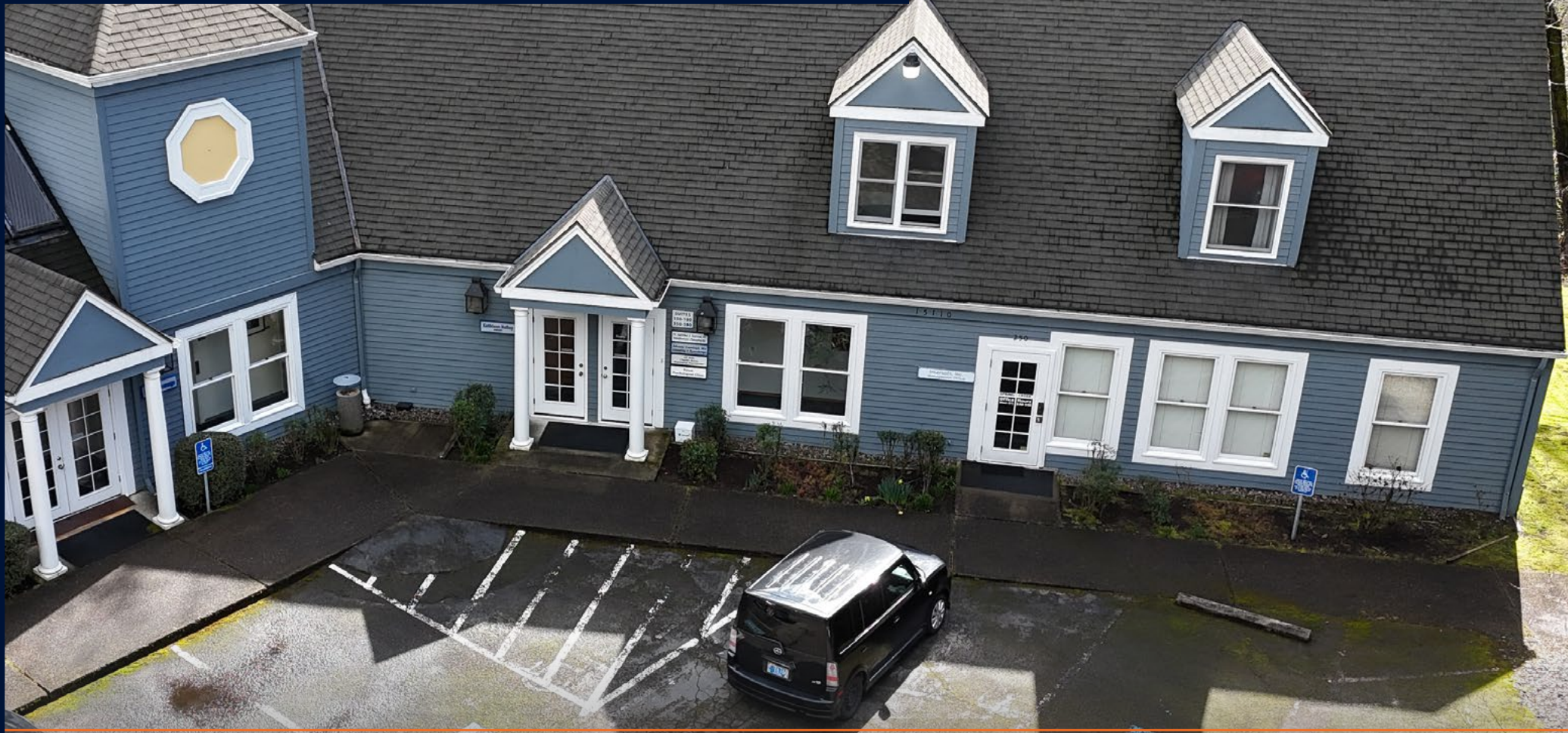


**FOR SALE - OWNER USER/INVESTOR OPPORTUNITY**

# SPRINGCREEK OFFICE PARK

15110 SW BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035



All SVN® Offices Independently Owned and Operated

CARL GRENING | VICE PRESIDENT

O: 503.208.9396

M: 971.533.3000

[carl.grening@svn.com](mailto:carl.grening@svn.com)

## SPRINGCREEK OFFICE PARK

CONTACT CARL GRENDING FOR NDA AND OM DETAILS  
[carl.grending@svn.com](mailto:carl.grending@svn.com) | 971.533.3000

Introducing 15110 SW Boones Ferry Road, a prime owner-user or investor office opportunity in the heart of Lake Oswego's Lake Grove business district. The property is centrally located at the corner of Boones Ferry Road and Kruse Way, one of the area's most established commercial intersections, and is surrounded by one of the most affluent residential trade areas in Oregon. This 14,945 SF office building is currently 81.8% occupied with a mix of long-term and short-term tenants, providing immediate in-place income with the flexibility to reposition suites over time.

For an owner-user, the short-term lease profile allows a buyer to strategically occupy space while maintaining rental income from existing tenants. A purchaser can target 51% owner occupancy to qualify for SBA financing, while using the remaining leased space to help offset mortgage and operating costs. This structure allows a business to control its real estate, stabilize long-term occupancy costs, and build equity.

For an investor, the property offers stable cash flow with the ability to grow NOI through lease-up, rent increases, and improved tenant mix. The existing occupancy provides a solid income base, while future leasing activity creates upside potential.

The property is also well-suited for medical and healthcare users, located directly across from The Springs at Lake Oswego, a large senior living community that drives daily demand for medical, wellness, and professional services.

This combination of income, flexibility, location, and demographics makes Springcreek Office Park a compelling acquisition for both owner-users and investors seeking long-term value in a core Lake Oswego office corridor.

Price:	\$3,795,000
Price/SF:	\$253.93
Building Size:	14,945 SF
Lot Size:	0.72 AC [31,363 SF]
Year Built:	1979
Zoning:	OC





## PROPERTY HIGHLIGHTS

- Rare opportunity for Owner-User or Investor
- 81.8% occupied with in-place income (seller to lease back vacancy to provide 100% occupancy for 12 months at closing)
- Mix of tenants with short-term leases provide flexibility to occupy or reposition
- Ability for owner-user to reach 51% occupancy for SBA financing
- Centrally located at Boones Ferry Rd & Kruse Way
- Surrounded by one of the most affluent trade areas in Oregon
- Directly across from The Springs at Lake Oswego (senior living)
- Well-suited for medical, professional, and office users
- Opportunity to grow NOI through lease-up and rent increases



**19**

TRANSIT SCORE



**81**

BIKE SCORE



**80**

WALK SCORE

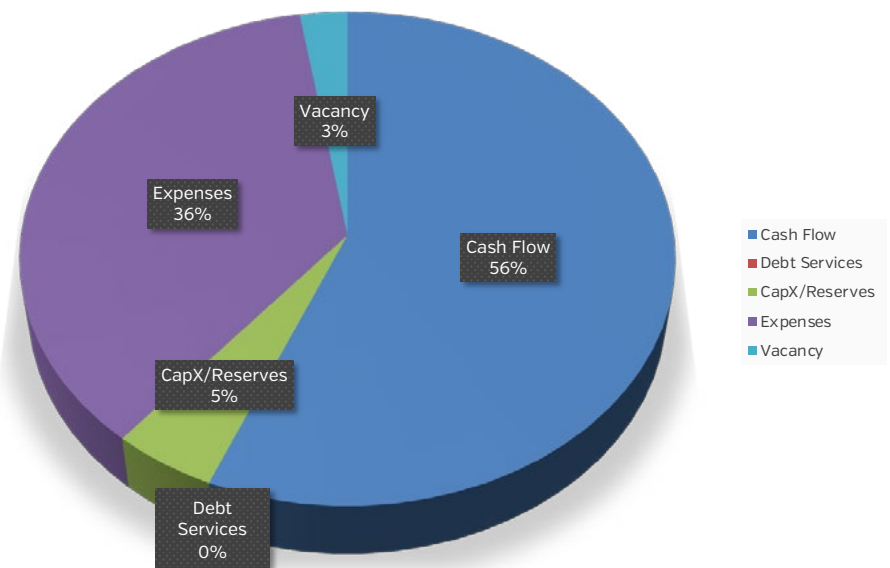
# FINANCIALS

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Potential Rental Income (PRI)	Year 1
Base Rental Income	\$286,782
Turnover Vacancy	-\$3,333
Rent Concessions	-\$954
Total Base Rental Income	\$282,494
General Vacancy / Credit Loss	-\$9,838
<b>EFFECTIVE RENTAL INCOME</b>	<b>\$272,656</b>
Tenant Expense Reimbursements	\$0
Seller 1 yr Vacancy Guarantee	\$99,807
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$372,463</b>
Operating Expenses	-\$139,142
<b>NET OPERATING INCOME (NOI)</b>	<b>\$233,321</b>
Capital Expenses / Replacement Reserves	-\$18,000
Annual Debt Service (1st Lien)	\$0
Tenant Improvements (TI)	\$0
Leasing Commissions (LC)	\$0
Net Loan Proceeds from Refinance	\$0
<b>CASH FLOW BEFORE TAXES</b>	<b>\$215,321</b>

EXPENSE DETAILS	
Real Estate Taxes	\$32,654
Property Insurance (Estimated)	\$10,000
Property Management (Estimated)	\$18,623
Repairs & Maintenance (Estimated)	\$41,000
Utilities - Electric & Gas (Estimated)	\$25,219
Utilities - Water & Sewer (Estimated)	\$7,332
Utilities - Telephone (Estimated)	\$1,340
Utilities - Trash (Estimated)	\$2,612
Supplies (Estimated)	\$162
Miscellaneous Fire System Inspection (Estimated)	\$200
<b>TOTAL OPERATING EXPENSES</b>	<b>\$139,142</b>

**TOTAL OPERATING INCOME (NOI) \$233,321**



# SALE COMPARABLES



**15100 Boones Ferry Road  
Lake Oswego, OR 97035**

<b>Sale Price:</b>	\$1,400,000
<b>Building SF:</b>	4,522 SF
<b>Closed Date:</b>	5/9/2023
<b>Lot Size:</b>	-
<b>Price/SF:</b>	\$309.60
<b>Occupancy:</b>	50%
<b>Year Built:</b>	1939
<b>CAP Rate:</b>	4.50%
<b>NOI:</b>	\$63,000



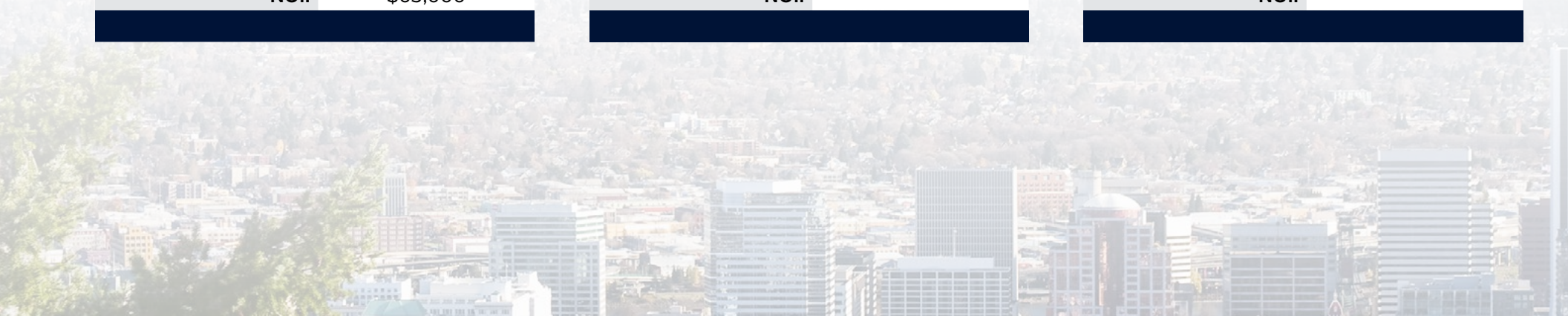
**15400 Boones Ferry Road  
Lake Oswego, OR 97035**

<b>Sale Price:</b>	\$5,875,000
<b>Building SF:</b>	12,900 SF
<b>Closed Date:</b>	12/12/2024
<b>Lot Size:</b>	0.73 AC
<b>Price/SF:</b>	\$455.43
<b>Occupancy:</b>	31%
<b>Year Built:</b>	1999
<b>CAP Rate:</b>	-
<b>NOI:</b>	-



**4309 SW Oakridge Road  
Lake Oswego, OR 97035**

<b>Sale Price:</b>	\$3,200,000
<b>Building SF:</b>	7,387 SF
<b>Closed Date:</b>	8/31/2023
<b>Lot Size:</b>	-
<b>Price/SF:</b>	\$433.19
<b>Occupancy:</b>	0%
<b>Year Built:</b>	1983
<b>CAP Rate:</b>	-
<b>NOI:</b>	-



CVS pharmacy  
Pizzeria OTTO  
ELEPHANT'S DELICATESSEN  
Ovation Coffee & Tea  
桃 momo Sushi and Grill

THE SPRINGS AT LAKE OSWEGO

KRUSE WAY

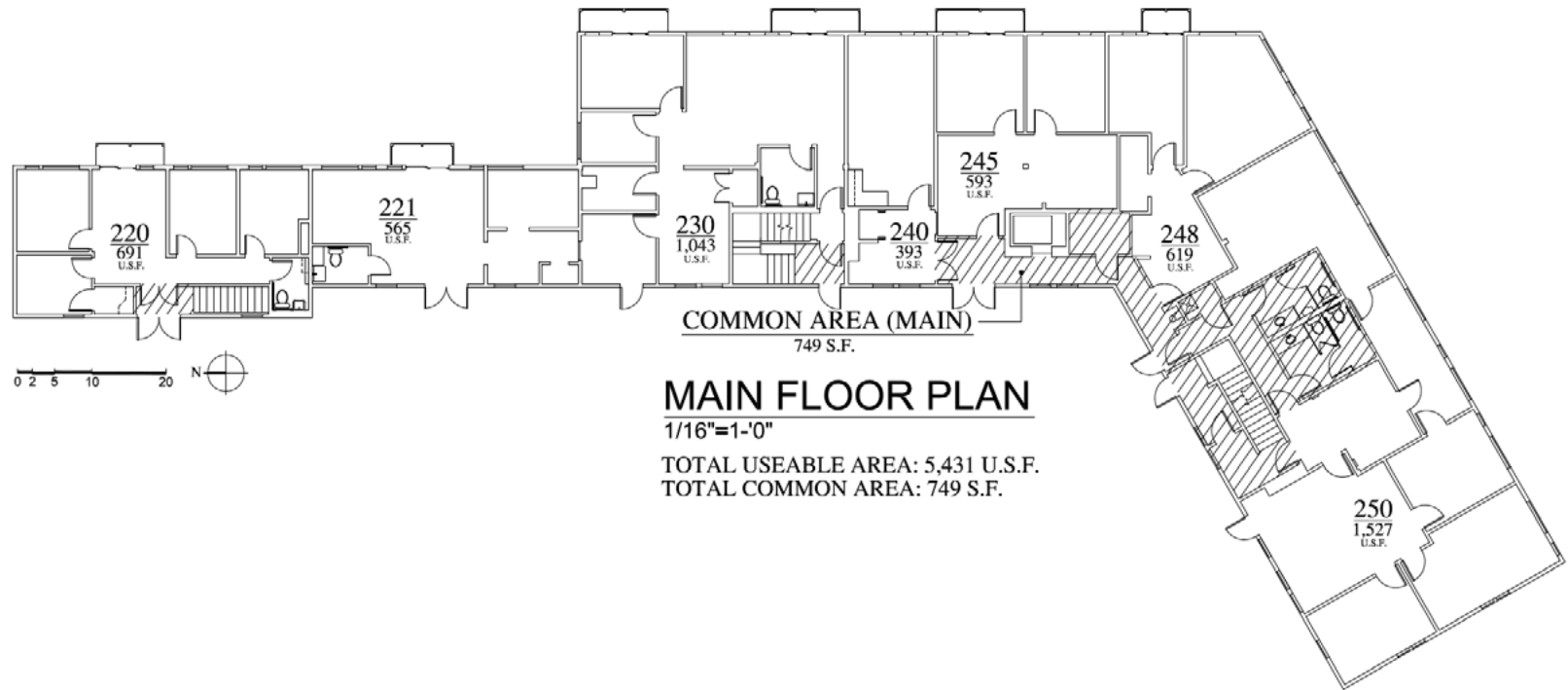
SW BOONES FERRY ROAD





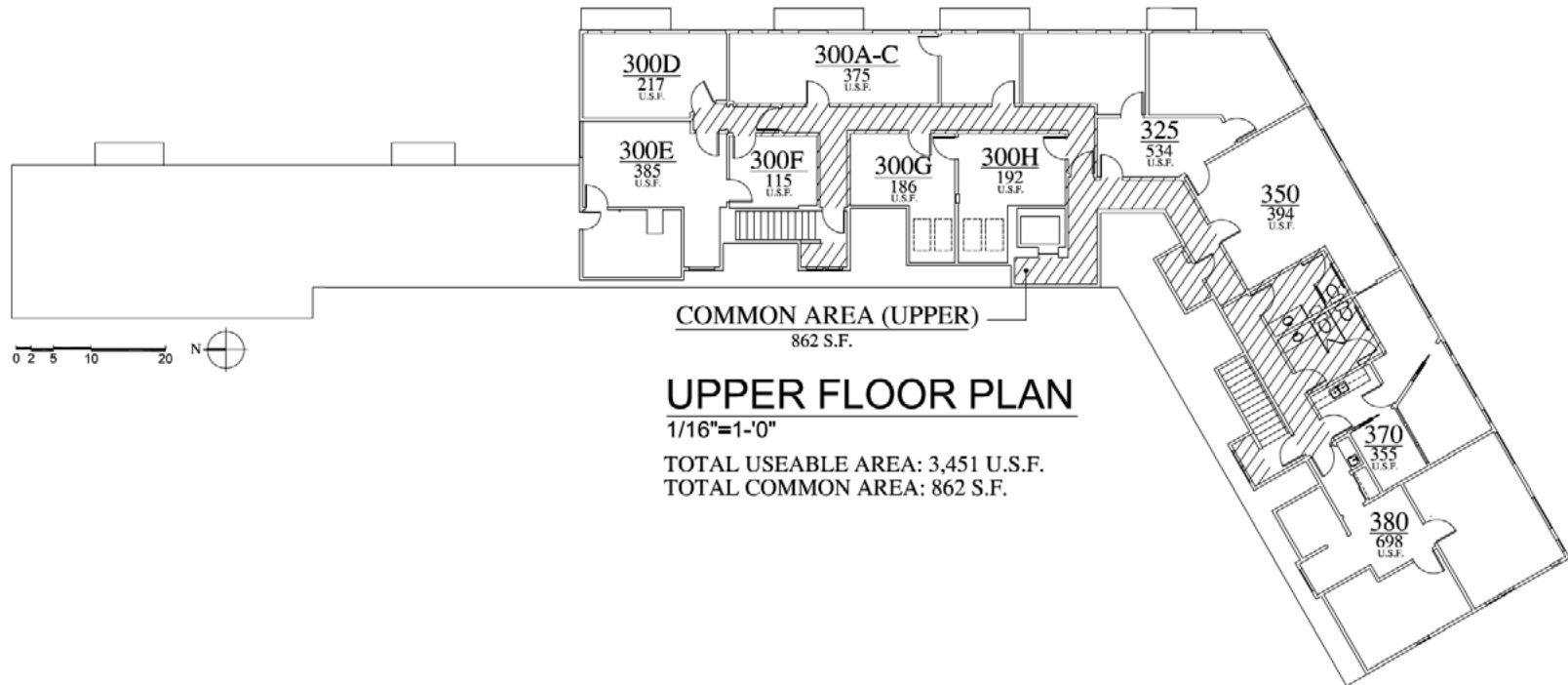


# MAIN FLOOR PLAN



**MAIN FLOOR PLAN**  
1/16"=1'-0"  
TOTAL USEABLE AREA: 5,431 U.S.F.  
TOTAL COMMON AREA: 749 S.F.

# UPPER FLOOR PLAN



COMMON AREA (UPPER)  
862 S.F.

## UPPER FLOOR PLAN

1/16"=1'-0"

TOTAL USEABLE AREA: 3,451 U.S.F.

TOTAL COMMON AREA: 862 S.F.

Oregon Business Architecture P.C.

P.O. Box 80301 Portland, Oregon 97280  
T: 503 / 228-9747 F: 503 / 228-5721

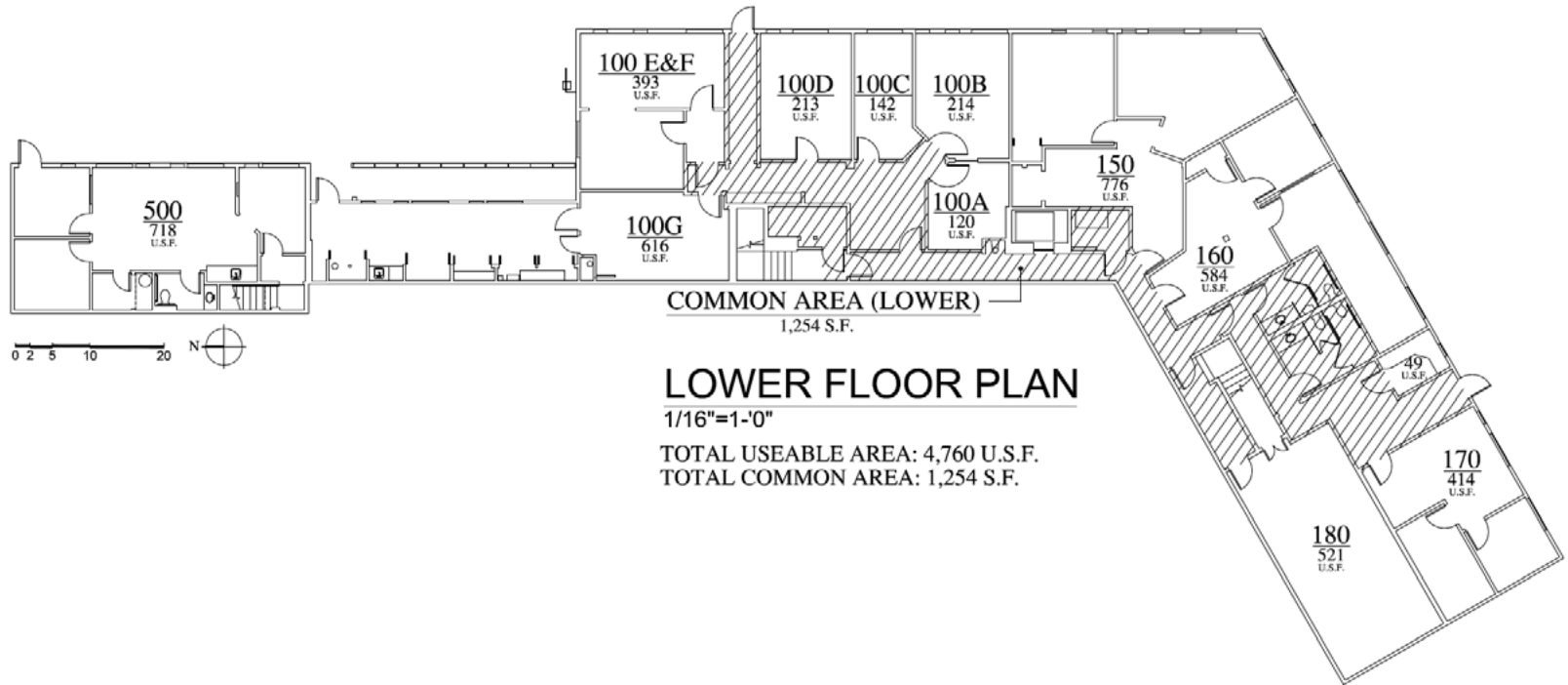
SPRING CREEK CAMPUS

15110 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON

OBA#13016

03/20/13

# LOWER FLOOR PLAN



## LOWER FLOOR PLAN

1/16"=1'-0"  
TOTAL USEABLE AREA: 4,760 U.S.F.  
TOTAL COMMON AREA: 1,254 S.F.

Oregon Business Architecture P.C.

P.O. Box 80301 Portland, Oregon 97280  
T: 503/228-9747 F: 503/228-5721

## SPRING CREEK CAMPUS

15110 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON  
OBA#13016 03/20/13

# LOCATION MAP

KRUSE VILLAGE

DICKEY'S BARBECUE PIT  
Tavern ON KRUSE  
nēktər JUICE BAR  
PROVIDENCE Health & Services  
restore HYPER WELLNESS  
MOD

KRUSE WAY

THE SPRINGS AT LAKE OSWEGO

BOONES FERRY ROAD

SPRINGCREEK OFFICE PARK

CVS pharmacy  
pizzeria OTTO  
ELEPHANT'S DELICATESSEN  
ovation Coffee & Tea  
桃 momo Soba and Grill

TO DOWNTOWN PORTLAND - 10 MILES (20 MINS)

TO PORTLAND INTERNATIONAL AIRPORT - 21 MILES (30 MINS)

STARBUCKS COFFEE  
WELLS FARGO  
Albertsons  
McDonald's  
Bank of America  
KeyBank  
RITE AID  
ZUPAN'S MARKETS  
Round Table MESA  
usbank

## LAKE OSWEGO

Located in the northwestern corner of Clackamas County on the banks of the scenic Willamette River and hugging the shore of a 405-acre lake, Lake Oswego is nestled among many of Oregon's greatest attractions: Mount Hood, the Oregon Coast, the Columbia Gorge and nearby vineyards, farmlands, and forests. Lake Oswego is also ideally situated close to Oregon's major metropolitan areas – just eight miles south of downtown Portland and about 45 minutes north of the state capitol in Salem.

Lake Oswego is considered one of the finest residential areas in Oregon. Unlike some communities its size, Lake Oswego offers full-service police and fire protection, a celebrated library, and parks system. It also provides planning and zoning regulation, building inspection and regulation, street maintenance and improvement, water, wastewater and surface water services.

The schools in the city of Lake Oswego are rated among the best in the state. There are also several colleges in or near Lake Oswego; Lewis & Clark College and its affiliate Northwestern School of Law, and Portland Community College Sylvania campus).

Although the city is primarily residential, there is some commercial development and light manufacturing. Most of the businesses are located downtown near the Willamette River on the City's western boundary, or on the west end in the Lake Grove business district and neighborhood.



### TOP EMPLOYERS

Lake Oswego School District

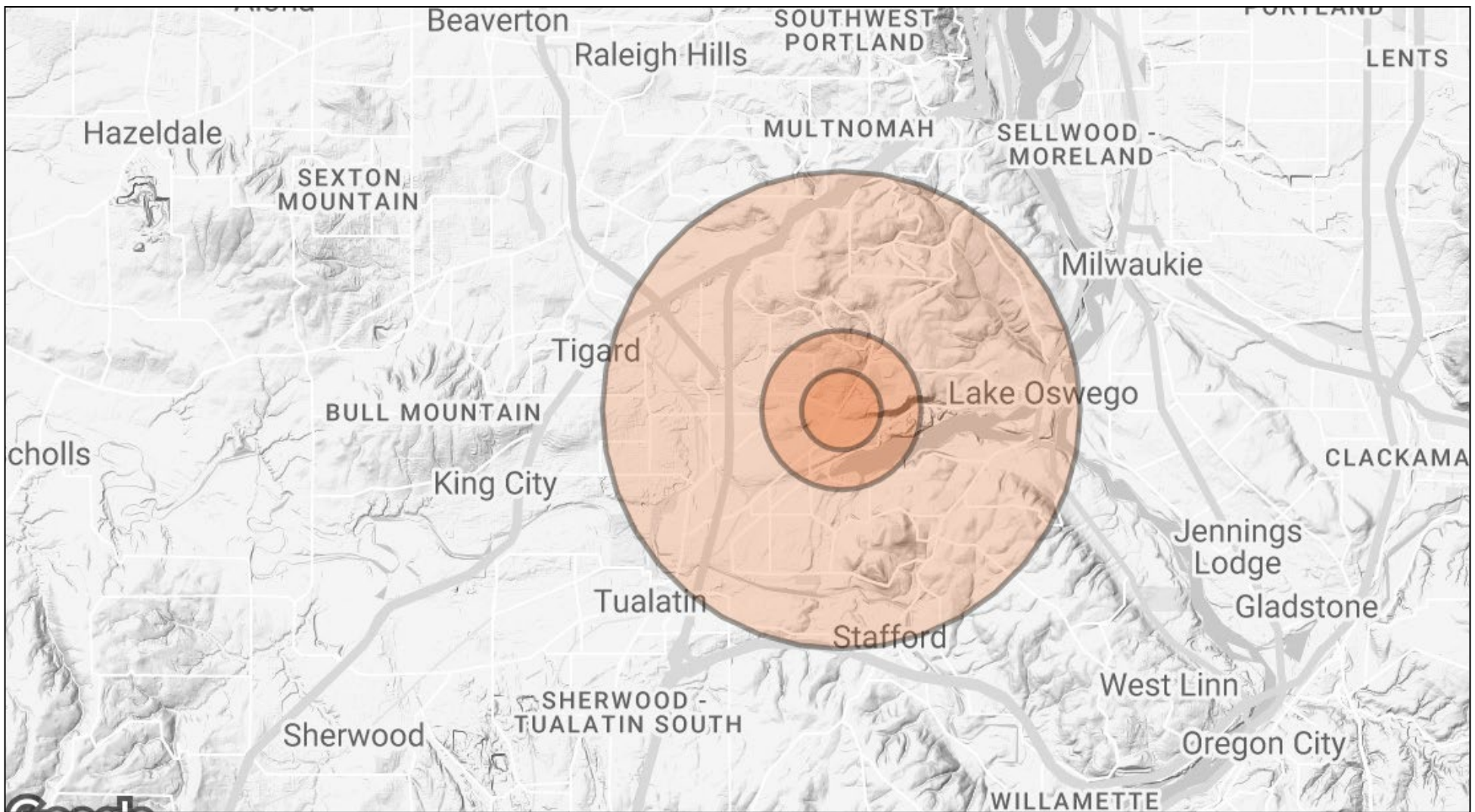
Micro Systems Engineering

Navex Global

Logicial Position

The Greenbrier Companies

Black & Veatch



<b>POPULATION</b>	<b>1/2 MILE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>HOUSEHOLD &amp; INCOME</b>	<b>1/2 MILE</b>	<b>1 MILE</b>	<b>3 MILE</b>
TOTAL POPULATION	3,196	11,811	89,023	TOTAL HOUSEHOLDS	1,361	4,949	36,458
AVERAGE AGE	47	45	43	# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE (MALE)	45	43	42	AVERAGE HH INCOME	\$166,450	\$171,858	\$166,530
AVERAGE (FEMALE)	49	46	44	AVERAGE HOUSE VALUE	\$1,070,047	\$1,030,441	\$873,150

## **DISCLAIMER**

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.




[www.svnimbrie.com](http://www.svnimbrie.com)

*All SVN® Offices Independently Owned and Operated*

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**CARL GRENDING**

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