

FOR SALE OR LEASE

MEDICAL / PROFESSIONAL OFFICE

4309 OAKRIDGE RD, LAKE OSWEGO, OR



Excellent opportunity to own or lease in Lake Grove!

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km Kidder
Mathews

Standalone building available for sale or lease with access to premier retail and amenities.

TRADITIONAL OFFICE OR MEDICAL USES

BUILDING SIZE	±7,387 SF
FIRST FLOOR	6,154 SF
SECOND FLOOR	1,233 SF
PARCEL SIZE	0.67 Acres
YEAR BUILT	1983 / Renovated in 2019
PARKING	30 spaces (4/1,000 SF)
SALE PRICE	\$3,400,000
ZONING	NC - Neighborhood Commercial
LEASE RATE	\$30/SF, NNN
SALE PRICE	\$3,400,000

7,387 SF

BUILDING SIZE

\$3.4M

SALE PRICE

→ VIDEO TOUR



4309 OAKRIDGE RD



THE REDEFINED OFFICE EXPERIENCE

With a recent renovation and convenient location, 4309 SW Oakridge is an excellent option for employers looking to be at the heart of it all.

AVAILABLE FOR SALE OR LEASE

Unique building offering tremendous value- recently used as traditional office, but prior medical use with heavy plumbing allows for easy conversion

High income demographic and vibrant local economy

Lake Grove location with proximity to Kruse Village amenities, Mercato Grove and multiple restaurants and amenities

Excellent walking neighborhood just blocks to parks and amenities

Convenient access to commuter corridors and freeways

Signalized intersection at Oakridge & Boones Ferry Rd

Multiple entries adds flexibility & can accommodate multiple tenants

30 onsite parking spaces

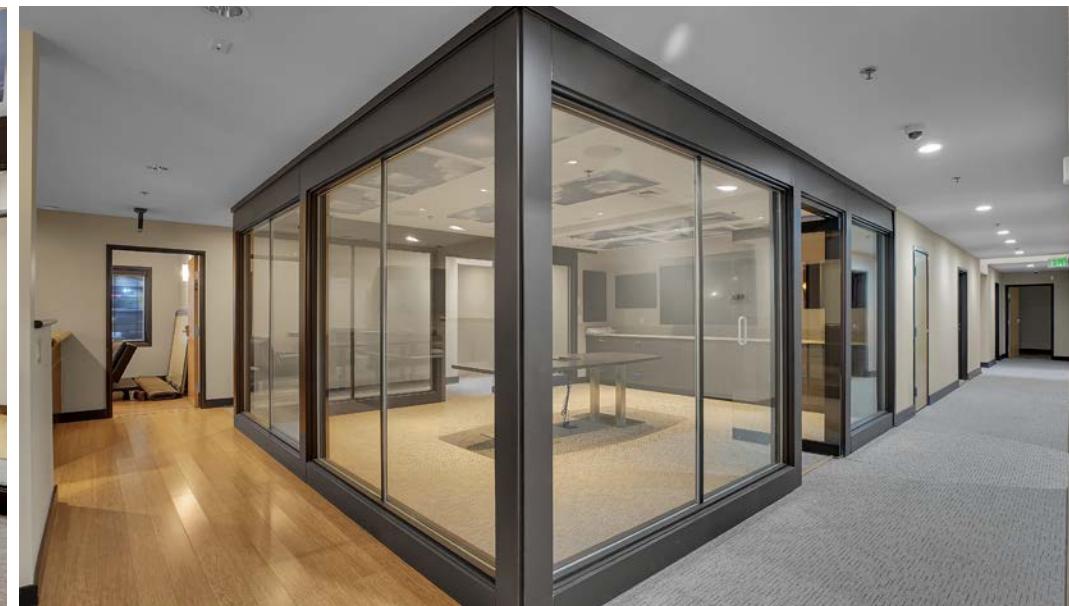
Prominent exterior signage opportunity

TWO
STORIES

2019
YEAR RENOVATED

KIDDER MATHEWS

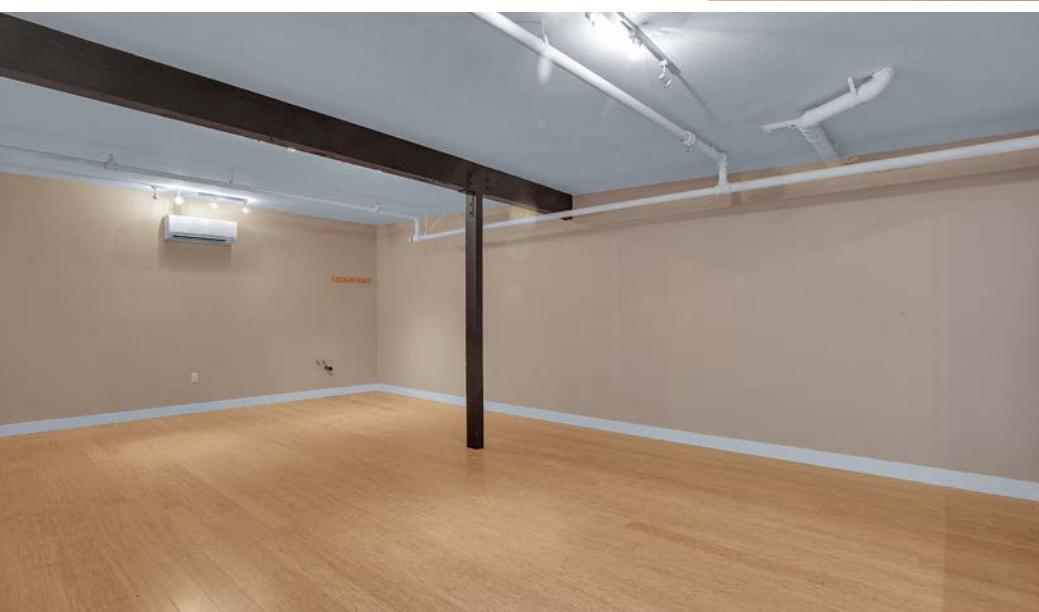
4309 OAKRIDGE RD



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LOCATED IN A BEAUTIFUL WOODED SETTING WITH AMPLE PARKING

The Lake Grove area of Lake Oswego offers a variety of amenities that are attractive to business and employees including excellent schools, parks and abundant retail and service oriented businesses. Because of the concentrated commercial area in Lake Grove, the demand is high and availability is low for leasing and owning. In the immediate neighborhood, the property is centrally located and has neighboring tenants including Lake Grove Elementary School, Albertsons, Zupan's Markets, Wells Fargo Bank, Bank of America, Key Bank, Banner Bank, US Bank.



FIRST FLOOR (MEDICAL)



6,154 SF
AVAILABLE

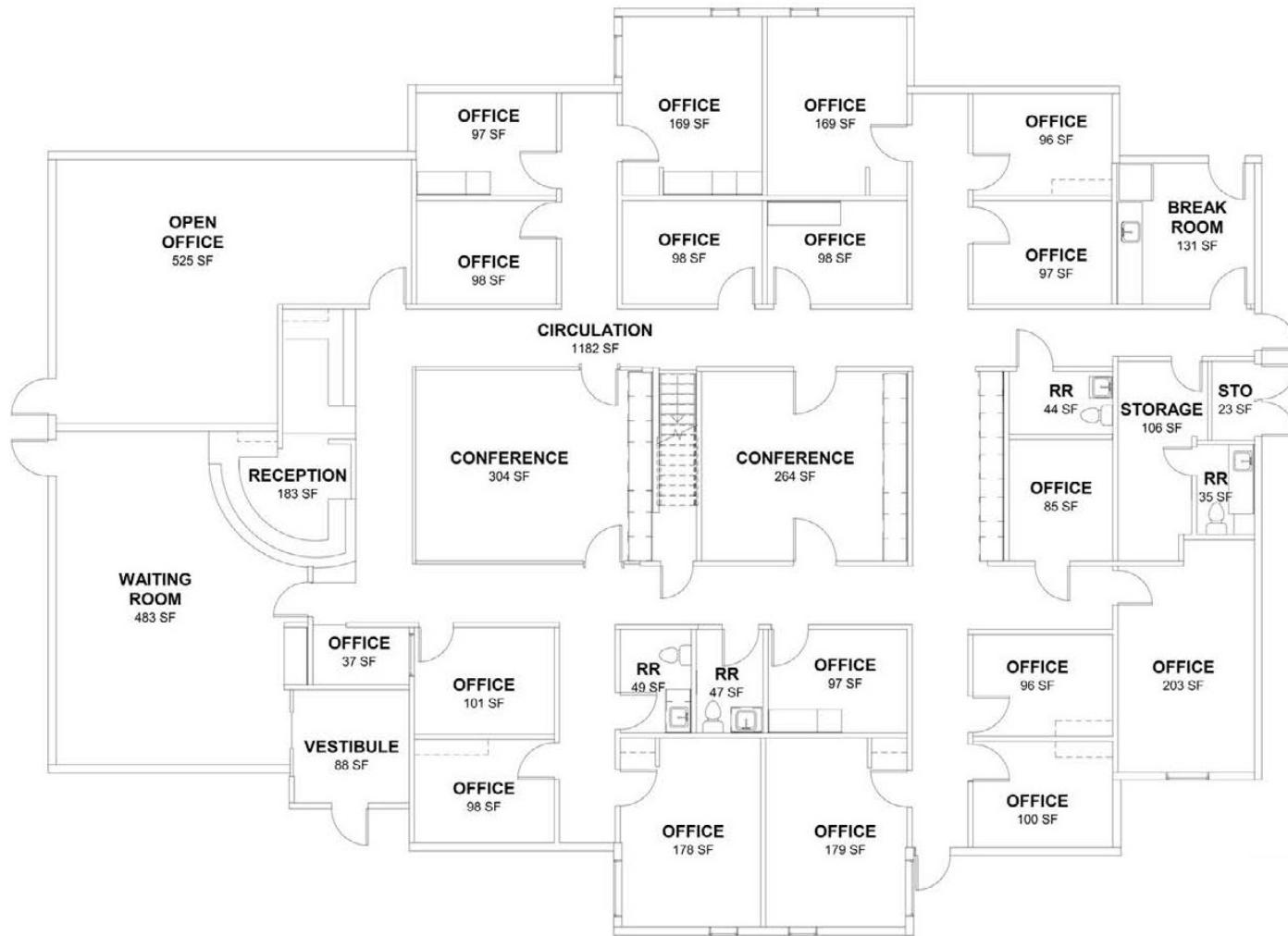
\$30/SF
NNN LEASE RATE

NOW
AVAILABLE

Former medical clinic prior to 2019.
Plumbing in most of the exam rooms
has been stubbed off in the walls,
making it cost effective to convert
to medical.

4309 OAKRIDGE RD

FIRST FLOOR

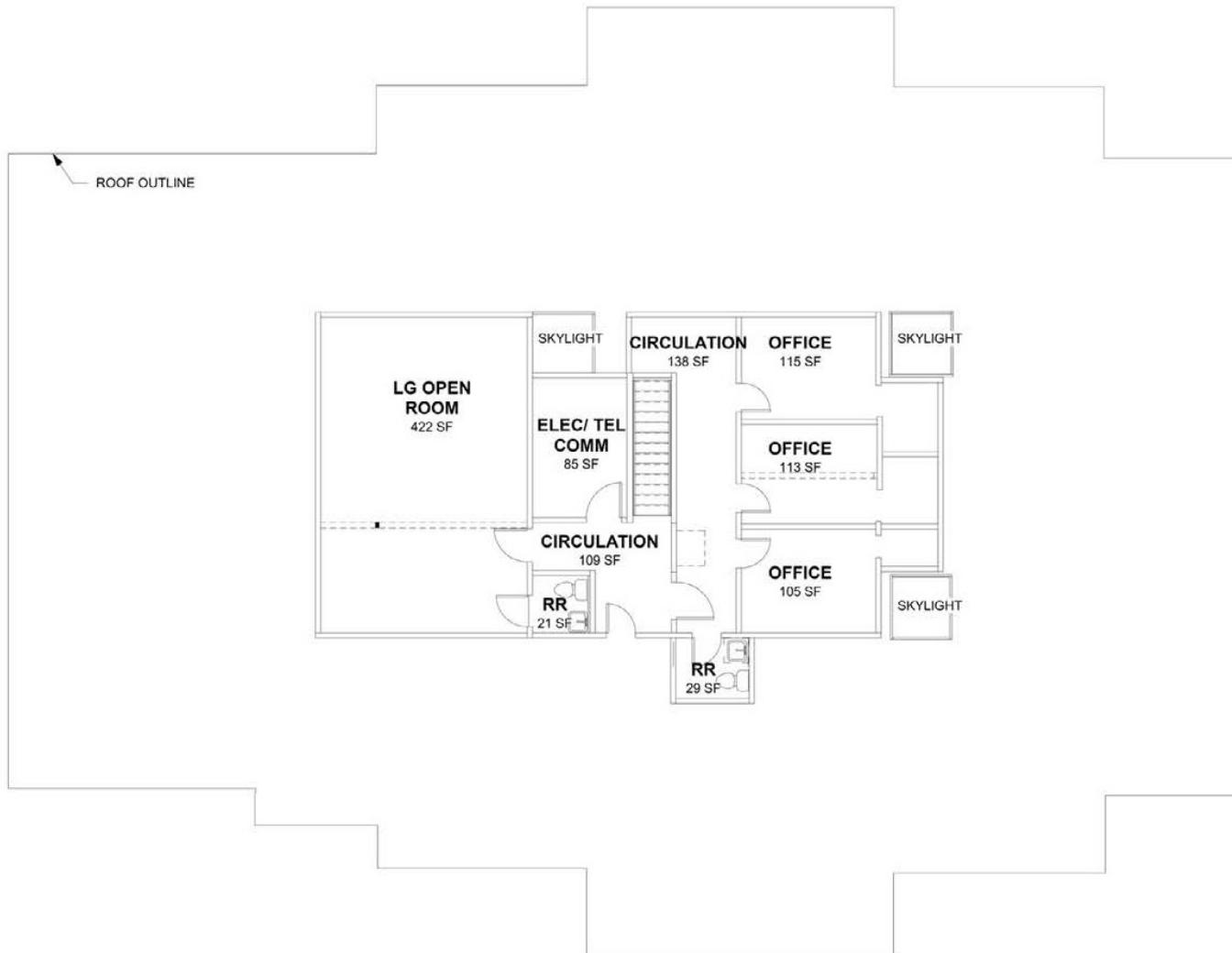


6,154 SF
AVAILABLE

\$30/SF
NNN LEASE RATE

NOW
AVAILABLE

SECOND FLOOR

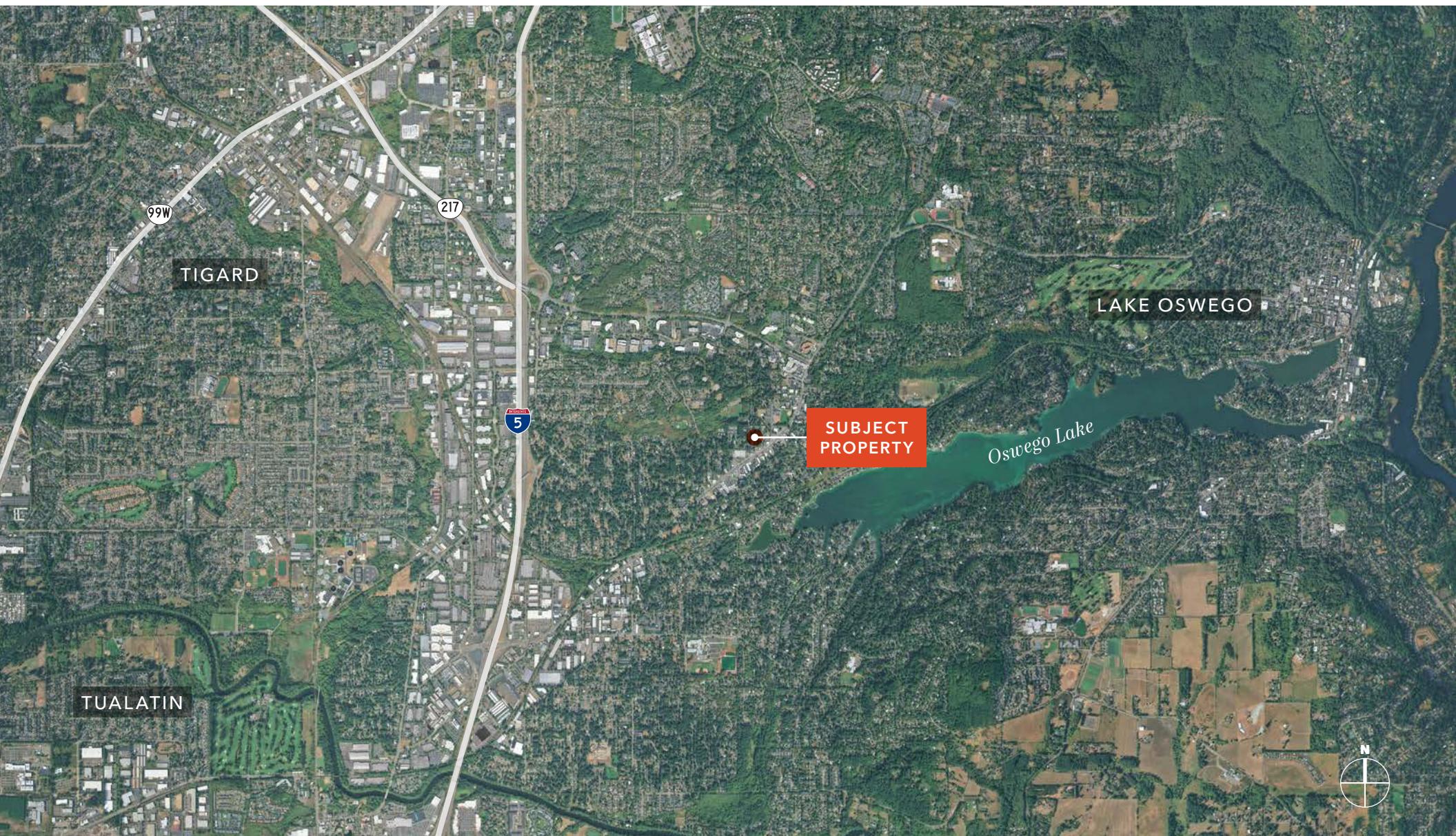


1,233 SF
AVAILABLE

\$30/SF
NNN LEASE RATE

NOW
AVAILABLE

Ideal for use as a secondary large conference room or gym.





4309 OAKRIDGE RD

*For more information on
this property, please contact*

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km **Kidder Mathews**