

FOR SALE OR LEASE

MEDICAL / PROFESSIONAL OFFICE

4309 SW Oakridge - Lake Oswego, Oregon 97035



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**CUSHMAN &
WAKEFIELD**

PROPERTY DETAILS



PROPERTY HIGHLIGHTS

4309 SW OAKRIDGE ROAD, LAKE OSWEGO, OR 97035

AVAILABILITY	Immediate
SALE PRICE	\$3,800,000
LEASE RATE	\$32/SF NNN
STORIES	Two (2)
BUILDING SIZE	± 7,387 SF (1st Floor: 6,154 SF / 2nd Floor: 1,233 SF)
PARCEL SIZE	± 29,185 SF (0.67 Acres)
BUILT / RENO	1983 / 2019
FEATURES	Large Lobby / Reception, 2 Conference Rooms Break Room, Security System, Fully Sprinklered
PARKING	± 30 Spaces (4 : 1,000 SF)
ZONING	NC - Neighborhood Commercial
USES	Medical, Dental, General Office, Daycare, Schools (conditional) Retail: Salon, Restaurants, Pet Care (conditional), Dance / Martial Arts Studios

- Efficient & Functional Medical focused Floor Plan includes: Large Waiting Area, Reception Desk, Exam Rooms, Private Offices, Break Room and Fitness Area
- Additional features: Security Systems with controlled building access, Sprinkler System, Plumbing stubbed in walls of many rooms, Washer & Dryer hook-ups, Monument & Building Signage
- Building renovated in 2019
- Large Parking Field with 30 spaces provides for convenient vehicle circulation
- Multiple entries make building division for multiple tenants
- Strong Traffic Counts including ±2,850 on Oakridge and ±22,000 on Boones Ferry Road at Oakridge
- Signalized Intersection at Oakridge & Boones Ferry Road
- Convenient access to Commuter Corridors (Boones Ferry / Kruse Way) and area Freeways (I-5 / Hwy 217)
- Excellent walking neighborhood just blocks to Waluga Park and flat topography
- High Value Amenities surround the property including: Kruse Village, Mercato Grove, Bridgeport Village, Zupan's Market, Elephants Delicatessen, CVS, Rite Aid, Walgreens, banks, gas & numerous restaurants
- High Income Demographic and Vibrant Local Economy

PROXIMITY

MEASUREMENT	I-5	I-205	CBD	PDX
DRIVE DISTANCE (MILES)	2.5	4.8	11.5	21.5
AVG TIME (MINUTES)	5-8	7-10	15-25	25-40

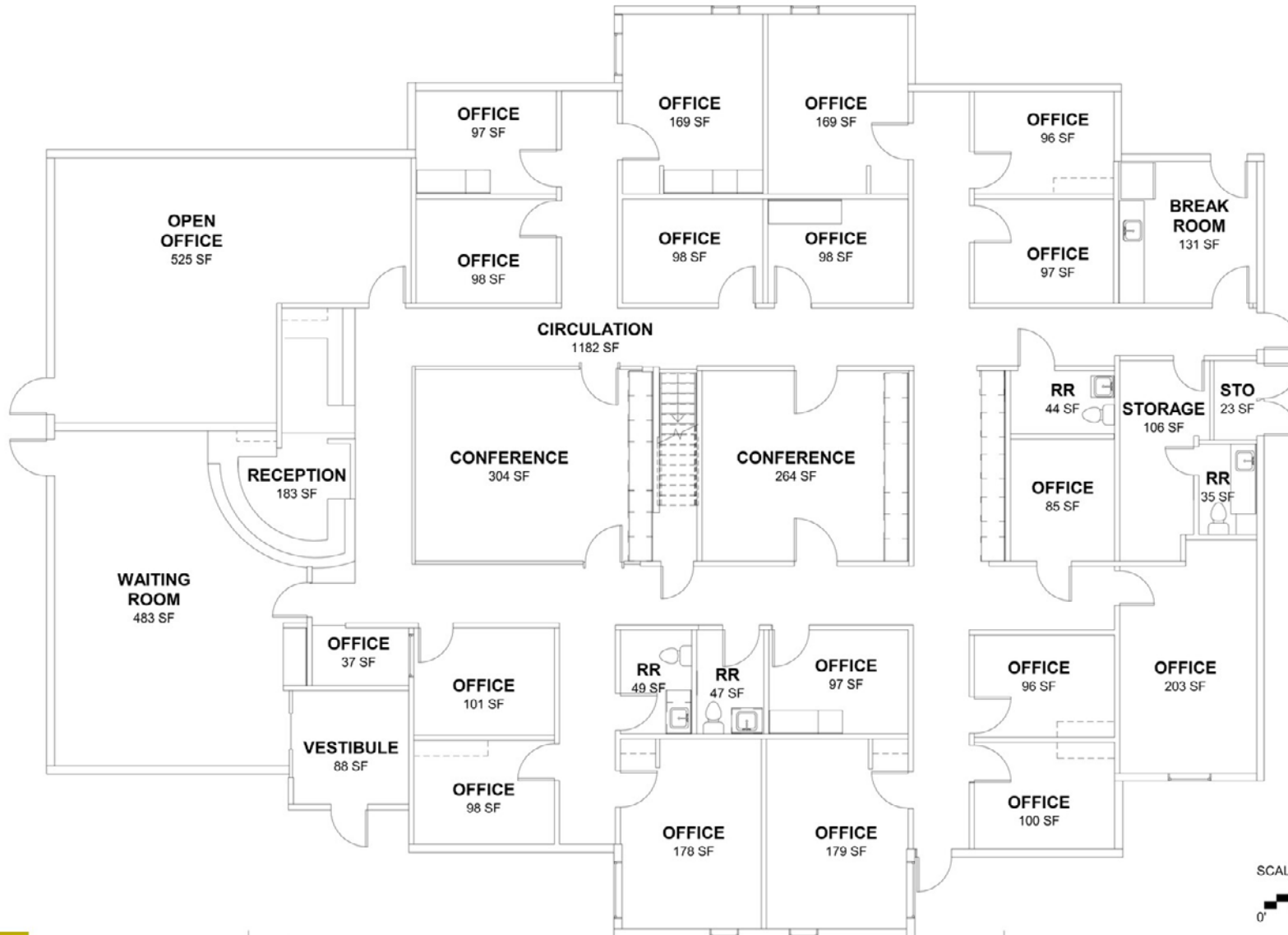
* Travel data derived from Google Maps

LOCAL DEMOGRAPHICS

ATTRIBUTE	1 MILE	2 MILES	3 MILES
POPULATION: 2023	13,205	87,294	246,692
POPULATION: 2028 (EST)	13,478	87,929	247,067
MEDIUM HOUSEHOLD INCOME	\$111,049	\$103,166	\$95,507

* 2023 Demographics data derived from CoStar for 4309 SW Oakridge Road

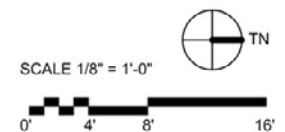
FLOOR PLAN: 1ST



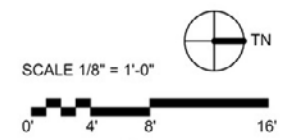
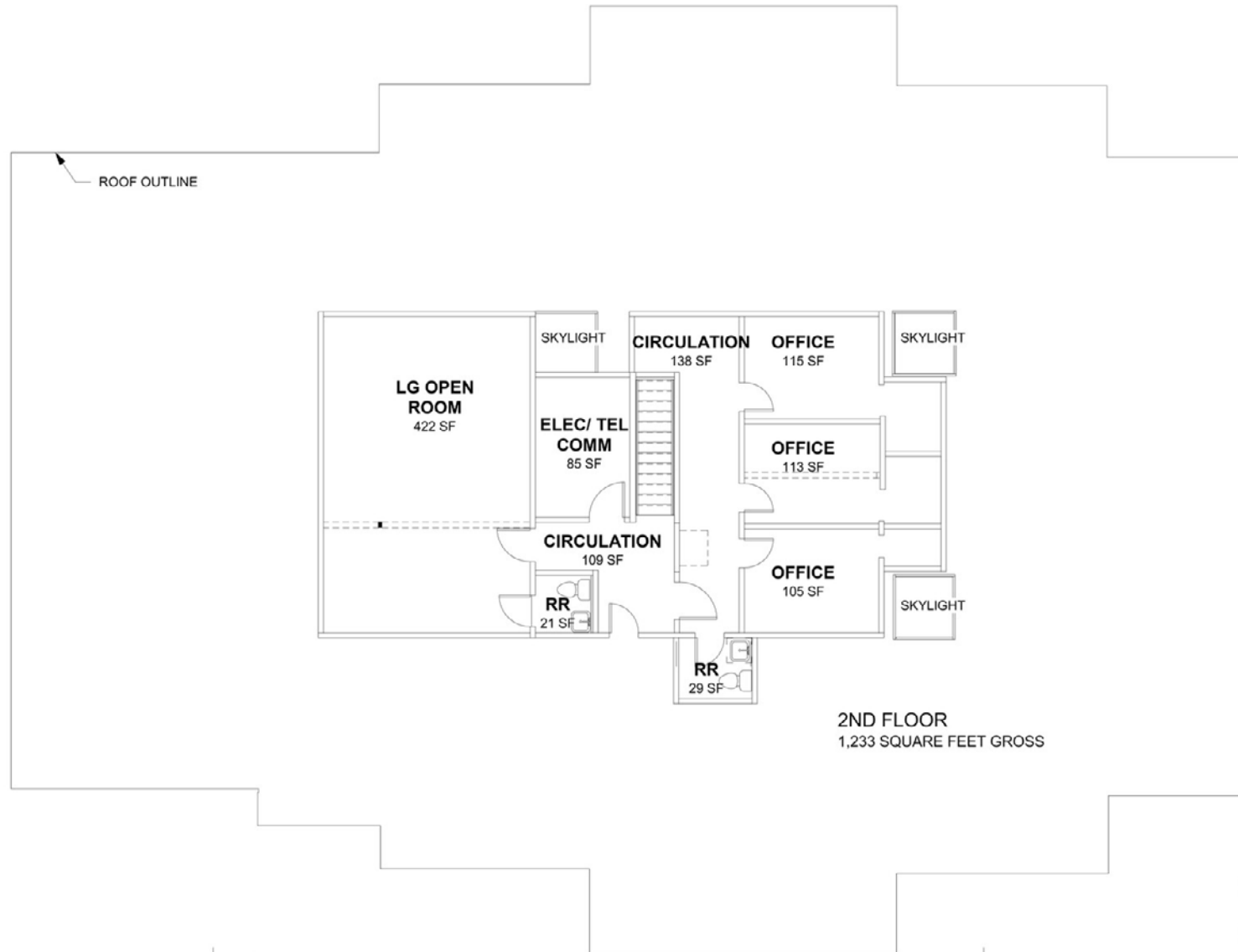
1ST FLOOR
6,154 SQUARE FEET GROSS

2ND FLOOR
1,233 SQUARE FEET GROSS

TOTAL
7,387 SQUARE FEET GROSS

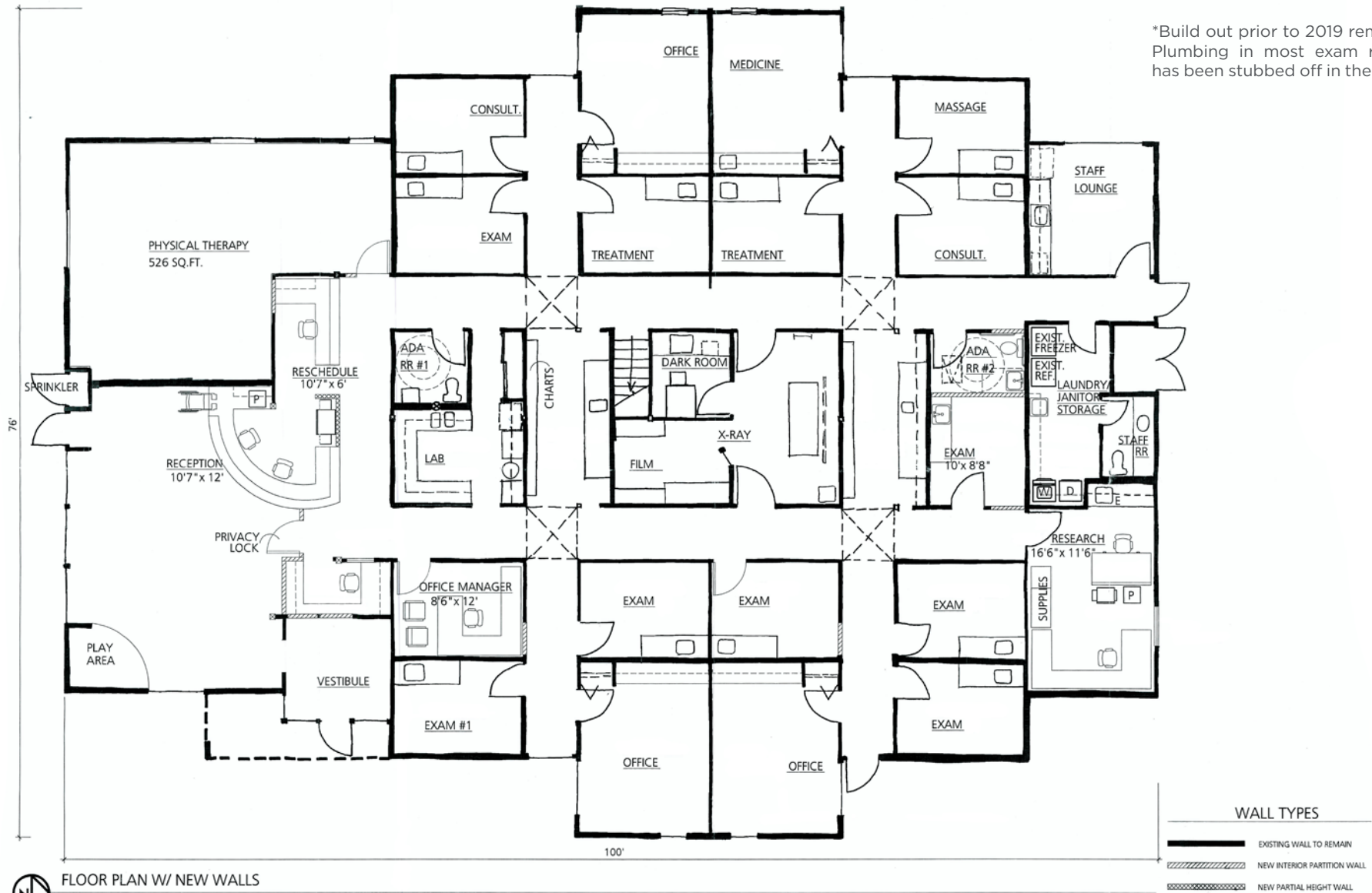


FLOOR PLAN: 2ND



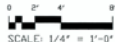
FLOOR PLAN: 1ST (Medical*)

*Build out prior to 2019 remodel.
Plumbing in most exam rooms
has been stubbed off in the walls.



FLOOR PLAN W/ NEW WALLS

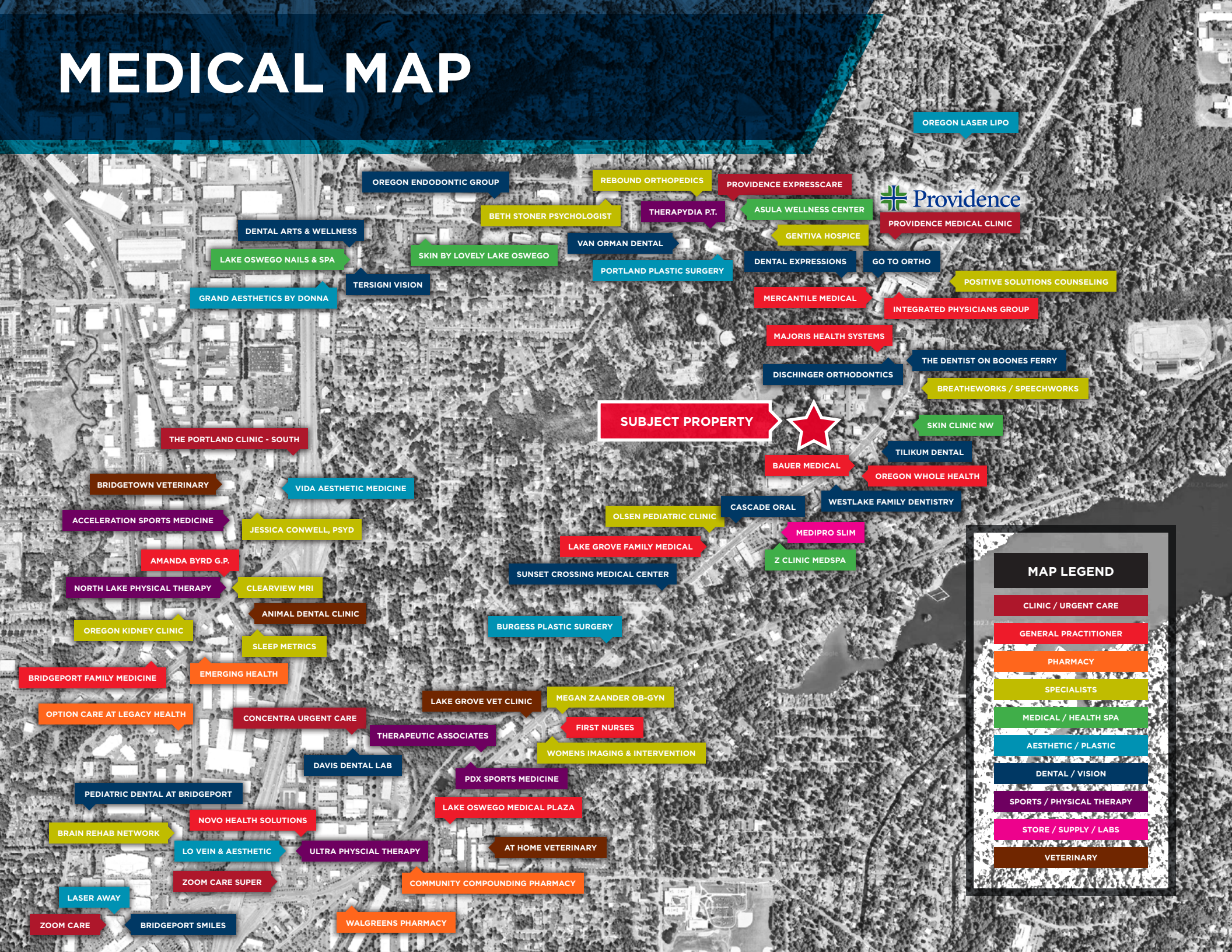
SCALE: 1/4" = 1'-0"



PROPERTY PHOTOS



MEDICAL MAP



SUBJECT PROPERTY

MAP LEGEND	
[Red]	CLINIC / URGENT CARE
[Red]	GENERAL PRACTITIONER
[Orange]	PHARMACY
[Light Green]	SPECIALISTS
[Green]	MEDICAL / HEALTH SPA
[Cyan]	AESTHETIC / PLASTIC
[Dark Blue]	DENTAL / VISION
[Purple]	SPORTS / PHYSICAL THERAPY
[Pink]	STORE / SUPPLY / LABS
[Brown]	VETERINARY

OREGON ENDODONTIC GROUP

REBOUND ORTHOPEDICS

PROVIDENCE EXPRESSCARE

OREGON LASER LIPO

BETH STONER PSYCHOLOGIST

THERAPYDIA P.T.

ASULA WELLNESS CENTER

PROVIDENCE MEDICAL CLINIC

DENTAL ARTS & WELLNESS

LAKE OSWEGO NAILS & SPA

SKIN BY LOVELY LAKE OSWEGO

VAN ORMAN DENTAL

GENTIVA HOSPICE

GRAND AESTHETICS BY DONNA

TERSIGNI VISION

PORTLAND PLASTIC SURGERY

DENTAL EXPRESSIONS

GO TO ORTHO

POSITIVE SOLUTIONS COUNSELING

MERCANTILE MEDICAL

INTEGRATED PHYSICIANS GROUP

MAJORIS HEALTH SYSTEMS

DISCHINGER ORTHODONTICS

THE DENTIST ON BOONES FERRY

BREATHWORKS / SPEECHWORKS

THE PORTLAND CLINIC - SOUTH



SKIN CLINIC NW

BRIDGETOWN VETERINARY

VIDA AESTHETIC MEDICINE

BAUER MEDICAL

OREGON WHOLE HEALTH

ACCELERATION SPORTS MEDICINE

JESSICA CONWELL, PSYD

OLSEN PEDIATRIC CLINIC

CASCADE ORAL

WESTLAKE FAMILY DENTISTRY

AMANDA BYRD G.P.

LAKE GROVE FAMILY MEDICAL

MEDIPRO SLIM

NORTH LAKE PHYSICAL THERAPY

CLEARVIEW MRI

SUNSET CROSSING MEDICAL CENTER

Z CLINIC MEDSPA

OREGON KIDNEY CLINIC

ANIMAL DENTAL CLINIC

BURGESS PLASTIC SURGERY

BRIDGEPORT FAMILY MEDICINE

EMERGING HEALTH

LAKE GROVE VET CLINIC

MEGAN ZAANDER OB-GYN

OPTION CARE AT LEGACY HEALTH

CONCENTRA URGENT CARE

FIRST NURSES

PEDIATRIC DENTAL AT BRIDGEPORT

DAVIS DENTAL LAB

WOMENS IMAGING & INTERVENTION

NOVO HEALTH SOLUTIONS

LAKE OSWEGO MEDICAL PLAZA

BRAIN REHAB NETWORK

LO VEIN & AESTHETIC

ULTRA PHYSICAL THERAPY

AT HOME VETERINARY

LASER AWAY

ZOOM CARE SUPER

COMMUNITY COMPOUNDING PHARMACY

ZOOM CARE

BRIDGEPORT SMILES

WALGREENS PHARMACY

RETAIL MAP



usbank

Hilton Garden Inn

Lawyers Title

MEADOWS RD

Fidelity National Title

KRUSE WAY

KRUSE VILLAGE

DIRECTORS Mortgage

YAKIMA

KRUSE WAY

MERRILL Lynch A BANK OF AMERICA COMPANY

THE SPRINGS AT CARMEN OAKS

THE SPRINGS AT LAKE OSWEGO

BOONES FERRY

CHASE

BISCUITS CAFE

MERCATO GROVE - LAKE OSWEGO, OR

BONITA RD

KRUSE VILLAGE

DICKEY'S BARBECUE PIT

Tavern ON KRUSE

Roasteria

BANGKOK XPRESS

JJ SANDWICHES

MOD

HAIR M

menchie's frozen yogurt

HERO

crumbl

HAND & STONE MASSAGE AND FACIAL SPA

barre3

STRETCH ZONE

WALUGA PARK WEST

WALUGA PARK EAST

QUARRY RD

Chevron

PAPA MURPHY'S TAKE 'N BAKE PIZZA

First Citizens Bank

KinderCare LEARNING CENTERS

7 ELEVEN

STARBUCKS

SHERWIN-WILLIAMS

DELPHIAN DELICATESSEN



WELLS FARGO

BANNER BANK

MERCATO GROVE

CVS

Orangetheory FITNESS

CLEAN JUICE

MO BERI

Lardo

ovation COFFEE & TEA

OVEN AND SHAKER

SWEATHOUZ

WALUGA DR

ROUND TABLE SINCE 1993

LA FLORENCE

H&R BLOCK

usbank ZUPAN'S MARKETS

OSWEGO LAKE

NEIGHBORHOOD



LAKE OSWEGO, OREGON

Lake Oswego is considered the most affluent suburban market in the greater Portland Metro Area. The strong demographics for the area are characterized by a highly educated and skilled workforce with a median household income of \$135,000 and low unemployment. 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. The area is flanked by the Kruse Way office district, the Kruse Village retail center and the recent new Mercato Grove mixed use development and ongoing infill development projects along the Boones Ferry corridor that is anchored on the south end at I-5 and Bridgeport Village. 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.

Lake Grove has a uniquely high population of medical and dental groups serving the greater Lake Oswego population including Providence Medical Clinic's primary/family medicine, physical therapy and express care services. Multiple other private practice medical and dental groups are located in the immediate area as well as aesthetic medical practitioners.

Access to the subject property is excellent and varied with several major arterials including Kruse Way to Hwy 217 and I-5, Boones Ferry Road to I-5, Oakridge Road to Kruse Way.





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