

# WILLAMETTE 205 CORPORATE CENTER

1800 & 1830 Blankenship Road | West Linn, OR 97068

FOR LEASE



## CLASS A OFFICE SPACE FOR LEASE

**BUILDING 1800** - \$31.00 PSF, FS

### FIRST FLOOR

- Suite A130: ± 2,587 SF  
Term end 2/28/30  
\$25.00 PSF Sublease

- Suite A197: ± 1,049 SF

### SECOND FLOOR

- Suite A200: ± 9,500 SF

### THIRD FLOOR

- Suite A355: ± 825 SF

### FOURTH FLOOR

- Suite A440: ± 5,109 SF
- Suite A448: ± 1,850 SF



**BUILDING 1830** - \$31.00 PSF, FS

### FIRST FLOOR

- Suite B100: ± 3,783 SF

01.27.2026

For more information or a property tour, please contact:

**TIM PFEIFFER**

503.225.8455

TimP@norris-stevens.com

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com



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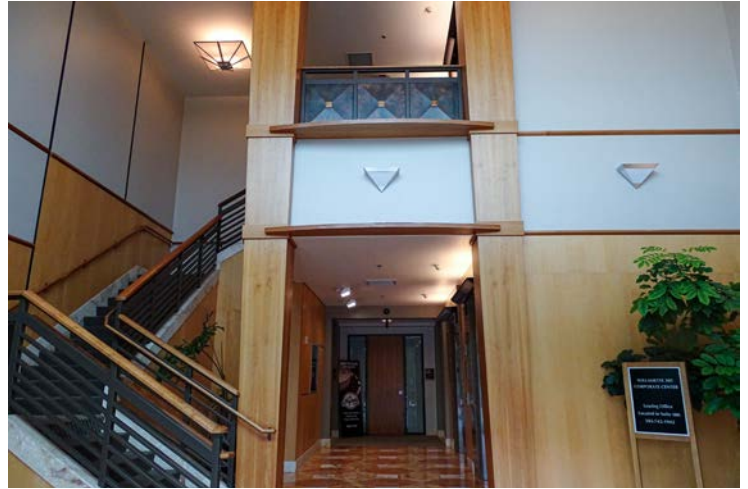
### PROPERTY FEATURES

#### DETAILS

Contemporary design, marble, granite, mahogany, and glass furnishings. The Willamette 205 Corporate Center also features a steel exterior within a smart building with state of the art energy control systems, and high speed internet access with fiber optic cabling throughout the building.

#### FEATURES

- Approximately ± 105,000 SF Class A office building completed in 1999
- Views of Willamette River Valley
- Access to shared conference room with technologically advanced video conferencing and voice-over IP capabilities with kitchen amenities next door
- Approximately 4 / 1,000 parking ratio
- Attractive black and glass exterior, beautiful interior lobby
- State-of-the-art heating, cooling, electrical, security and fire protection services
- Easy access to I-205 and I-5



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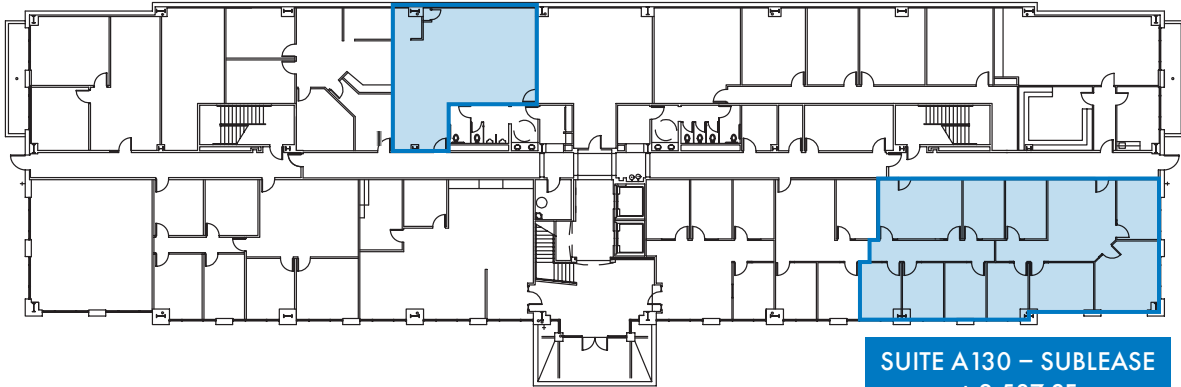
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## FLOOR PLANS - BUILDING 1800

### FIRST FLOOR

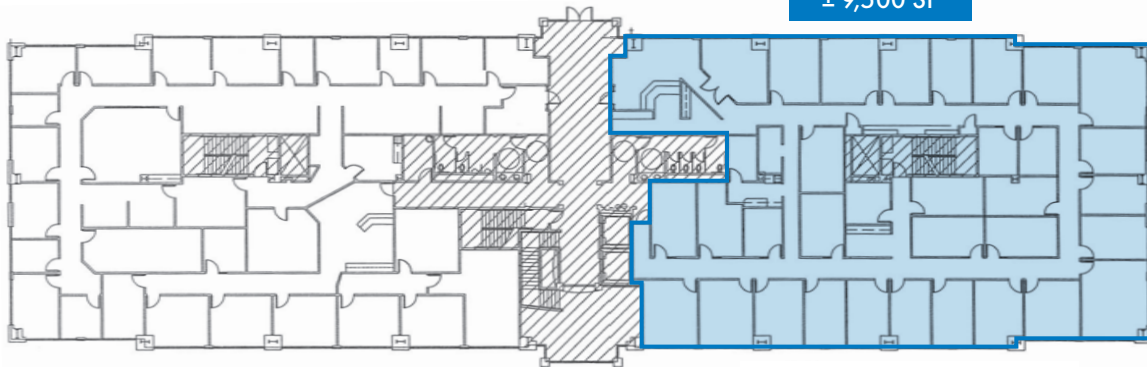
SUITE A197  
± 1,049 SF



SUITE A130 - SUBLEASE  
± 2,587 SF

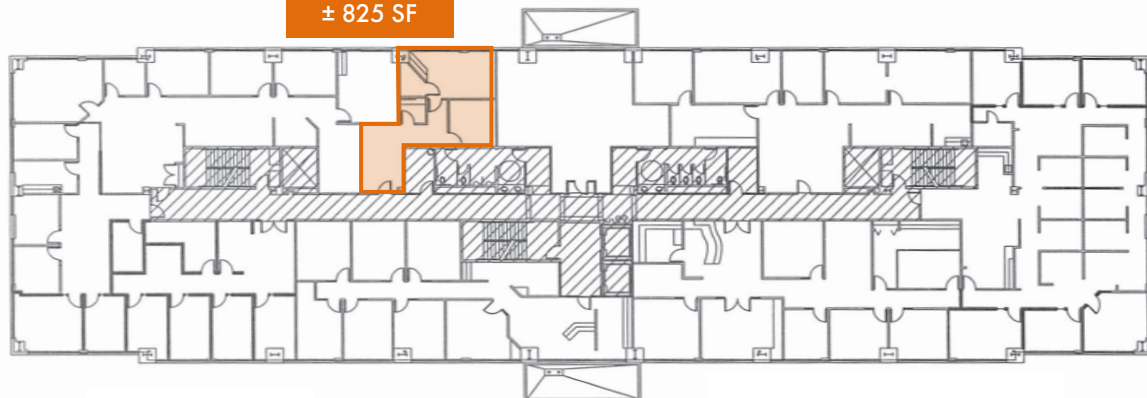
### SECOND FLOOR

SUITE A200  
± 9,500 SF



### THIRD FLOOR

SUITE A355  
± 825 SF



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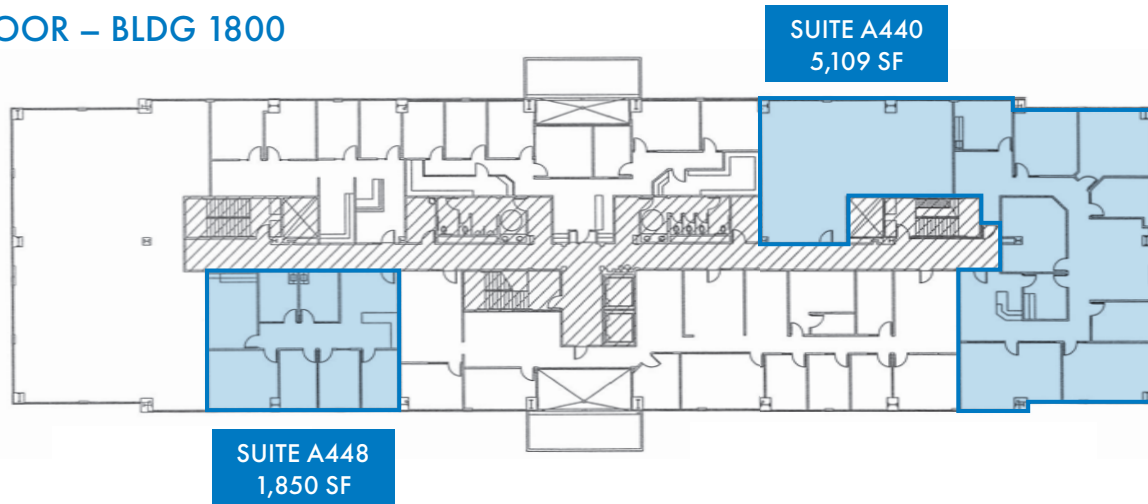
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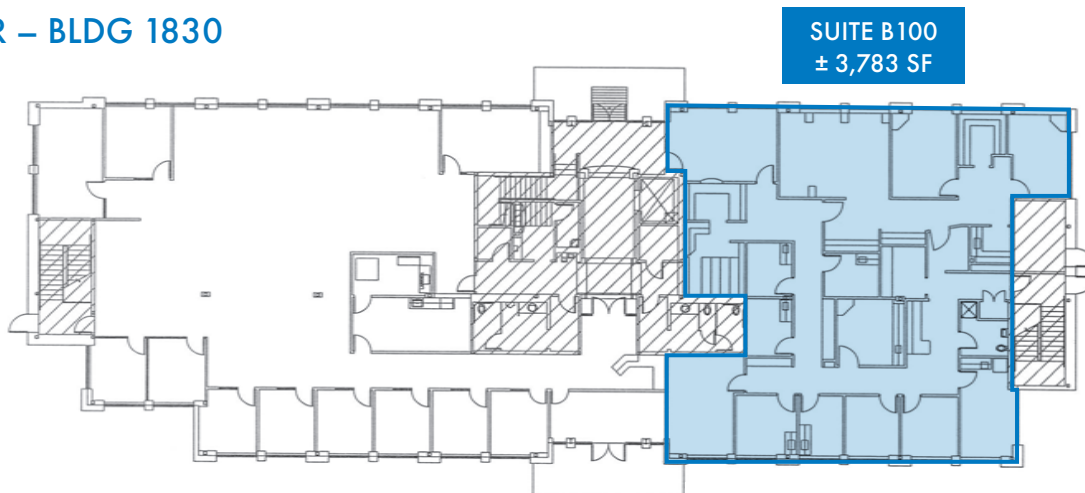
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## FLOOR PLANS - BUILDING 1800 & 1830

### FOURTH FLOOR – BLDG 1800



### FIRST FLOOR – BLDG 1830



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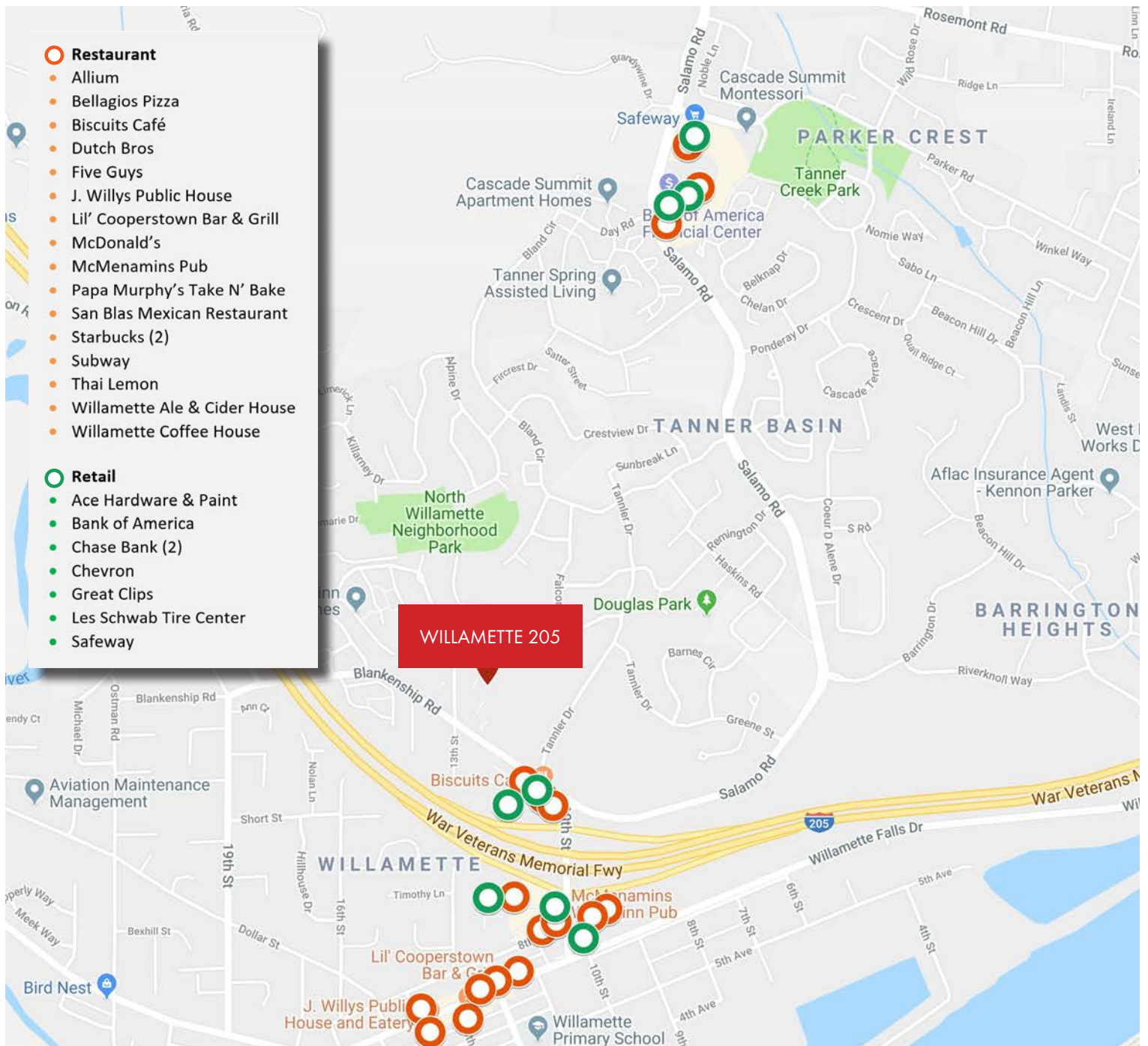
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## RETAIL MAP



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### AREA INFORMATION

## WEST LINN

*The city of hills,  
trees and rivers*

Bordered by the Willamette and Tualatin Rivers, West Linn provides the ideal place to live, work and play. The city has been ranked as one of the 'Best Places to Live' by CNN and Money Magazine three times.



### WEST LINN DEMOGRAPHICS

|                            |           |
|----------------------------|-----------|
| Median Household Income:   | \$100,188 |
| Per Capita Income:         | \$49,122  |
| Median Home Value:         | \$433,300 |
| Housing Units:             | ≈26,000   |
| Total Number of Businesses | 5,284*    |

\*5-mile radius

### WHY CHOOSE CLACKAMAS COUNTY?



#### No Business Tax

City of Portland - 2.2% of net income  
Multnomah County - 1.45% of net income.



#### No Sales Tax

Washington State and Clark County combined sales tax 8.40%.



#### Competitive Rates

CBD office rates continue to rise; averaging \$32.21/sf as of July, 2019.



#### Central Location

Conveniently situated on I-205 & I-5 routes providing access to major metro areas



#### Skilled Workforce

Large labor force of 213,177, 56.2% of West Linn residents age 25+ have a Bachelor's degree or higher

### MAJOR REGIONAL EMPLOYERS

- Tanner Springs
- Safeway
- West Linn Paper Co.
- Elton Enterprise
- SmithKline Beecham
- Laidlaw Int.
- Zupan's Markets
- Clackamas County
- Oregon Golf Club
- Netbiz
- Parr Lumber
- USPS

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