



FOR LEASE

600 A AVENUE

LAKE OSWEGO, OR 97034

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 VIDEO TOUR

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

VIDEO

PROPERTY DESCRIPTION

Rare opportunity to lease an iconic, freestanding office building in downtown Lake Oswego. The property totals 12,600 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 2,306 SF.

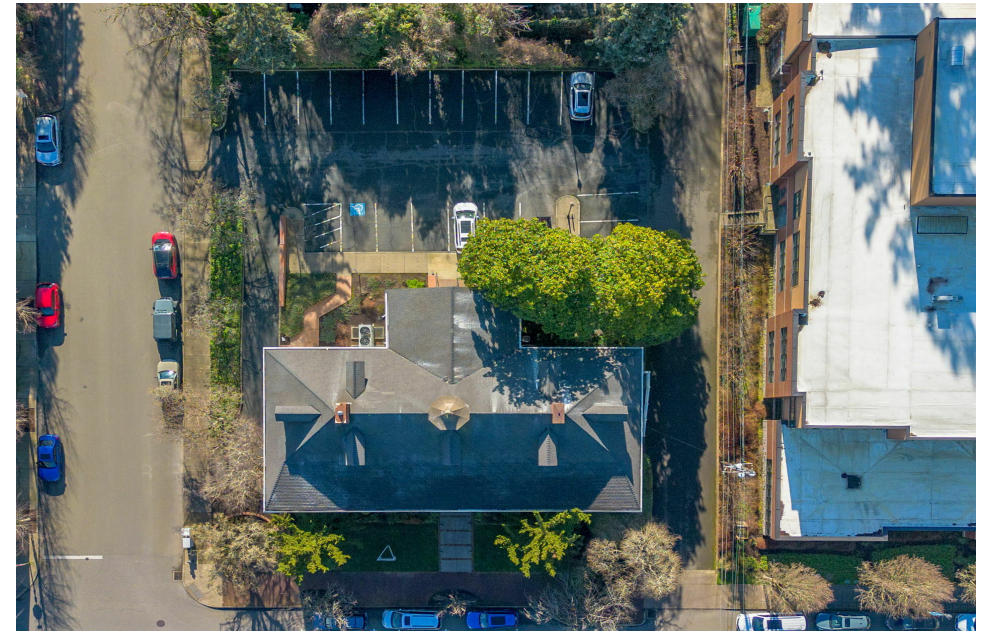
PROPERTY HIGHLIGHTS

- 2,306 - 12,600 SF
- Off-street parking
- Signage available
- EC Zoning (East End Commercial District)
- Taxes: \$27,726
- Plug and Play Furniture available

OFFERING SUMMARY

Lease Rate:	\$10.00 - \$20.00/SF/yr NNN
Available SF:	2,306 SF - 12,600 SF
Lot Size:	12,600 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$20.00 SF/yr	4,425 SF
Suite 200	\$20.00 SF/yr	4,425 SF
Suite LL	\$10.00 SF/yr	3,410 SF

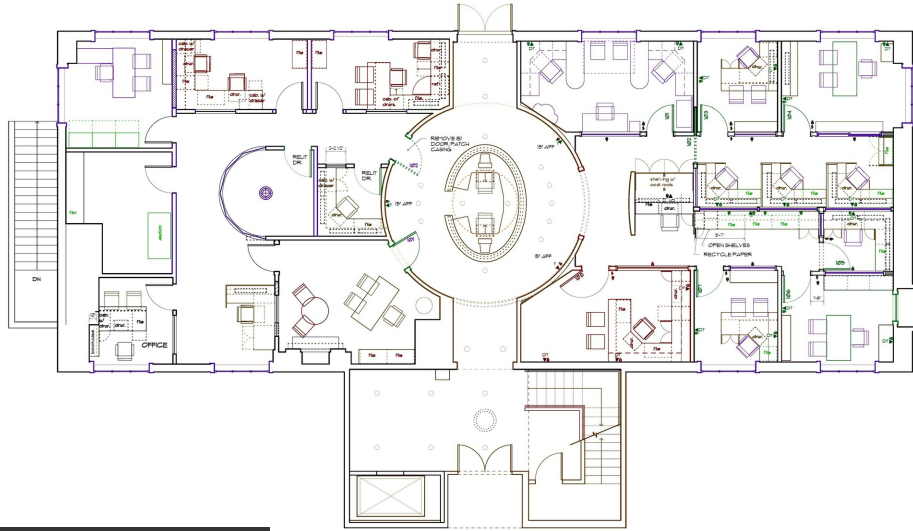


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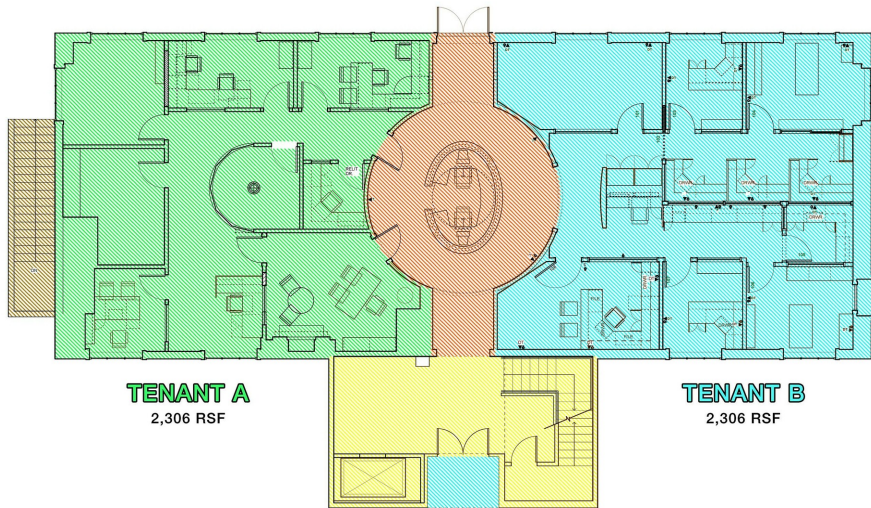
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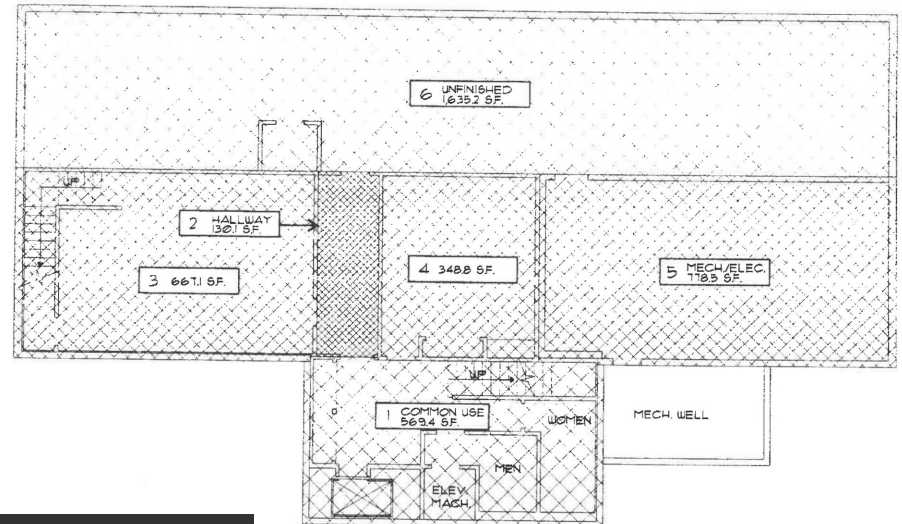
Main Level - Floor Plan



Second Floor - Floor Plan



Main Level - Potential Demising Plan



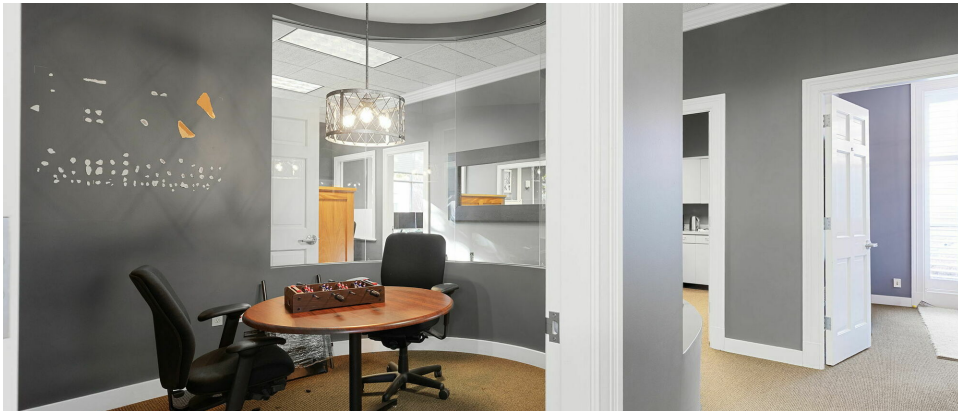
Basement - Floor Plan

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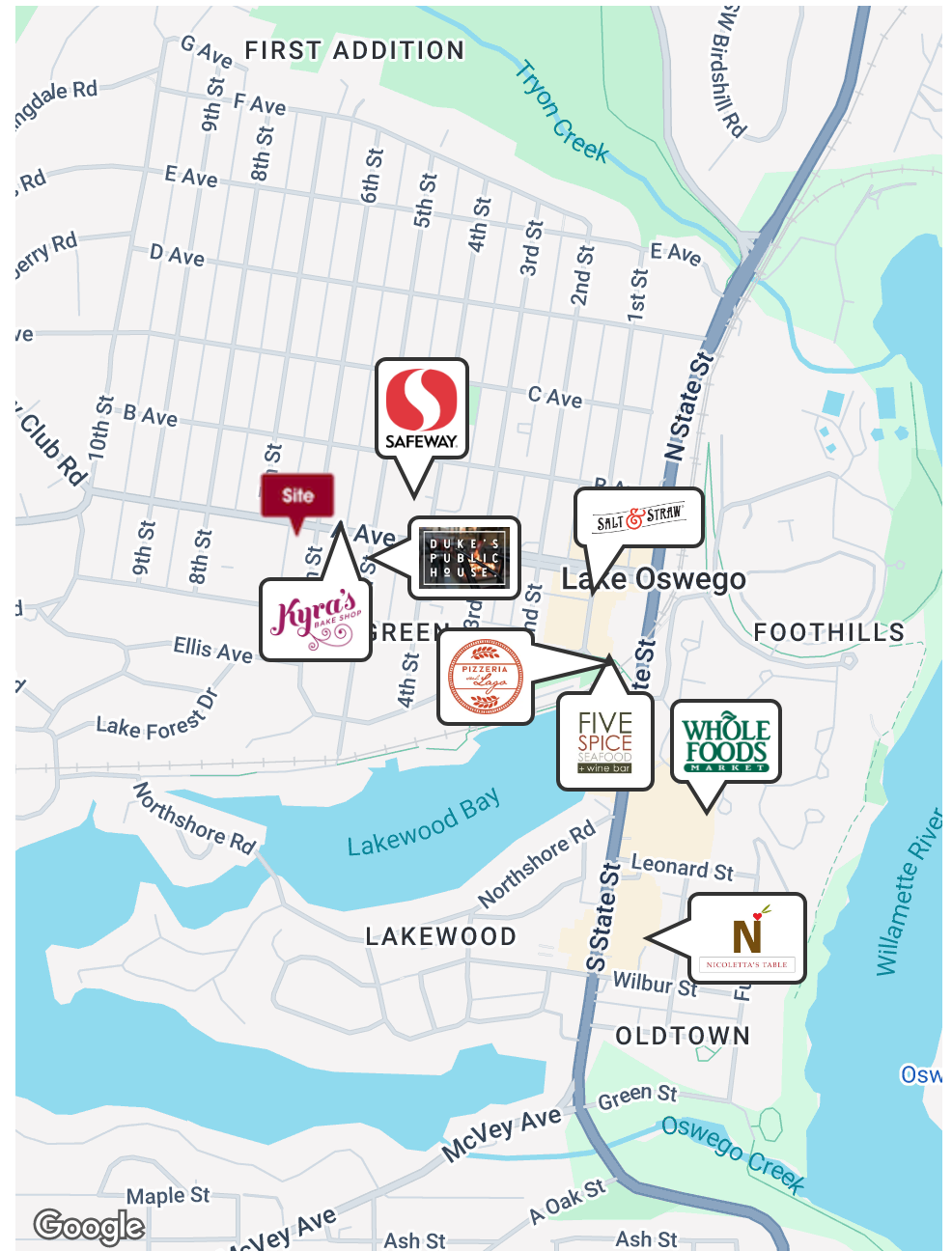


LOCATION OVERVIEW

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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