



FOR LEASE

600 A AVENUE

LAKE OSWEGO, OR 97034

JOE KAPPLER

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▶ VIDEO TOUR

**MACADAM
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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.

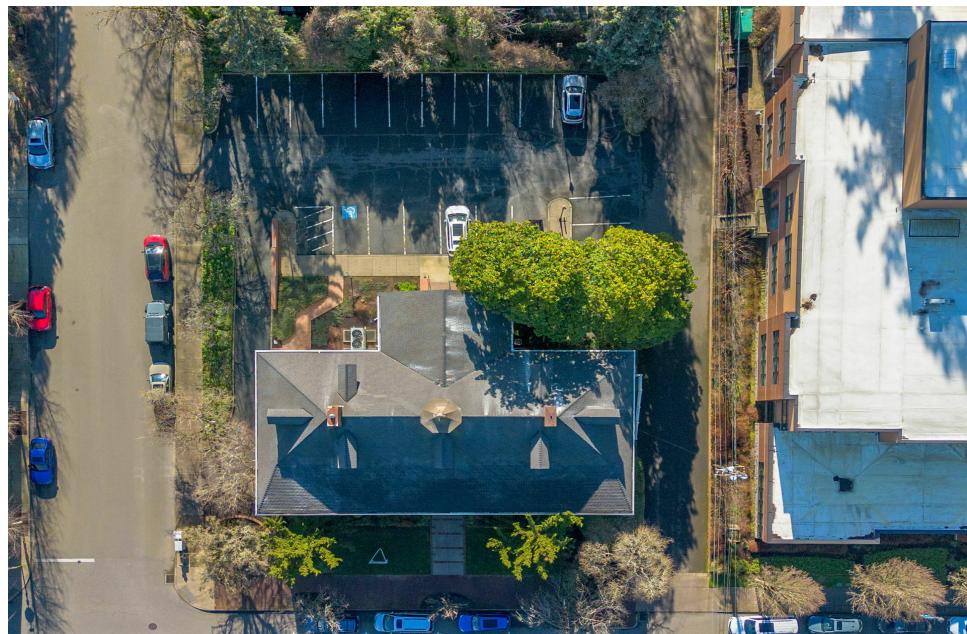
PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

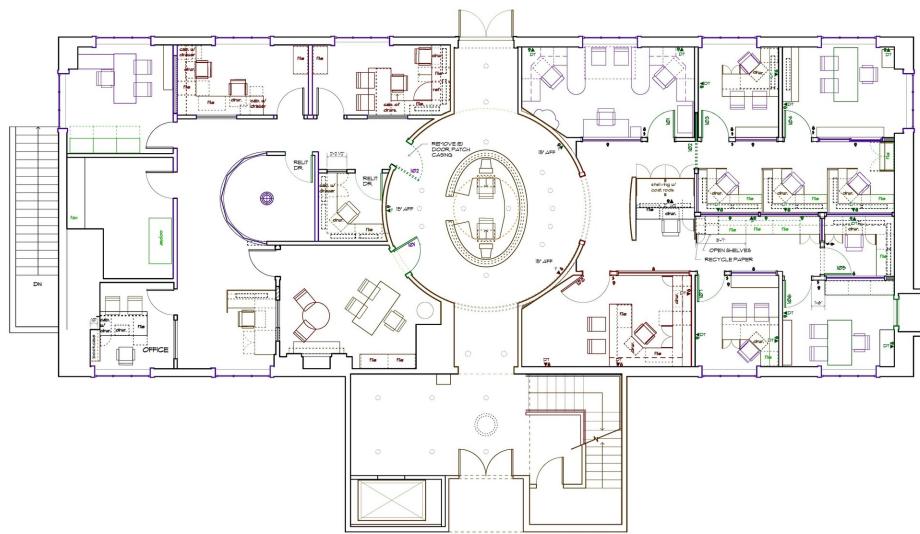
Lease Rate:	Call Broker for Rates
Building Size:	12,271 SF
Lot Size:	12,600 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100	Call Broker for Rates	4,425 SF
Suite 200	Call Broker for Rates	4,425 SF
Suite LL	Call Broker for Rates	3,410 SF


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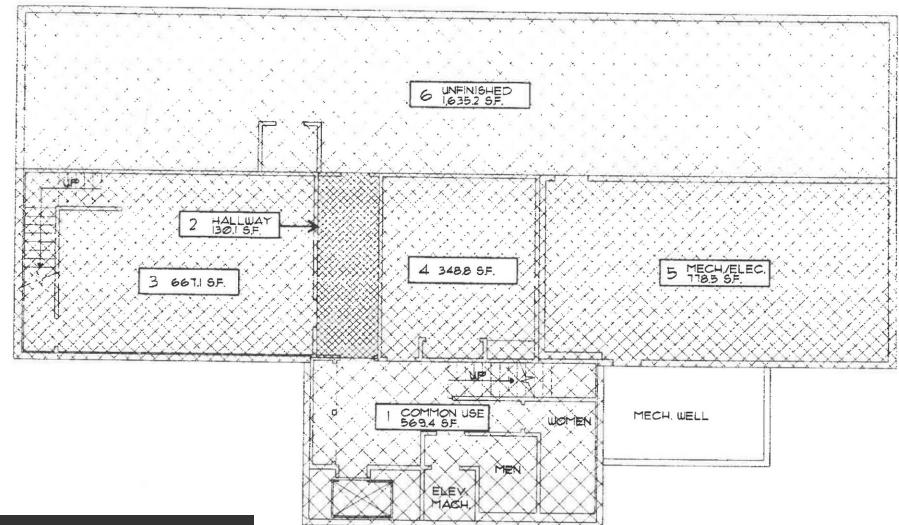
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Main Level - Floor Plan



Second Floor - Floor Plan



Basement - Floor Plan

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

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