

# WILLAMETTE *Marketplace*

## FOR SUBLEASE



**SUITE 200 | 4,631 RSF | LXD: July 31, 2027**

**2020 8th Avenue | West Linn, Oregon**

Welcome to Willamette Marketplace, a multi-functional Class A commercial center located directly off of I-205 in West Linn, Oregon. Developed in 2008, Willamette Marketplace consists of a three-story medical and professional office building, along with four single story retail components. This, combined with a separate field of parking, well-appointed lobby and prominent freeway visibility, make this a unique, amenity rich location in one of the best places to live in the state.

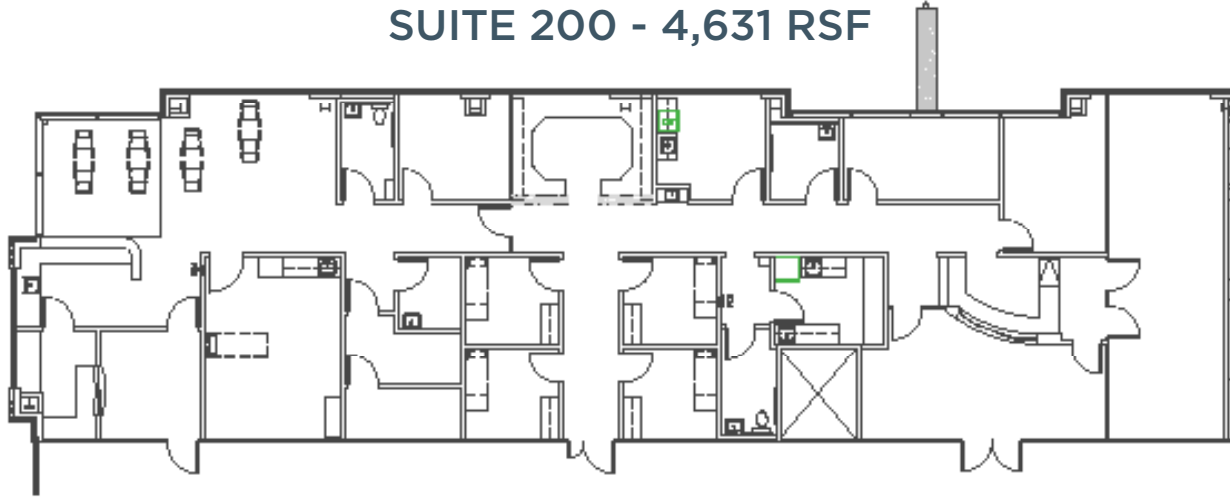
**CBRE**

**Medical & Office Space**



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## SUITE 200 - 4,631 RSF



## PROPERTY HIGHLIGHTS



**Lease Rate: Call for Rates**



**Generous 5.0/1,000 parking ratio separate from retail space**



**Tenant Improvements available with lease extension**



**Quality newer construction with ample windows and flexible floor plans**



**Excellent exposure to I-205 with immediate access off the 10th Street exit. Separate identity and access for medical use**



**Ideal for medical, dental and professional office users**



**Prominent West Linn Avenue building with great signage opportunity available**



**Institutional ownership and management**

**FOR MORE INFORMATION PLEASE CONTACT:**

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