

# Office Opportunity in Lake Oswego

15573 SW BANGY ROAD | LAKE OSWEGO, OR 97035

**REDUCED LEASE RATE!**

ClearFP.com

15573

**1 MONTH FREE RENT**  
FOR EVERY YEAR OF TERM

Must sign and occupy by 12/31/23

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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 LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

15573 SW Bangy Road, Lake Oswego, OR 97035



## PROPERTY DESCRIPTION

The Clear Building offers high-quality lease spaces in a wide range of square footage. The building is LEED certified and each space features a fantastic window line and flexible configuration. This is an outstanding opportunity to lease space in the Kruse Way submarket of Lake Oswego.

## PROPERTY HIGHLIGHTS

- Interstate 5 visibility
- This will be a NNN lease but the Full-Service equivalent is \$34/SF
- Abundant natural light
- Each suite has a break room
- Monument signage
- Quick access to I-5, Hwy 99, and Hwy 217

## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (Gross)
Available SF:	1,526 - 3,984 SF
Building Size:	14,448 SF

SPACES	LEASE RATE	SPACE SIZE
200	\$32.00 SF/yr	1,526 SF
220	\$32.00 SF/yr	1,540 SF
300	\$32.00 SF/yr	2,018 SF
320	\$32.00 SF/yr	1,966 SF
Suites 300 & 320 combined	\$32.00 SF/yr	3,984 SF



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## AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■	200	1,526 SF	Gross	\$32.00 SF/yr	Can be combined with Suite 220 for 3,066 SF



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## AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■	220	1,540 SF	Gross	\$32.00 SF/yr	Can be combined with suite 200 for 3,066 SF



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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 300	2,018 SF	Gross	\$32.00 SF/yr	Can be combined with suite 320 for 3,984 SF



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## AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■	320	1,966 SF	Gross	\$32.00 SF/yr	Can be combined with Suite 300 for 3,984 SF



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## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	879	2,888	8,774
Median age	51.7	51.8	51.5
Median age (Male)	48.1	48.7	49.0
Median age (Female)	59.1	57.7	54.5
Total households	465	1,500	4,208
Total persons per HH	1.9	1.9	2.1
Average HH income	\$123,723	\$128,993	\$142,407
Average house value	\$734,011	\$747,514	\$738,966

## LOCATION OVERVIEW

The Clear Building is located within Clackamas County and has visibility along Interstate 5. It is also easily accessible from Highway 217, and Highway 99 and is within close proximity to several amenities.



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