

# Wide-Variety-Use Commercial Buildings

6615 SOUTHWEST MCEWAN ROAD LAKE OSWEGO, OR 97035

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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





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6615 Southwest McEwan Road, Lake Oswego, OR 97035



## PROPERTY DESCRIPTION

Two well-maintained commercial buildings for lease (the front office building is 1,500 SF and the back warehouse space is 2,000 SF). The unique property sits on 21,780 SF of land and is zoned IP (Industrial Park District) City of Lake Oswego. IP zone allows a wide variety of uses including office, medical, commercial repair and service, fitness uses, auto repair and sales, wholesale, light manufacturing, and more. Located on the northwest corner of SW McEwan Road. & SW 65th Avenue. The office portion is built out with two restrooms (including a shower), open space, kitchen area, and three private offices. The back warehouse area is comprised of three grade doors, a restroom, and an upstairs loft/office area with heat and AC service. In addition to the warehouse space, there are two covered parking areas large enough for four vehicles along with a rear storage shed.

## PROPERTY HIGHLIGHTS

- Rare free-standing small office/flex property
- 3 grade doors
- 2 covered parking areas
- Rear shed storage space

## OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	21,780 SF
Building Size:	3,500 SF

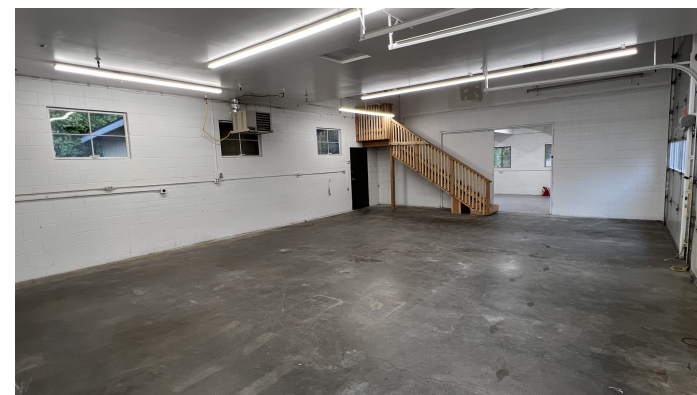


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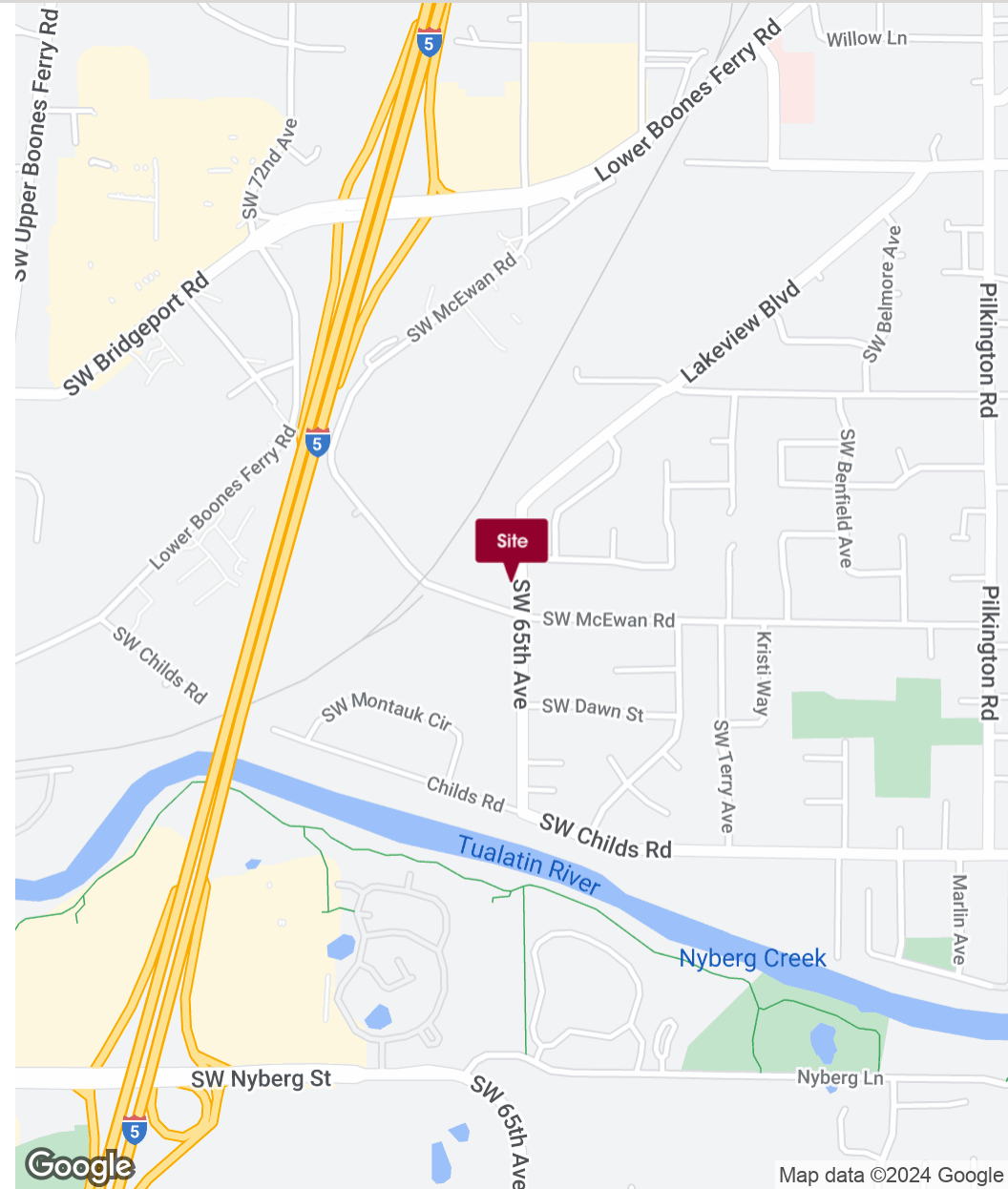
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## LOCATION OVERVIEW

Located less than a mile off of I-5, the subject property is located on the south end of Lake Oswego. The property also benefits from multiple access points back to SW Boones Ferry Road.



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