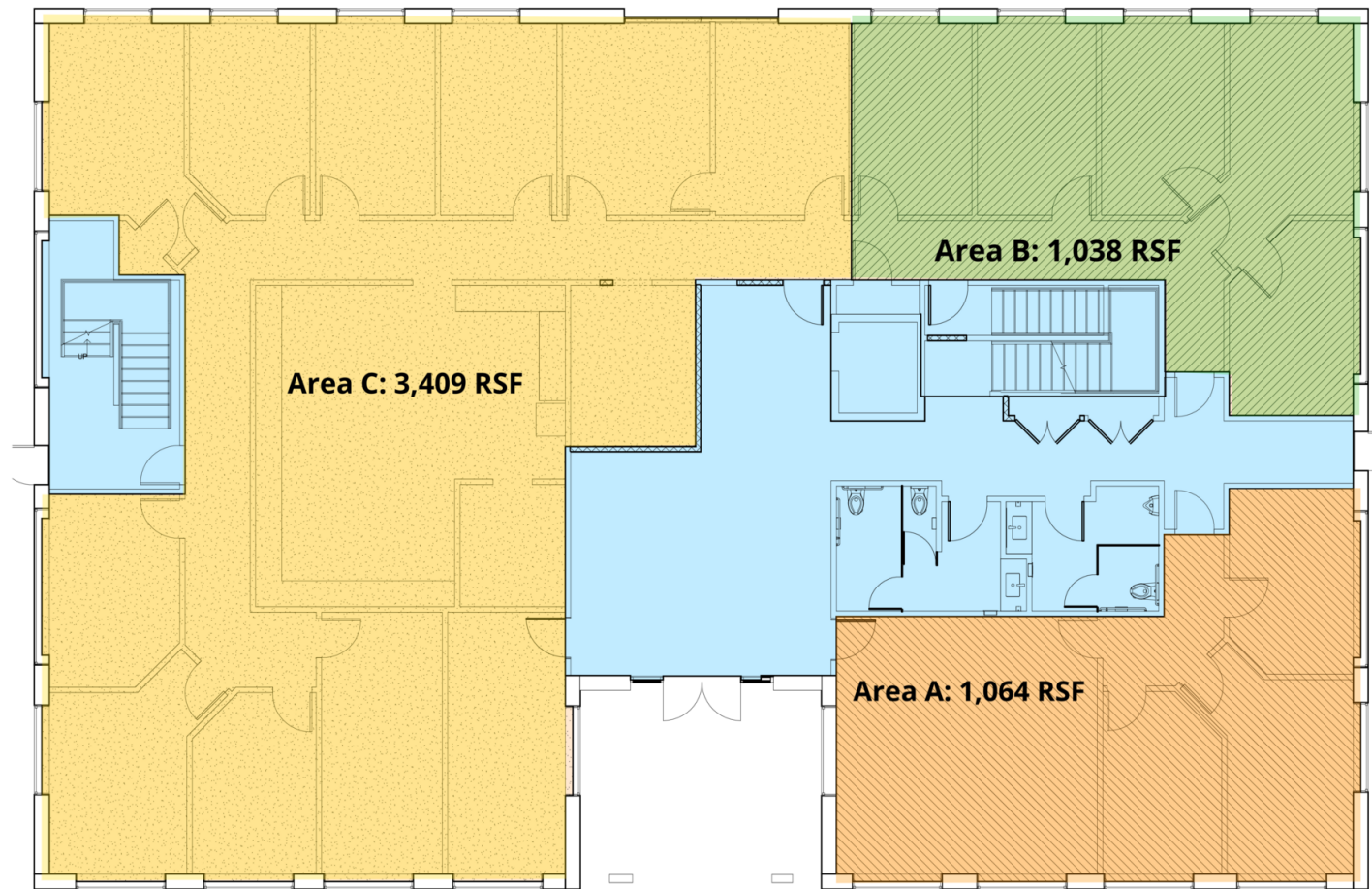
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 FIRST FLOOR BOMA CALCULATIONS PLAN  
1/4" = 1'-0"

## Potential Demising Options



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**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total population	11,016	78,558	212,638
Median age	41.5	40.4	39.7
Total households	4,785	32,613	89,121
Average HH income	\$98,480	\$102,767	\$94,246
Average house value	\$630,364	\$542,239	\$455,743

**LOCATION OVERVIEW**

Located near the new Mercato Grove mixed-use project featuring Oven and Shaker, Lac St. Jack, Tasty, Grassa, and other restaurants and retail shops.

**LOCATION**

	DISTANCE	TIME
I-5	2.0 mi	6 Min
Hwy 217	1.4 mi	4 Min
Portland City Center	11.4 mi	19 min

