

FOR SALE OR LEASE

MEDICAL / PROFESSIONAL OFFICE

4309 SW Oakridge - Lake Oswego, Oregon 97035



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**CUSHMAN &
WAKEFIELD**

PROPERTY DETAILS



PROPERTY HIGHLIGHTS

4309 SW OAKRIDGE ROAD, LAKE OSWEGO, OR 97035

| | |
|---------------|--|
| AVAILABILITY | Immediate |
| SALE PRICE | NEW PRICE \$3,800,000 \$3,500,000 |
| LEASE RATE | \$32/SF NNN |
| STORIES | Two (2) |
| BUILDING SIZE | ± 7,387 SF (1st Floor: 6,154 SF / 2nd Floor: 1,233 SF) |
| PARCEL SIZE | ± 29,185 SF (0.67 Acres) |
| BUILT / RENO | 1983 / 2019 |
| FEATURES | Large Lobby / Reception, 2 Conference Rooms Break Room, Security System, Fully Sprinklered |
| PARKING | ± 30 Spaces (4 : 1,000 SF) |
| ZONING | NC - Neighborhood Commercial |
| USES | Medical, Dental, General Office, Daycare, Schools (conditional) Retail: Salon, Restaurants, Pet Care (conditional), Dance / Martial Arts Studios |

PROXIMITY

| MEASUREMENT | I-5 | I-205 | CBD | PDX |
|------------------------|-----|-------|-------|-------|
| DRIVE DISTANCE (MILES) | 2.5 | 4.8 | 11.5 | 21.5 |
| AVG TIME (MINUTES) | 5-8 | 7-10 | 15-25 | 25-40 |

* Travel data derived from Google Maps

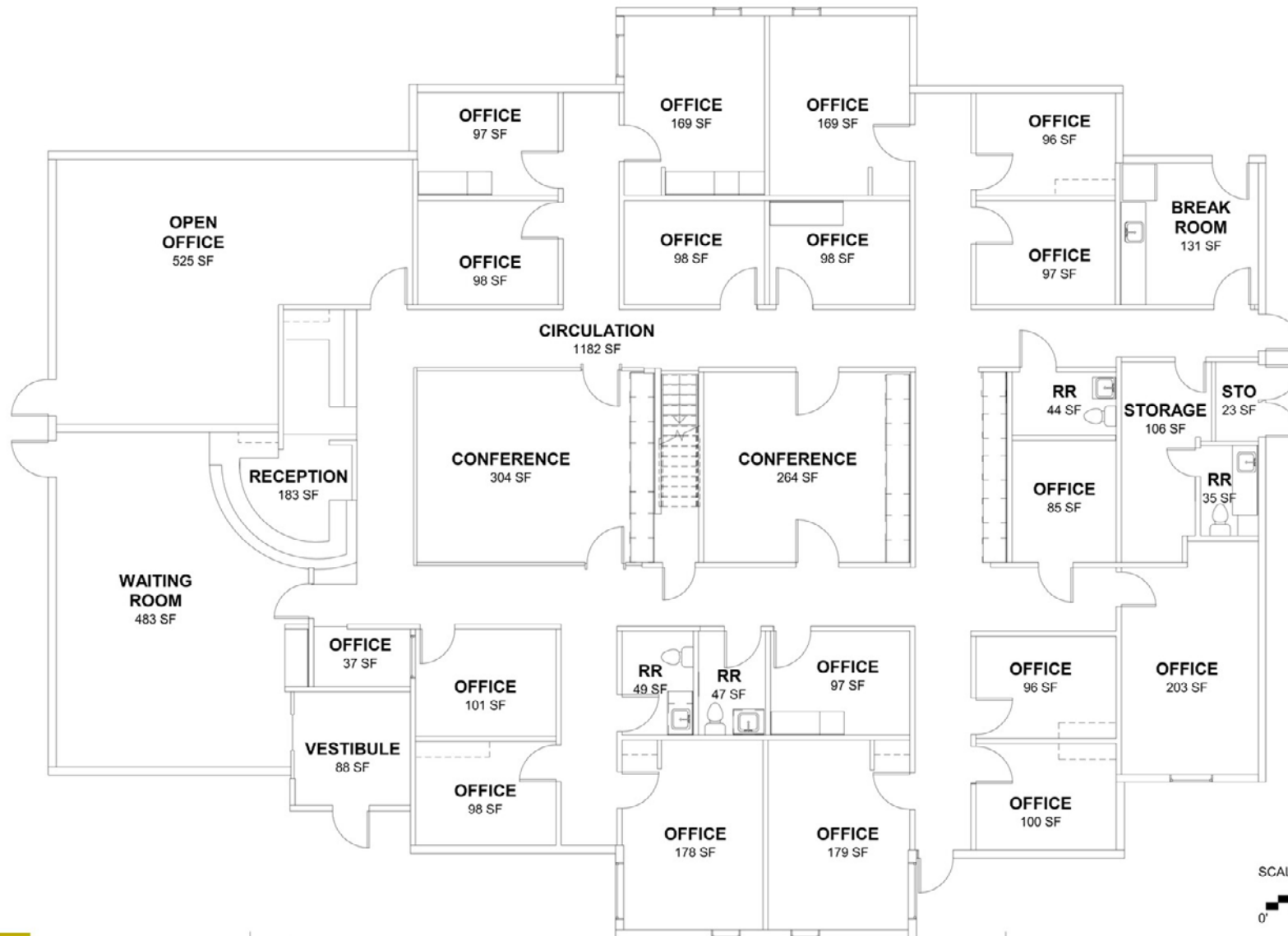
- Efficient & Functional Medical focused Floor Plan includes: Large Waiting Area, Reception Desk, Exam Rooms, Private Offices, Break Room and Fitness Area
- Additional features: Security Systems with controlled building access, Sprinkler System, Plumbing stubbed in walls of many rooms, Washer & Dryer hook-ups, Monument & Building Signage
- Building renovated in 2019
- Large Parking Field with 30 spaces provides for convenient vehicle circulation
- Multiple entries make building division for multiple tenants
- Strong Traffic Counts including ±2,850 on Oakridge and ±22,000 on Boones Ferry Road at Oakridge
- Signalized Intersection at Oakridge & Boones Ferry Road
- Convenient access to Commuter Corridors (Boones Ferry / Kruse Way) and area Freeways (I-5 / Hwy 217)
- Excellent walking neighborhood just blocks to Waluga Park and flat topography
- High Value Amenities surround the property including: Kruse Village, Mercato Grove, Bridgeport Village, Zupan's Market, Elephants Delicatessen, CVS, Rite Aid, Walgreens, banks, gas & numerous restaurants
- High Income Demographic and Vibrant Local Economy

LOCAL DEMOGRAPHICS

| ATTRIBUTE | 1 MILE | 2 MILES | 3 MILES |
|-------------------------|-----------|-----------|----------|
| POPULATION: 2023 | 13,205 | 87,294 | 246,692 |
| POPULATION: 2028 (EST) | 13,478 | 87,929 | 247,067 |
| MEDIUM HOUSEHOLD INCOME | \$111,049 | \$103,166 | \$95,507 |

* 2023 Demographics data derived from CoStar for 4309 SW Oakridge Road

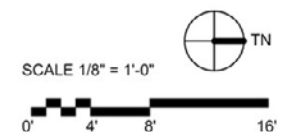
FLOOR PLAN: 1ST



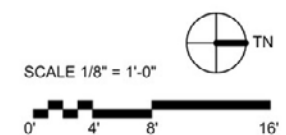
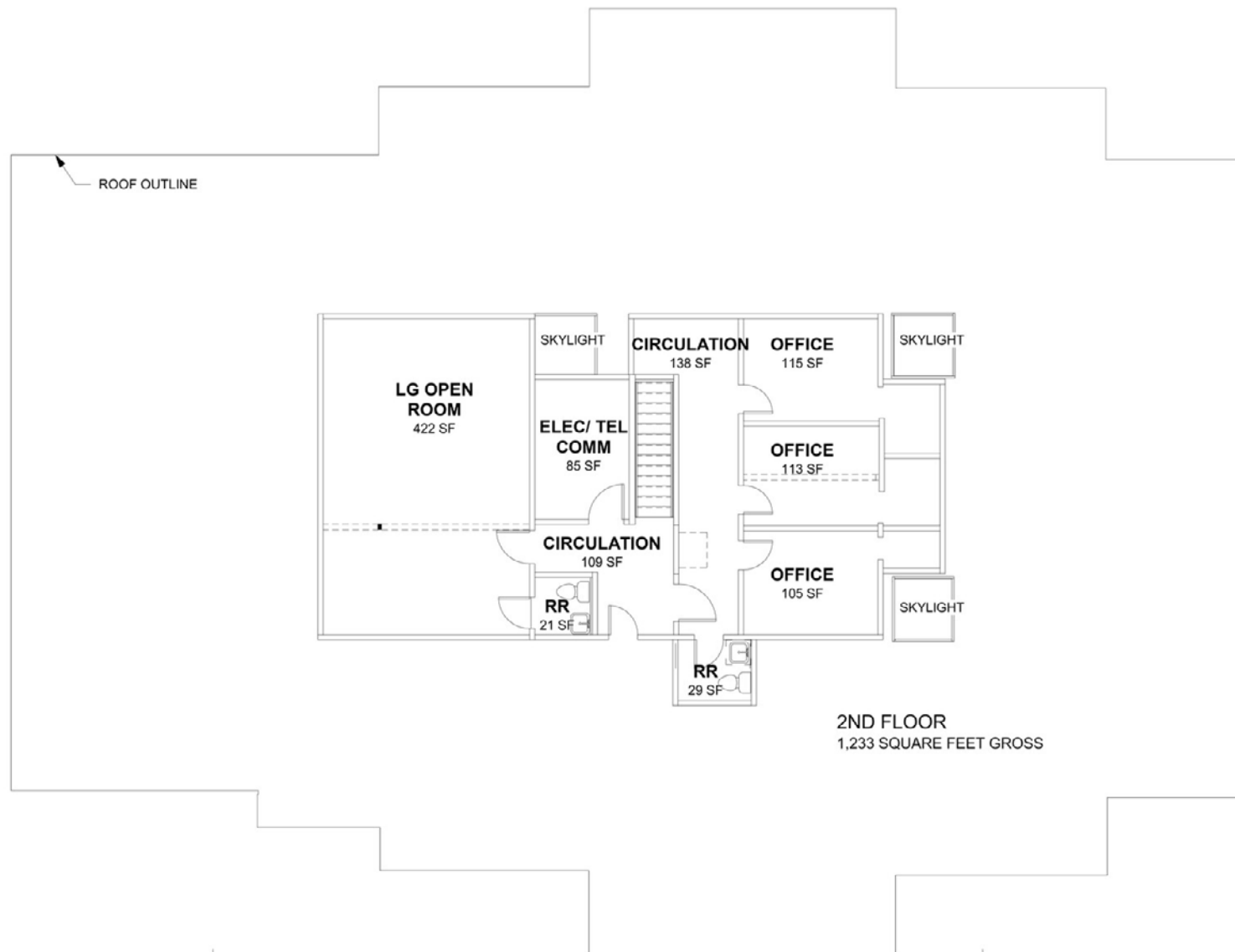
1ST FLOOR
6,154 SQUARE FEET GROSS

2ND FLOOR
1,233 SQUARE FEET GROSS

TOTAL
7,387 SQUARE FEET GROSS



FLOOR PLAN: 2ND



FLOOR PLAN: 1ST (Medical*)



*Build out prior to 2019 remodel.
Plumbing in most exam rooms
has been stubbed off in the walls.



PROPERTY PHOTOS



MEDICAL MAP

Map Legend:

- CLINIC / URGENT CARE
- GENERAL PRACTITIONER
- PHARMACY
- SPECIALISTS
- MEDICAL / HEALTH SPA
- AESTHETIC / PLASTIC
- DENTAL / VISION
- SPORTS / PHYSICAL THERAPY
- STORE / SUPPLY / LABS
- VETERINARY

Medical Facilities:

- OREGON ENDODONTIC GROUP
- BETH STONER PSYCHOLOGIST
- REBOUND ORTHOPEDICS
- PROVIDENCE EXPRESSCARE
- ASULA WELLNESS CENTER
- PROVIDENCE MEDICAL CLINIC
- GENTIVA HOSPICE
- GO TO ORTHO
- POSITIVE SOLUTIONS COUNSELING
- INTEGRATED PHYSICIANS GROUP
- THE DENTIST ON BOONES FERRY
- BREATHWORKS / SPEECHWORKS
- SKIN CLINIC NW
- TILIKUM DENTAL
- OREGON WHOLE HEALTH
- WESTLAKE FAMILY DENTISTRY
- MEDIPRO SLIM
- Z CLINIC MEDSPA
- LAKE GROVE FAMILY MEDICAL
- SUNSET CROSSING MEDICAL CENTER
- BURGESS PLASTIC SURGERY
- LAKE GROVE VET CLINIC
- MEGAN ZAANDER OB-GYN
- FIRST NURSES
- WOMENS IMAGING & INTERVENTION
- PDX SPORTS MEDICINE
- LAKE OSWEGO MEDICAL PLAZA
- AT HOME VETERINARY
- COMMUNITY COMPOUNDING PHARMACY
- WALGREENS PHARMACY
- ULTRA PHYSICAL THERAPY
- LO VEIN & AESTHETIC
- NOVO HEALTH SOLUTIONS
- BRAIN REHAB NETWORK
- PEDIATRIC DENTAL AT BRIDGEPORT
- DAVIS DENTAL LAB
- THERAPEUTIC ASSOCIATES
- CONCENTRA URGENT CARE
- EMERGING HEALTH
- BRIDGEPORT FAMILY MEDICINE
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- NORTH LAKE PHYSICAL THERAPY
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- GRAND AESTHETICS BY DONNA
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RETAIL MAP



KRUSE VILLAGE

Logos and names of businesses located in the Kruse Village area, including:

- Dickey's Barbecue Pit
- Tavern - ON KRUSE
- Roasteria
- Bangkok Xpress
- JJ
- MOD
- menchie's
- HERO
- crumbl
- HAND & STONE
- barre3
- STRETCH ZONE

MERCATO GROVE

Logos and names of businesses located in the Mercato Grove area, including:

- CVS
- Orangetheory Fitness
- CLEAN JUICE
- MOBERI
- Lardo
- ovation COFFEE & TEA
- OVEN AND SHAKER
- SWEATHOUZ

NEIGHBORHOOD



LAKE OSWEGO, OREGON

Lake Oswego is considered the most affluent suburban market in the greater Portland Metro Area. The strong demographics for the area are characterized by a highly educated and skilled workforce with a median household income of \$135,000 and low unemployment. The Lake Grove area of Lake Oswego offers a variety of amenities that are attractive to business and employees including excellent schools, parks and abundant retail and service oriented businesses. Because of the concentrated commercial area in Lake Grove, the demand is high and availability is low for leasing and owning. The area is flanked by the Kruse Way office district, the Kruse Village retail center and the recent new Mercato Grove mixed use development and ongoing infill development projects along the Boones Ferry corridor that is anchored on the south end at I-5 and Bridgeport Village. In the immediate neighborhood, the property is centrally located and has neighboring tenants including Lake Grove Elementary School, Albertsons, Zupan's Markets, Wells Fargo Bank, Bank of America, Key Bank, Banner Bank, US Bank.

Lake Grove has a uniquely high population of medical and dental groups serving the greater Lake Oswego population including Providence Medical Clinic's primary/family medicine, physical therapy and express care services. Multiple other private practice medical and dental groups are located in the immediate area as well as aesthetic medical practitioners.

Access to the subject property is excellent and varied with several major arterials including Kruse Way to Hwy 217 and I-5, Boones Ferry Road to I-5, Oakridge Road to Kruse Way.





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