



FOR LEASE

# 600 A AVENUE

LAKE OSWEGO, OR 97034

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**VIDEO TOUR**

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COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

Rare opportunity to lease an iconic, freestanding office building in downtown Lake Oswego. The property totals 12,271 SF across three floors and is elevator-served. The layout offers a balanced mix of open workspace and a substantial private office build-out. Exceptional signage exposure along A Avenue is available, complemented by convenient off-street parking.

The building can be demised to accommodate multiple tenants, with a minimum divisible space of 2,006 SF.

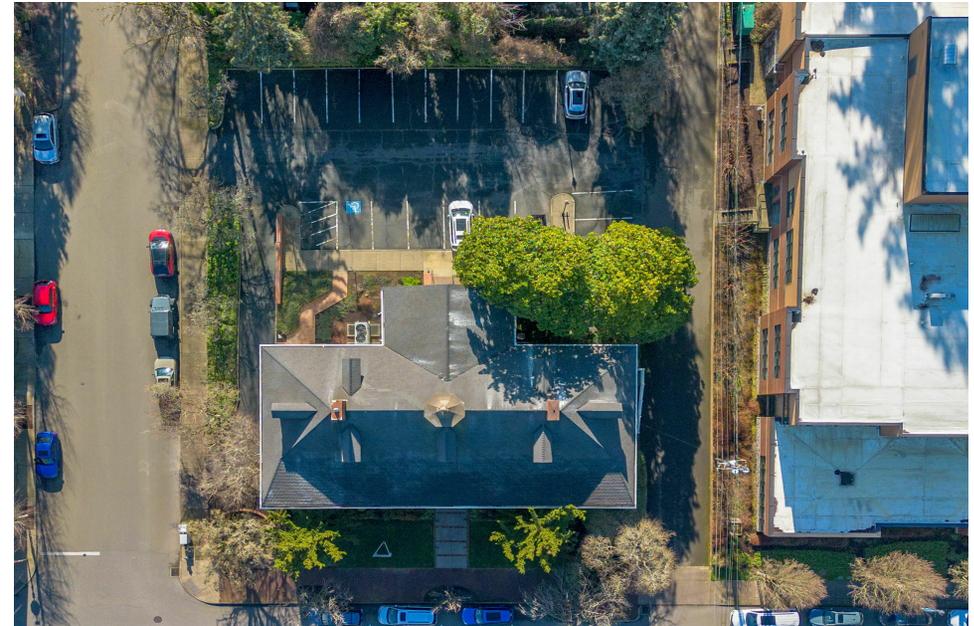
## PROPERTY HIGHLIGHTS

- 2,006 - 12,271 SF
- Off-street parking
- Signage available
- EC Zoning (East End Commercial District)
- Taxes: \$27,726

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$10.00 - \$20.00/SF/yr NNN
<b>Building Size:</b>	12,271 SF
<b>Lot Size:</b>	12,600 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 100</b>	\$20.00 SF/yr	4,425 SF
<b>Suite 200</b>	\$20.00 SF/yr	4,425 SF
<b>Suite LL</b>	\$10.00 SF/yr	3,410 SF

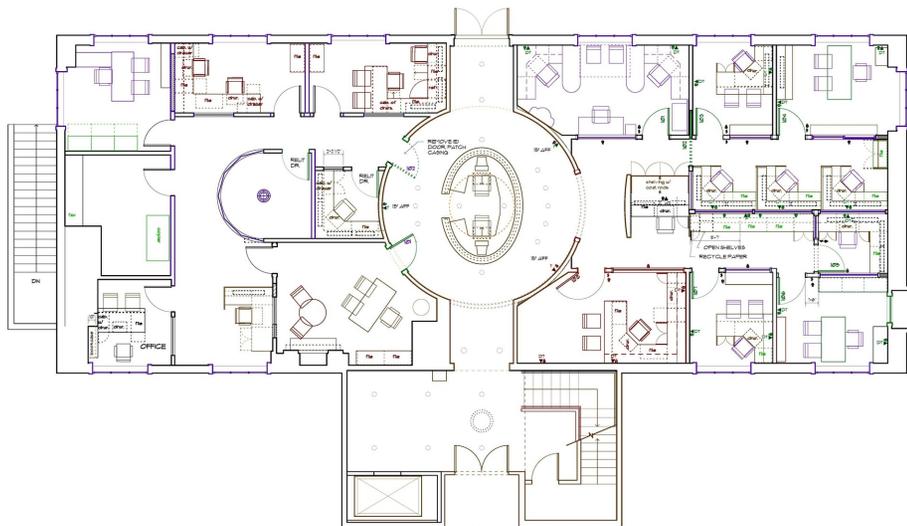


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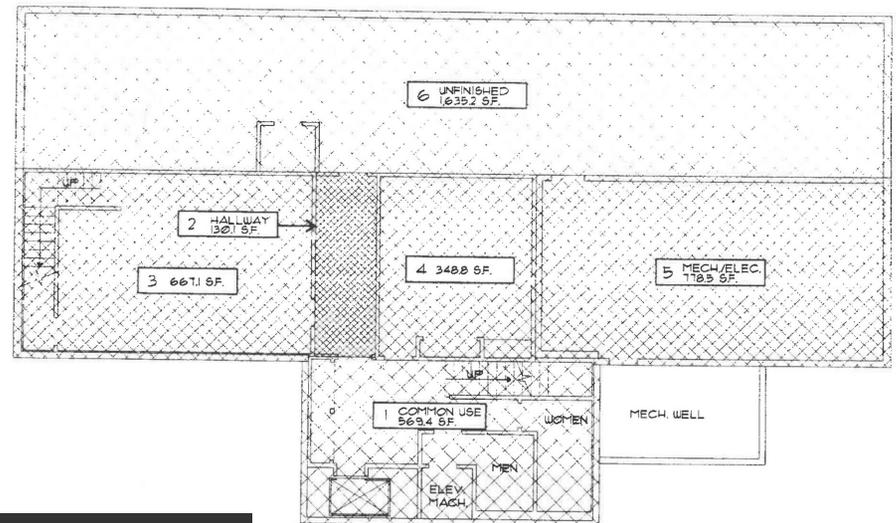
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Main Level - Floor Plan



Second Floor - Floor Plan



Basement - Floor Plan

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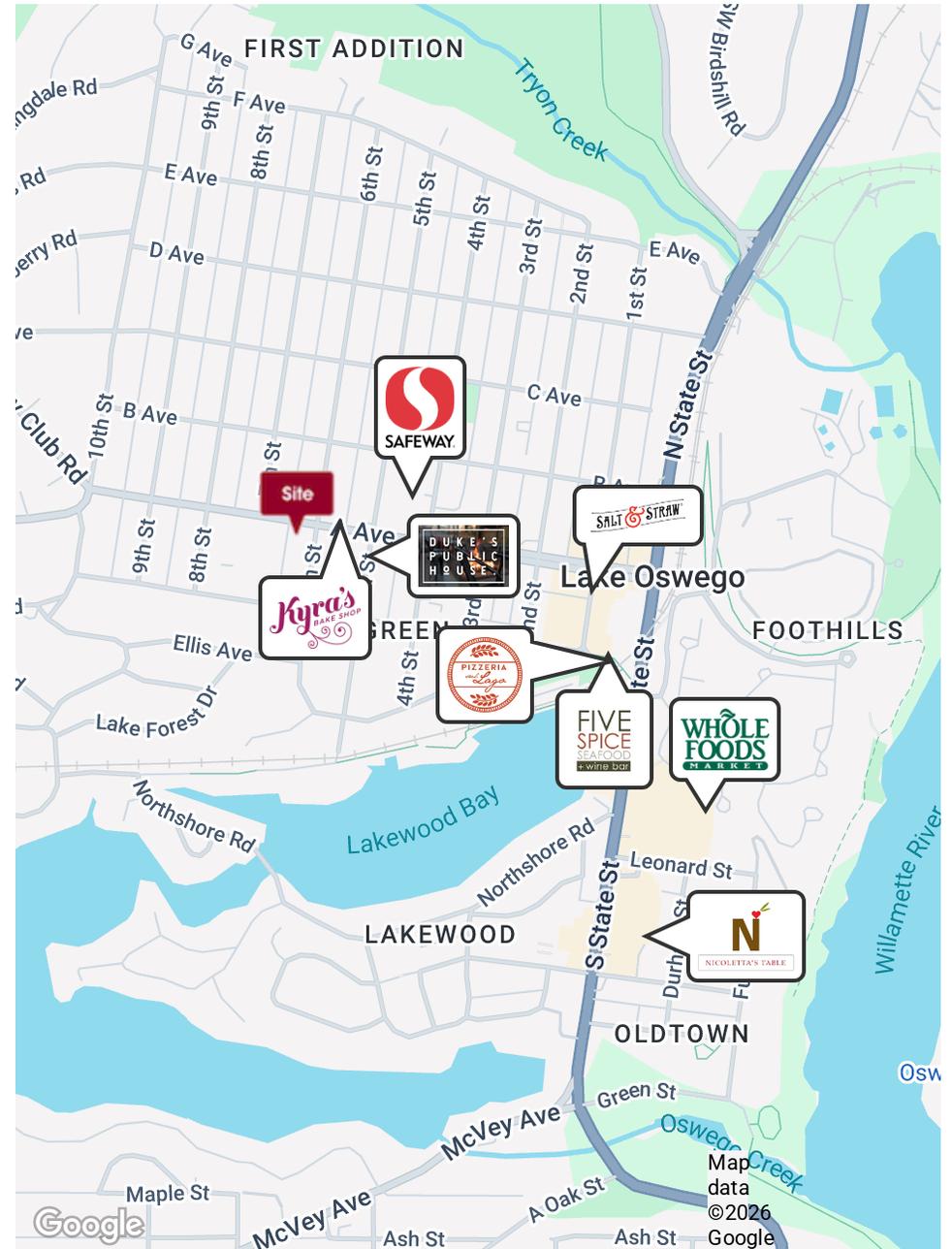
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## LOCATION OVERVIEW

600 A Ave. is located in Lake Oswego's desirable First Addition/Downtown district, with numerous restaurants, coffee shops, and retail options just steps away.

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,835	87,407	274,971
<b>Average Age</b>	47	45	43
<b>Average Age (Male)</b>	46	44	42
<b>Average Age (Female)</b>	49	46	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,885	36,109	113,395
<b># of Persons per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$186,609	\$159,161	\$144,009
<b>Average House Value</b>	\$1,234,345	\$871,060	\$746,391



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