

# LAKE OSWEGO OFFICE SUITE

6455 LAKEVIEW BOULEVARD, LAKE OSWEGO, OR 97035



FOR LEASE

**PRESENTED BY:**

**CAMERON SCHWAB**

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# EXECUTIVE SUMMARY

6455 LAKEVIEW BOULEVARD



## OFFERING SUMMARY

**LEASE RATE:** \$20 / SF NNN

**AVAILABLE SF:** 2,264

**BUILDING SF:** 6,486

**LEASE TERM:** Negotiable

**YEAR BUILT:** 2005

**NNN:** Call Broker for Estimates

**PARKING:** 15 Shared Spaces + Street Parking

## PROPERTY OVERVIEW

6455 Lakeview Blvd.'s Suite B is a roomy, high-ceilinged office space in Lake Oswego's west end. It includes four private offices, a reception area, a break room with kitchenette, a conference room, a large multi-purpose space, and an ADA restroom. It is well lit, with windows facing forested yard.

There is one other tenant in the building, Saporì Fine Flavors, a coffee company. Saporì uses the space for office and distribution - there is no onsite retail. Saporì occupies all of the warehouse and their section of office. They regularly use fewer than half of the building's 15 shared parking stalls.

The building is located in Lake Oswego's west end industrial park with easy access to I-5. The popularity of the area's office parks led Willamette Week to call Lake Oswego, "Portland's New Main Street." The office is within a short drive of Zupan's Market, Safeway, Bridgeport Village, Nyberg Crossing, and Oswego Lake.

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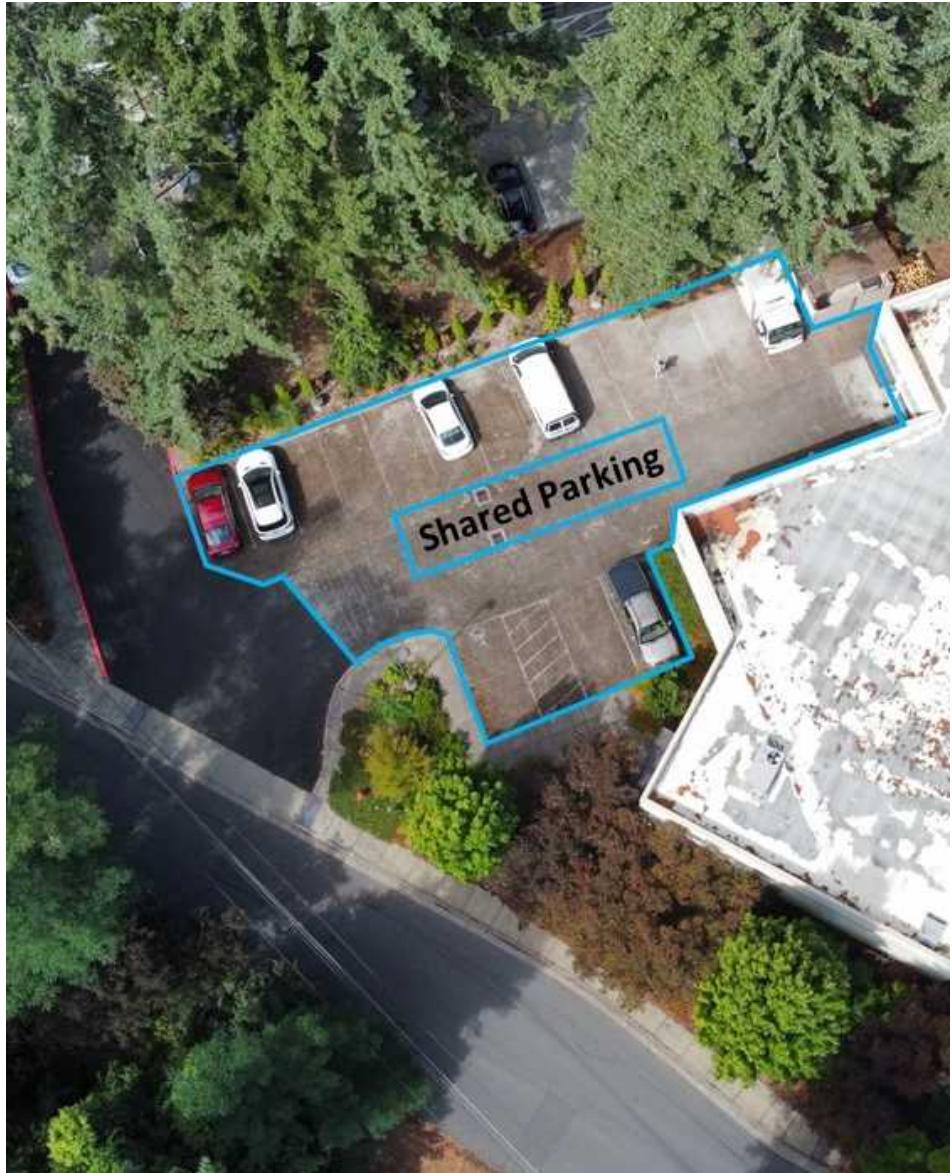
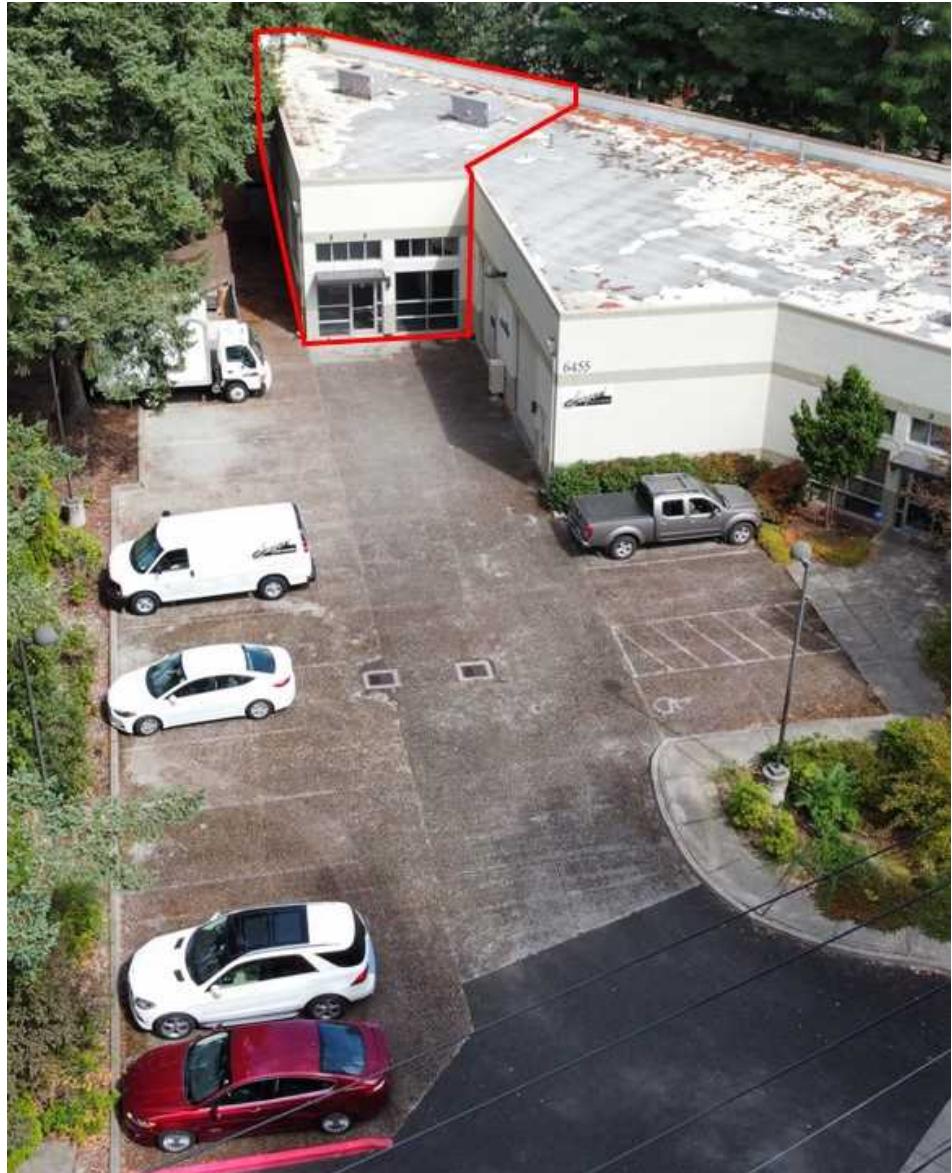
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# EXTERIOR AND PARKING PHOTOS

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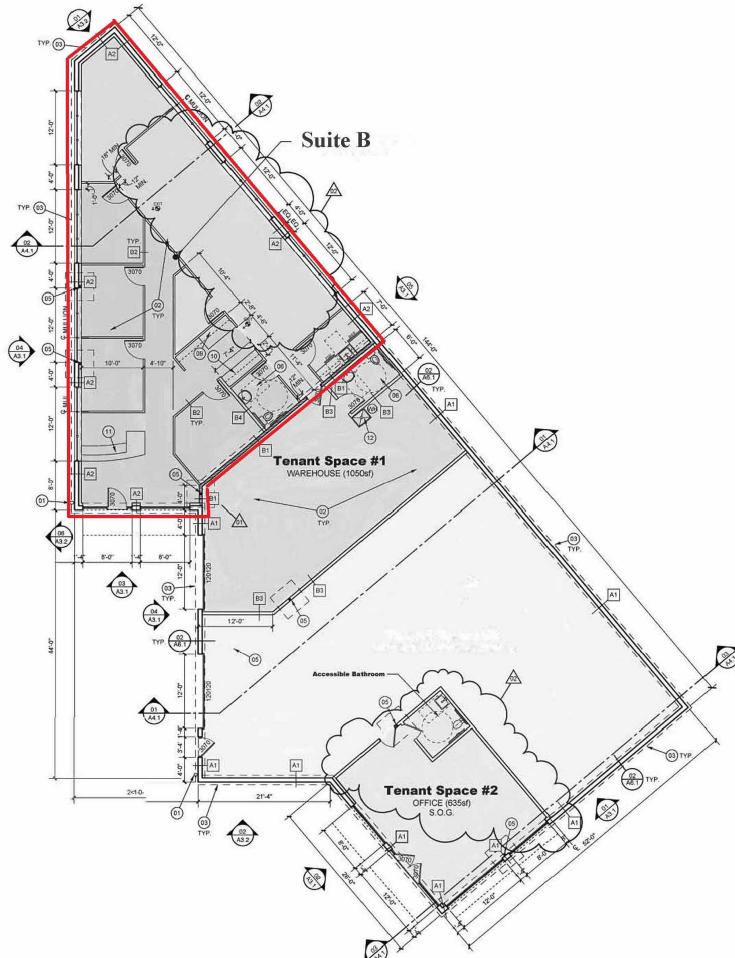
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## FLOOR PLAN

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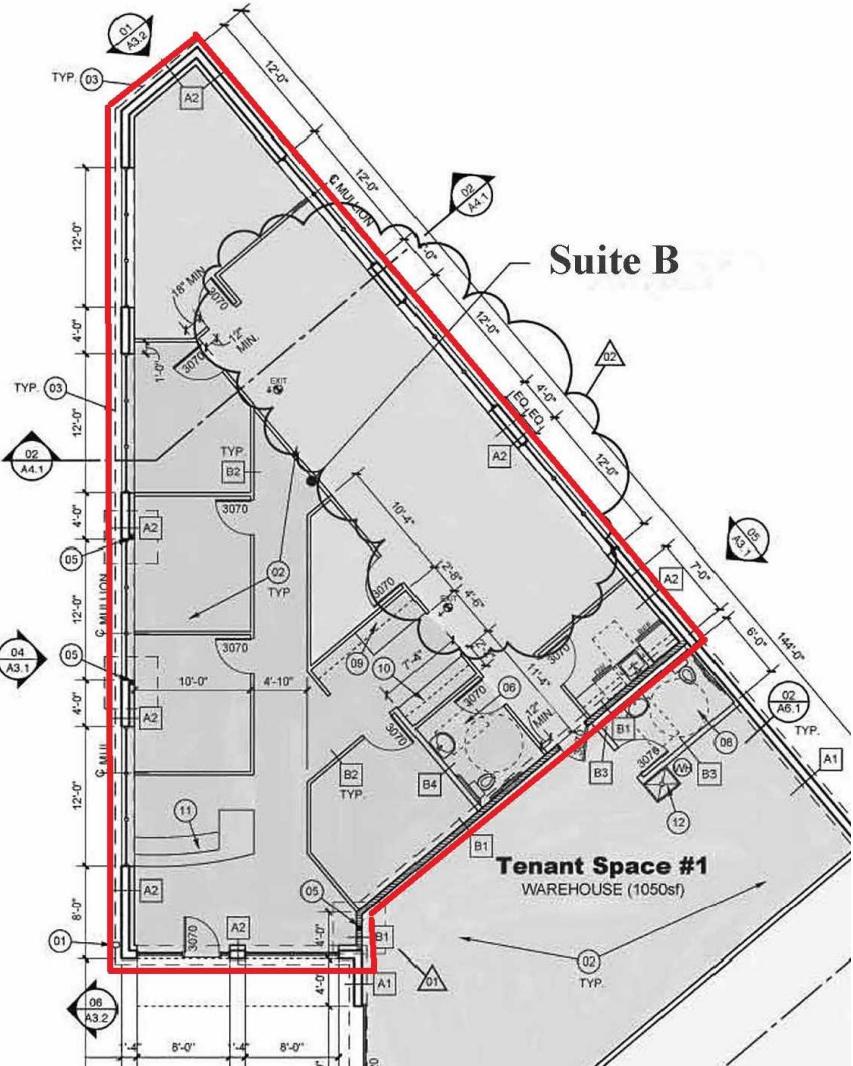


## Building



 **AVAILABLE**

## Suite B



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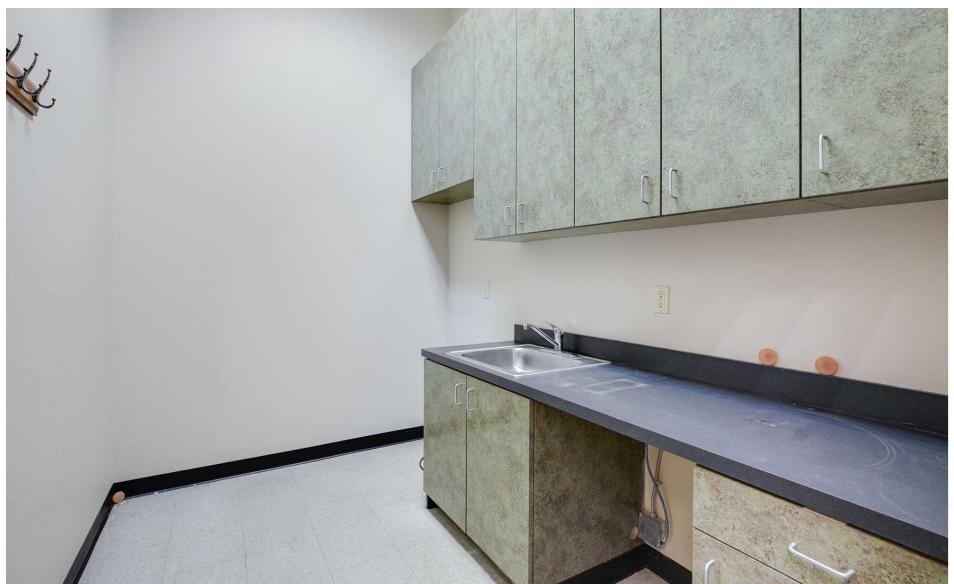
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Each Office Independently Owned and Operated

# INTERIOR PHOTOS

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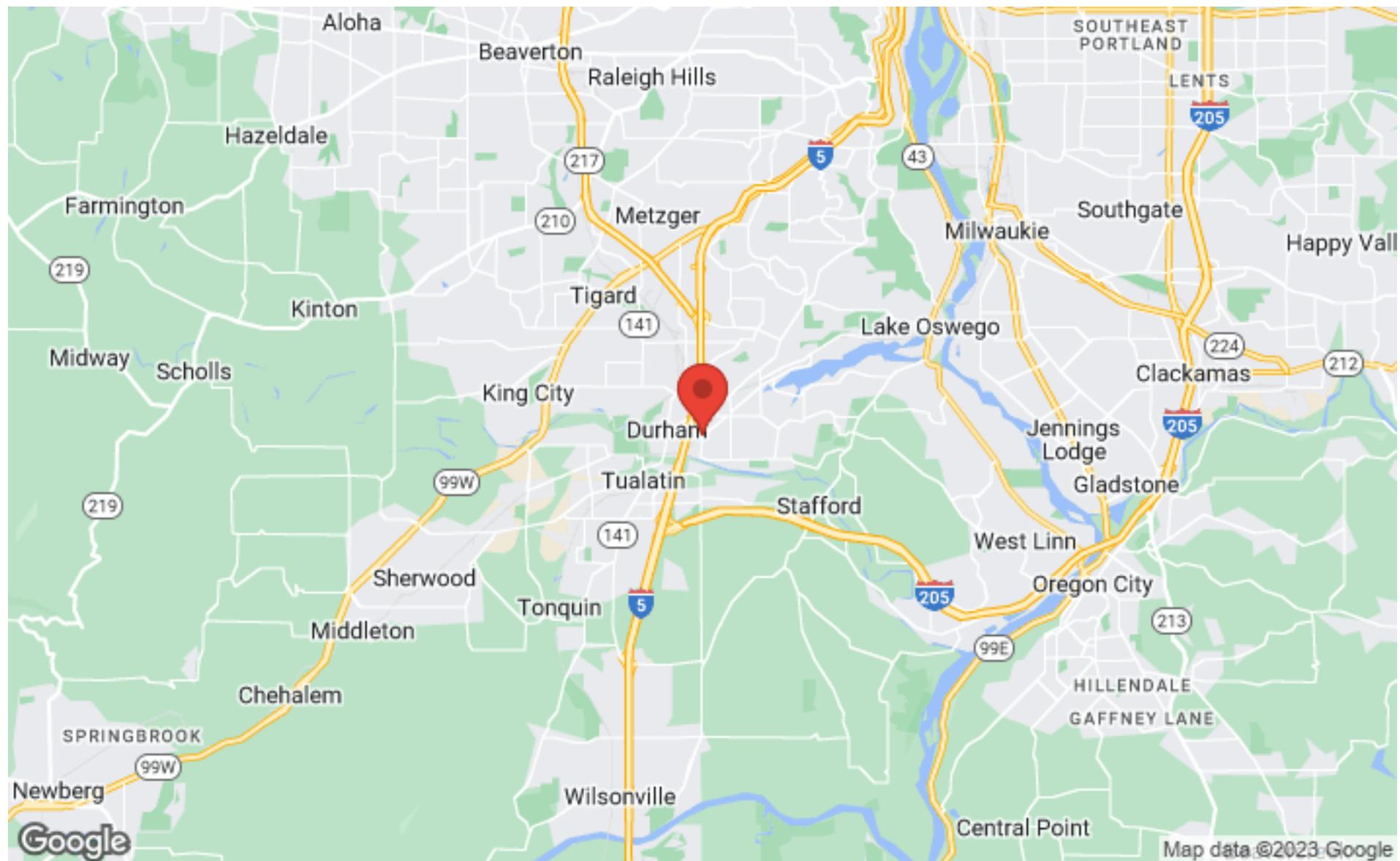
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# REGIONAL MAP

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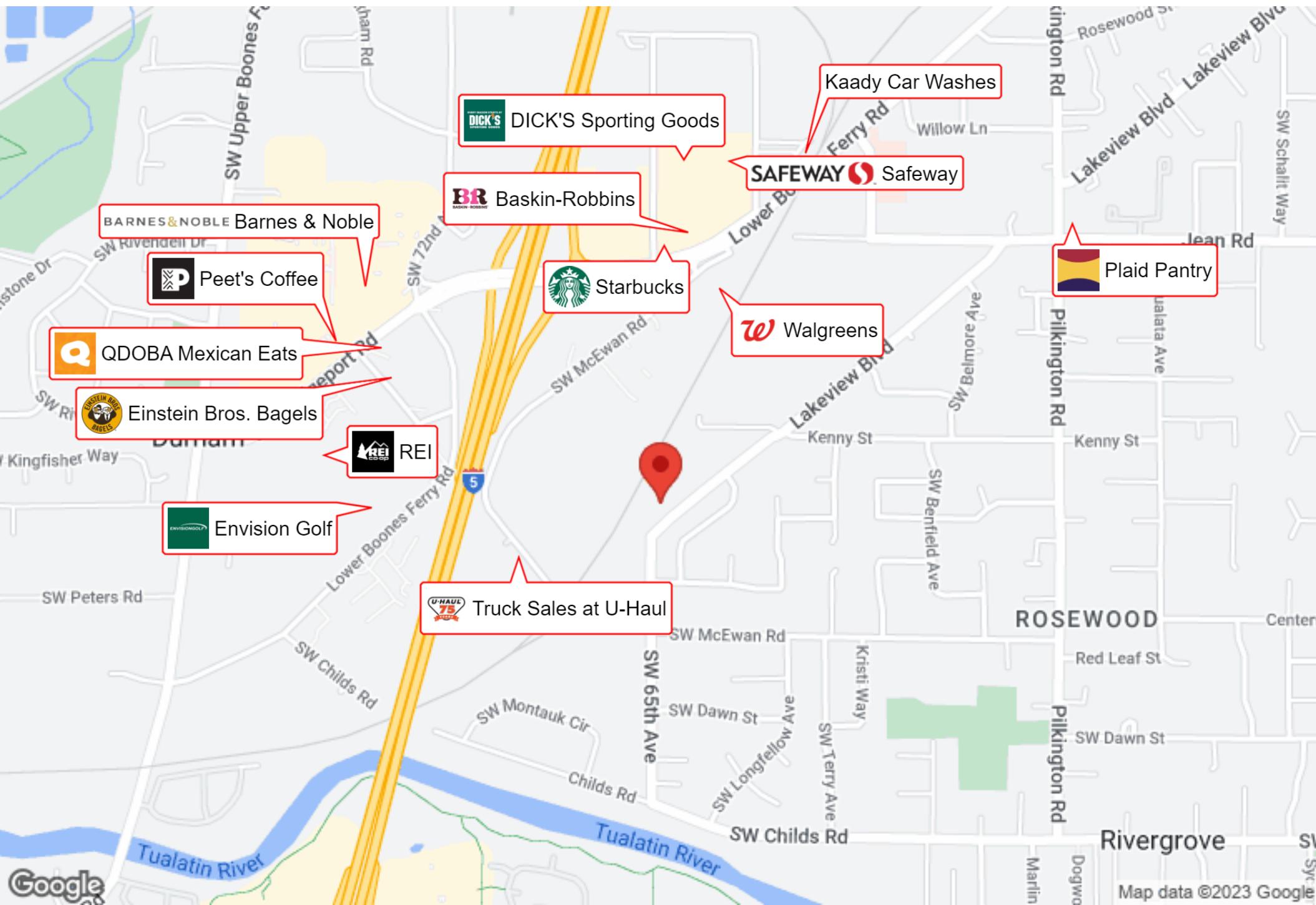
Map data ©2023 Google

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# BUSINESS MAP

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**BARNES & NOBLE** Barnes & Noble



**DICK'S** Sporting Goods



**Baskin-Robbins**



**Peet's Coffee**



**QDOBA Mexican Eats**



**Einstein Bros. Bagels**



**REI**



**Envision Golf**



**Truck Sales at U-Haul**

**Kaady Car Washes**

**SAFEWAY** Safeway

**Plaid Pantry**

**Walgreens**

**ROSEWOOD**

Red Leaf St

SW Dawn St

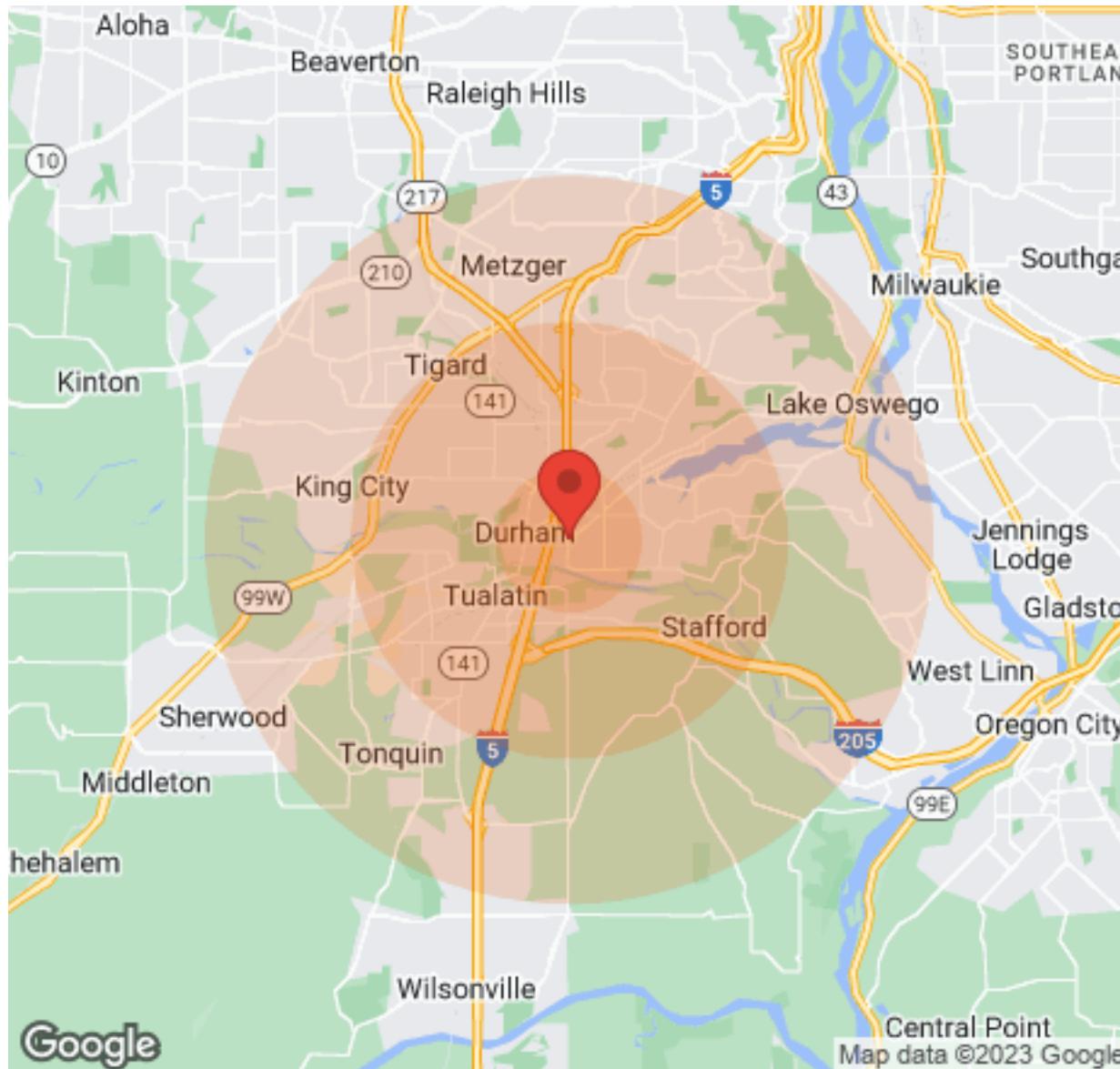
Pilkington Rd

**Rivergrove**

Map data ©2023 Google

# DEMOCRAPHICS

6455 LAKEVIEW BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	4,611	34,806	100,208
Female	4,681	37,251	104,680
Total Population	9,292	72,057	204,888

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,870	12,661	36,996
Ages 15-24	1,344	9,455	26,980
Ages 25-54	3,410	27,149	78,024
Ages 55-64	1,138	9,710	27,952
Ages 65+	1,530	13,082	34,936

Race	1 Mile	3 Miles	5 Miles
White	7,277	62,138	178,247
Black	84	435	2,064
Am In/AK Nat	27	133	386
Hawaiian	108	317	603
Hispanic	2,261	8,496	20,043
Multi-Racial	3,304	12,332	30,786

Income	1 Mile	3 Miles	5 Miles
Median	\$51,464	\$64,830	\$70,076
< \$15,000	412	2,047	5,962
\$15,000-\$24,999	356	2,974	6,640
\$25,000-\$34,999	435	2,625	7,117
\$35,000-\$49,999	662	4,538	10,821
\$50,000-\$74,999	808	5,567	14,989
\$75,000-\$99,999	347	4,176	11,572
\$100,000-\$149,999	377	4,263	13,596
\$150,000-\$199,999	137	2,067	5,685
> \$200,000	187	1,965	6,712

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,811	32,095	88,458
Occupied	3,615	30,321	83,752
Owner Occupied	1,709	18,574	53,691
Renter Occupied	1,906	11,747	30,061
Vacant	196	1,774	4,706

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