

Westlake Retail & Office Opportunity

14559 SW WESTLAKE DR, LAKE OSWEGO, OR 97035



FOR LEASE

Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

Kyle Latta
503.869.2111
kylel@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

This charming property is surrounded by treelined streets in the peaceful and welcoming neighborhood of Westlake. This impressive property features open layouts designed to accommodate a range of commercial/retail needs. With ample parking and seamless accessibility, it's positioned to elevate your business's convenience and appeal. Whether you're launching a new venture or seeking a prominent location for expansion, this property presents an exceptional foundation for your success.

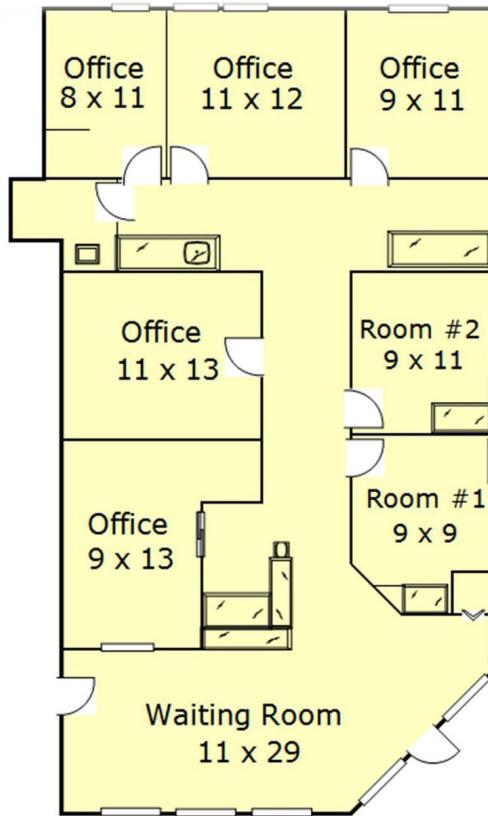
OFFERING SUMMARY

Lease Rate:	\$11.41 - 28.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,577 - 1,872 SF
Building Size:	40,000 SF

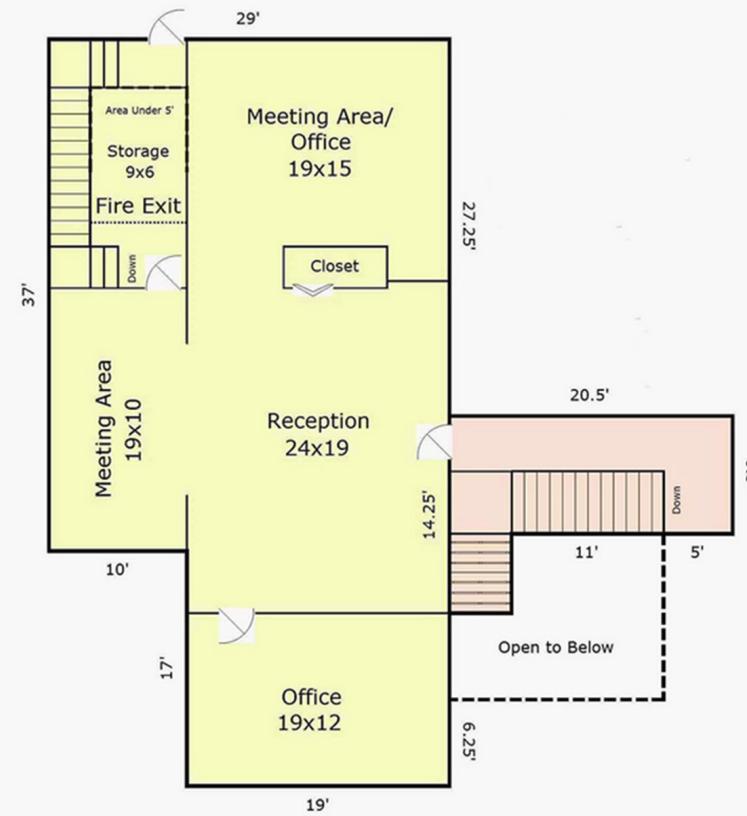
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Suite 148 1,872 Sq. Ft.



Suite 225



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 14511 Westlake Drive, Suite 148	1,872 SF	NNN	\$28.00 SF/yr	NNN: \$7/SF/Year
■ 14511 Westlake Drive, Suite 225	1,577 SF	NNN	\$1,500 per month	NNN: \$7/SF/Year



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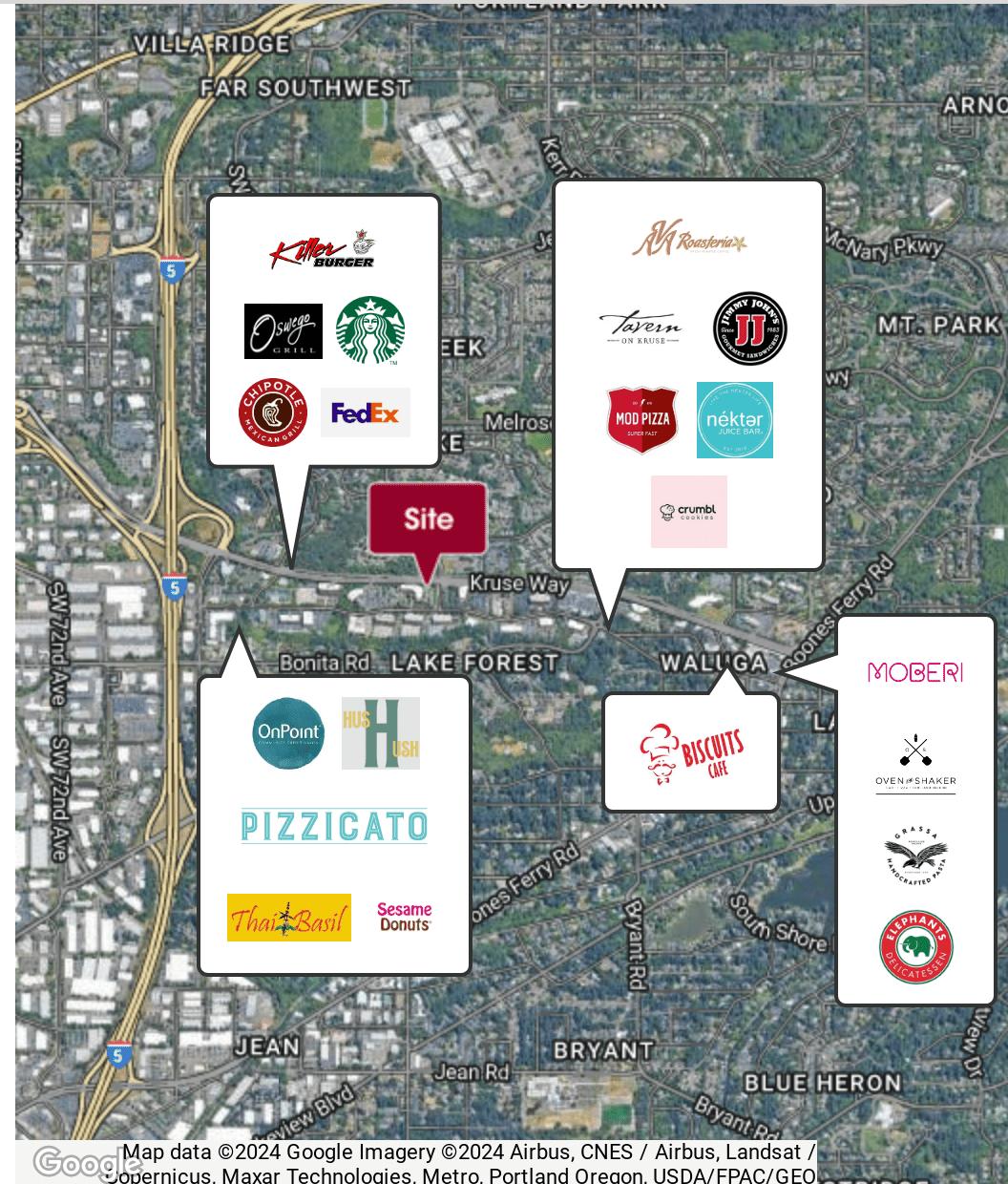
DEMOGRAPHICS

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total population	1,480	3,570	13,763
Median age	38	40	43
Median age (Male)	37	39	41
Median age (Female)	40	41	44
Total households	576	1,436	5,757
Total persons per HH	2.6	2.5	2.4
Average HH income	\$156,872	\$158,268	\$157,851
Average house value	\$994,945	\$961,710	\$879,220

LOCATION OVERVIEW

Prime retail and office space located in the beautiful Westlake neighborhood of Lake Oswego, OR. Westlake is a lively neighborhood within close proximity to numerous dining, shopping and leisure activities with easy access to I-5, and 217.



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