

OFFICE FOR SUBLEASE

WEST-END LAKE OSWEGO OFFICE SUBLEASE AVAILABLE

16365 Boones Ferry Rd, Lake Oswego, OR 97035



OFFERING SUMMARY

AVAILABLE SF:	50 - 250 SF
LEASE RATE:	Call Broker for Rates
LOT SIZE:	0.5 Acres
BUILDING SIZE:	3,171 SF
ZONING:	C3 (Commercial)
MARKET:	Lake Oswego
SUBMARKET:	West-End Lake Oswego

PROPERTY OVERVIEW

Located right in the heart of West-End Lake Oswego and just 15 minutes from downtown Portland. Across the street from Zupan's, La Provence, Jefe's and more! A short drive down Boones Ferry will bring you to Bridgeport Village, well known for being the high-end retail hot spot of SW Portland.

Built in 1980, the former bank underwent significant adaptive reuse improvements to convert to a luxury real estate office in 2016. These quality improvements include gorgeous modern rustic interiors and finishes. The space is currently fully furnished and move-in ready. It is a single level office building available for sublease with ample at grade parking stalls. The 12 private offices range from 60 SF to 120 SF and feature chic rolling barn doors. Also included are 3 semi-private workstations, 2 individual bathrooms, 2 conference rooms, an open concept work area, a kitchen, storage and serve rooms, and a front reception area. Additional tables and individual key fobs entry system for building security. See photos here: <https://tinyurl.com/y79votoy>

PROPERTY HIGHLIGHTS

- Fully furnished office space that is move-in ready
- Excellent walk, bike and transit scores
- Current tenant willing to do "shared office" arrangement (like executive suites, available on a per room rental basis)

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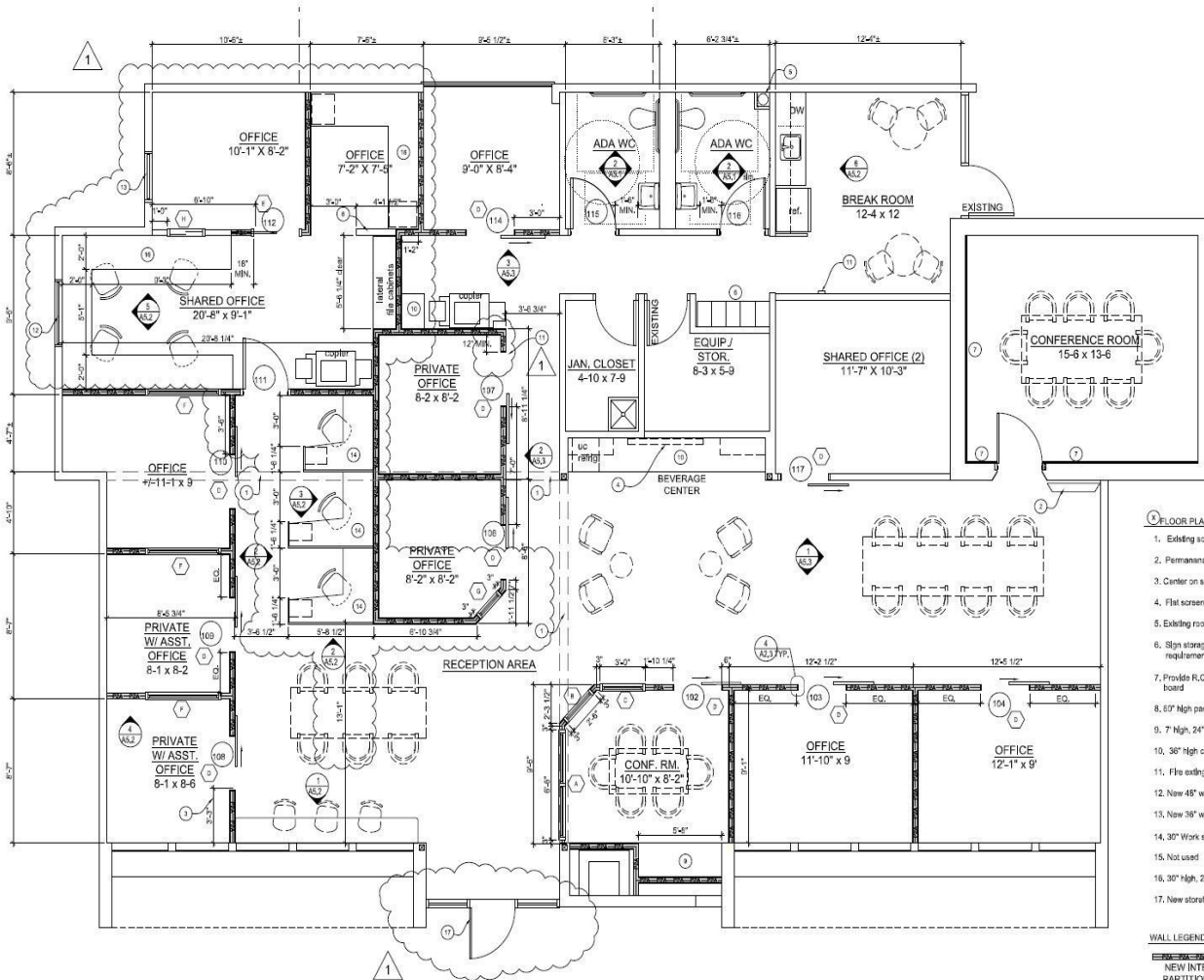
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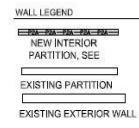
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FLOOR PLAN

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- FLOOR PLAN KEYNOTES**
- Existing soffit above.
 - Permanently secure existing vault door fully open.
 - Center on soffit above.
 - Flat screen TV.
 - Existing roof drain.
 - Stgn storage lockers with locking hardware, coordinate requirements with tenant.
 - Provide R.G. channels at 18" o.c. and (1) new layer 3/4" gyp. board
 - 60" High partition
 - 7' High, 24" deep built-in cabinet
 - 36" high counter with cabinets below
 - Fire extinguisher cabinet, min. rating = 2A
 - New 48" wide x 42" high fixed window, sill = 42" AFF
 - New 36" wide x 42" high fixed window, sill = 42" AFF
 - 30" Work station with 54" high, 1 1/2" apply-toy partitions
 - Not used
 - 30" High, 24" deep, continuous work station
 - New storefront entry - see exterior elevation



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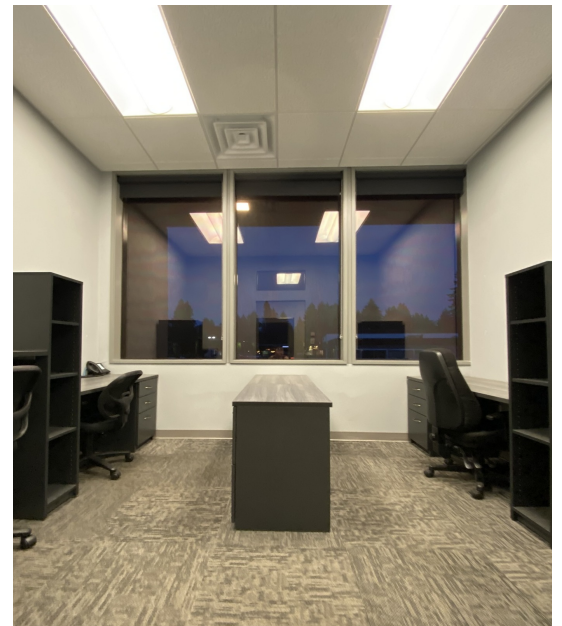
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OFFICE FOR LEASE

INTERIOR PHOTOS

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LOCATION MAPS

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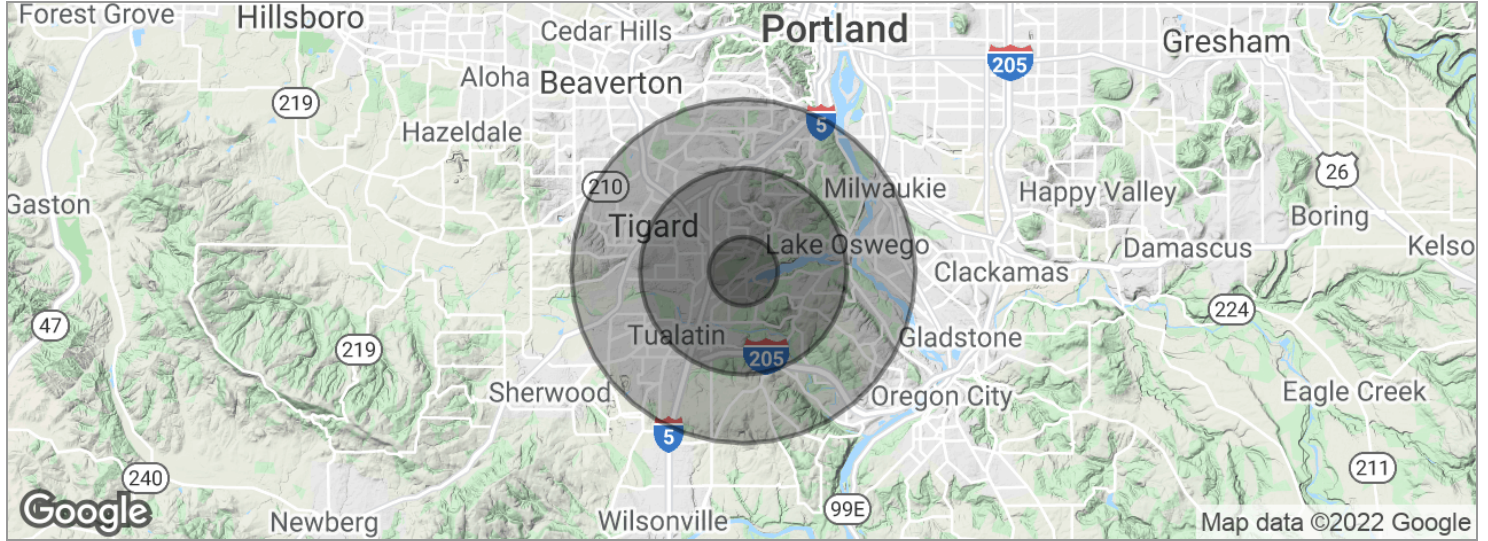
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,547	76,677	205,403
Median age	41.9	39.5	39.5
Median age (male)	40.9	38.7	38.7
Median age (Female)	41.7	40.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,064	31,753	85,990
# of persons per HH	2.3	2.4	2.4
Average HH income	\$95,471	\$97,401	\$93,200
Average house value	\$642,935	\$529,114	\$454,327

** Demographic data derived from 2010 US Census*



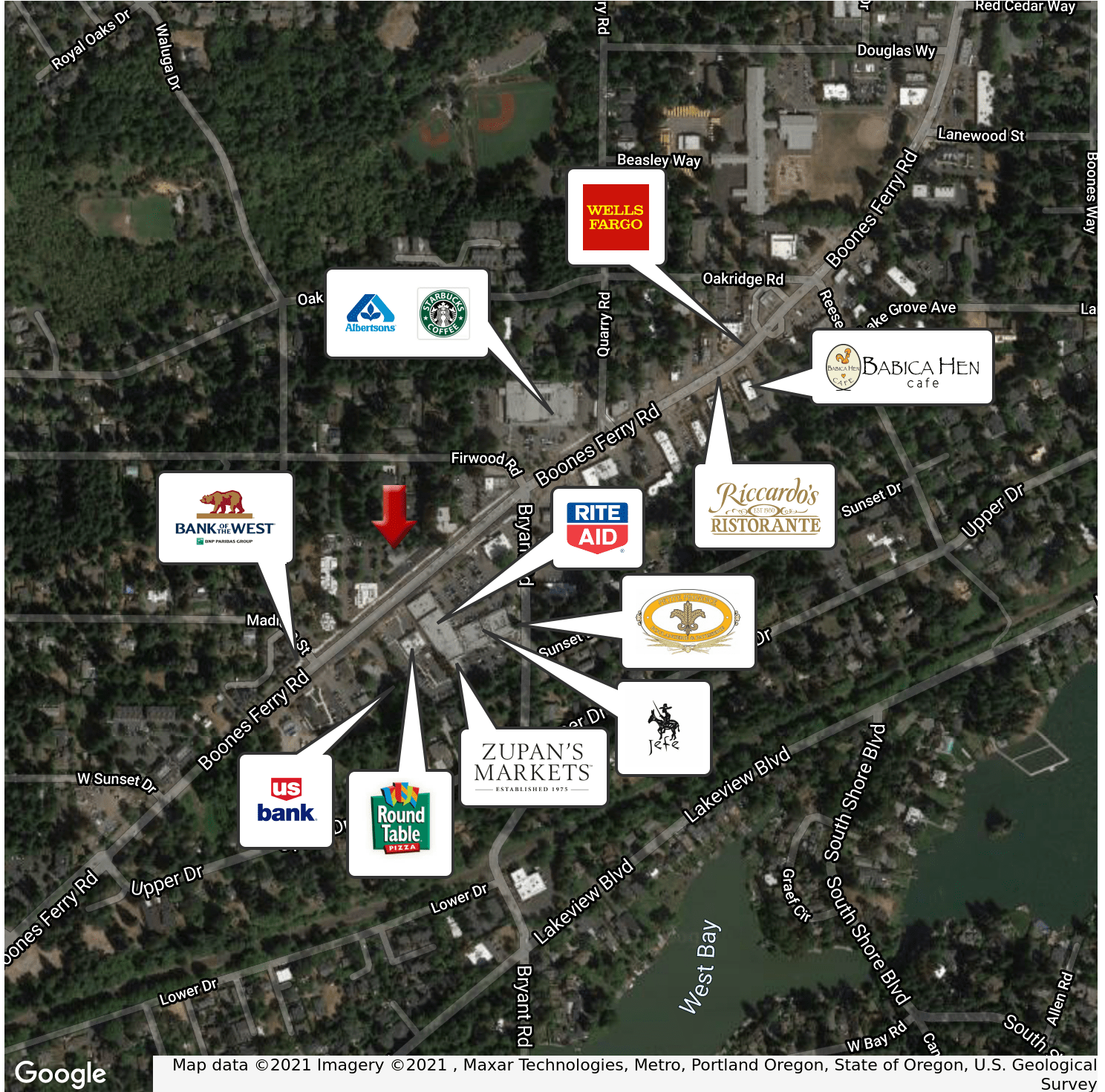
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RETAILER MAP

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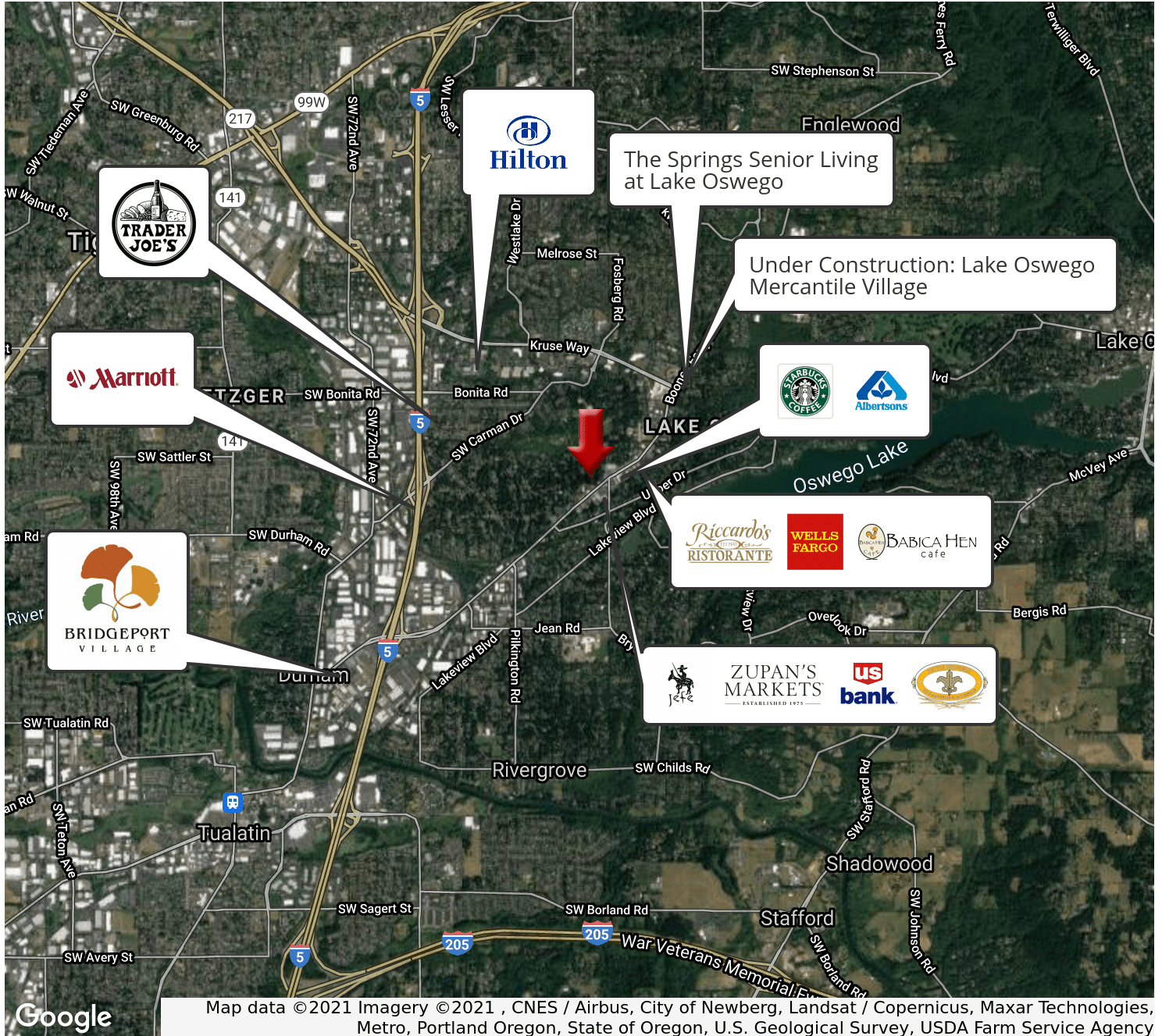
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LAKE OSWEGO, OR

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PRESENTED BY:

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