

# Lease Brochure

6455 Lakeview Blvd, Lake Oswego, Oregon 97035

## Office & Warehouse Space in Lake Oswego

Exclusively Marketed by

**Cory Carlson**

President, Principal Broker

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FOR LEASE

**CCRE**

CONSTANT COMMERCIAL REAL ESTATE, INC.



Executive Summary

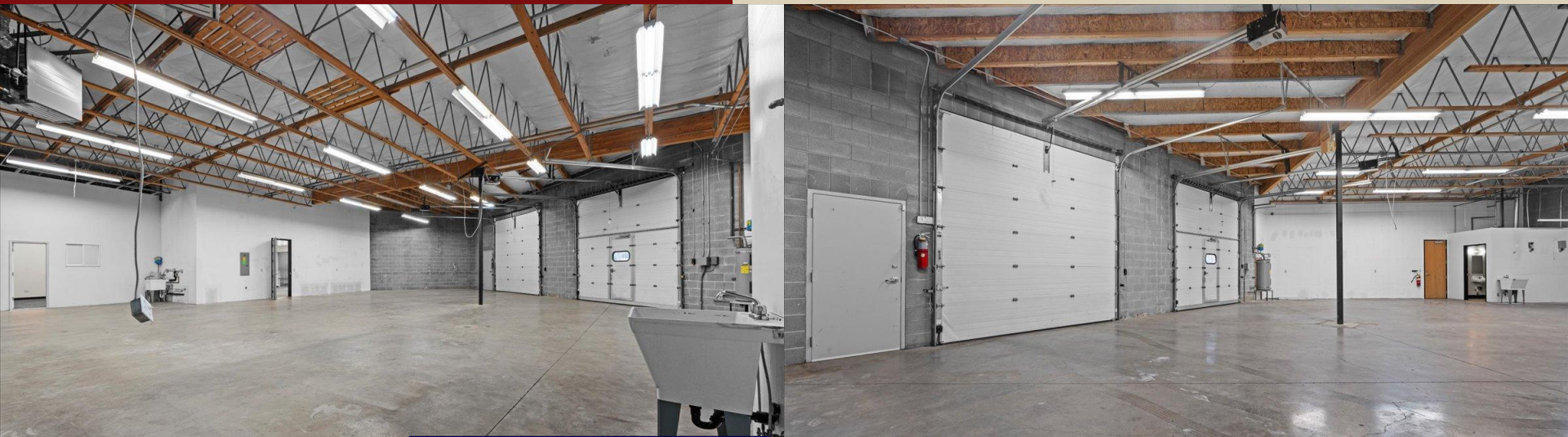
Lease Rate (Office):	\$25 sf / year + nnn (~\$6.50)
Lease Rate (Warehouse):	\$15 sf / year + nnn (~\$6.50)
Blended Rate:	\$19.47 / year + nnn (~\$6.50)
Available SF:	635-6486 sqft
Lease Term:	3-10 Years, Negotiable
Tenant Improvements:	Negotiable
Condition:	Move-in ready
Lot Size:	7,405 sqft
Parking:	16, Off Street
County:	Clackamas
Market:	Lake Oswego
Zoning:	IP
Assessor Parcel Numbers:	21E18CC03400 & 21E18CC03300

Property Description

Prime free-standing Lake Oswego Office and Warehouse Space with flexible square footage options in desirable Rivergrove submarket. The building offers a combination of professional office space and warehouse space, with convenient access to I-5, I-205, and Highway 217. Situated on a quiet mixed residential and industrial neighborhood and features eco-friendly landscaping and off-street parking. All suites include high ceilings and a mix of open and private office spaces, all with ample natural light.

**Suite A:** Large open entryway, two private offices, one private bathroom  
Office Space: 1,100 square feet  
Warehouse Space: Up to 2,071 square feet

**Suite B:** Open reception area, five private offices, two private bathrooms  
Office Space: 2,264 square feet  
Warehouse Space: 1,050 square feet



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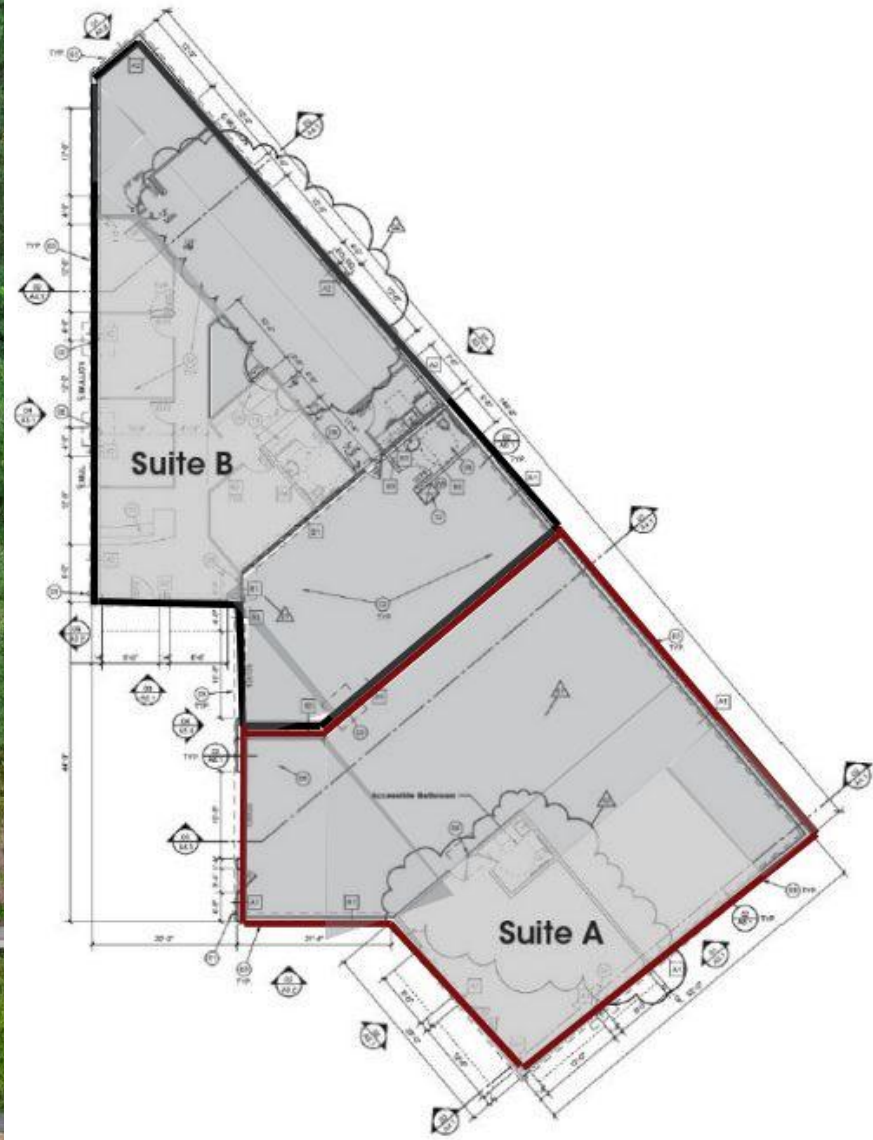
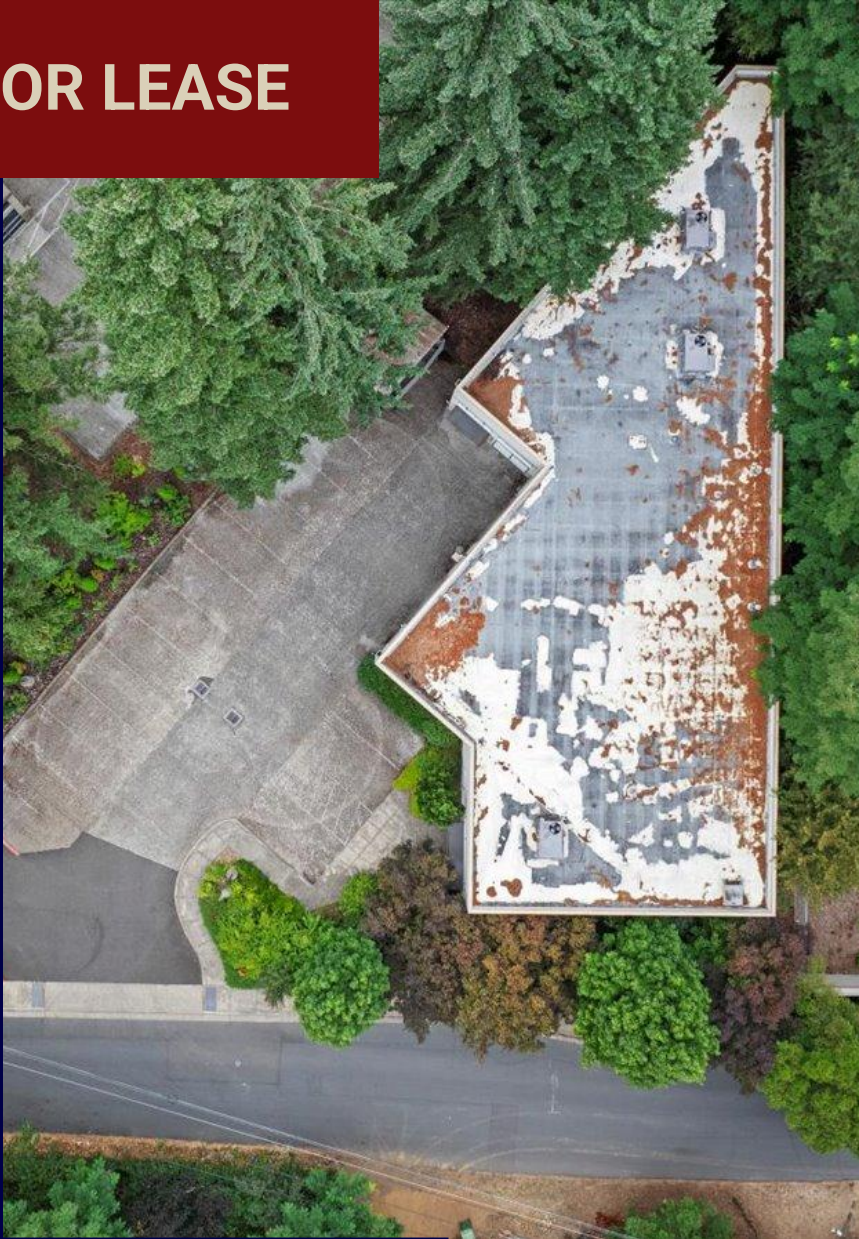
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