

FOR LEASE

# 5440

SW WESTGATE DR



PORTLAND, OR 97221  
SYLVAN/HILLSDALE SUBMARKET

HIGHLANDS PROFESSIONAL BUILDING

**CBRE**







H I G H L I G H T S

- Immediate access to I-26
- Plentiful parking
- Turnkey suites available
- Professionally managed by Lincoln Property Company
- Tenant Improvement Allowance available to qualified Tenants

ALL AVAILABLE SPACES	
SPACE	SIZE
1st Floor, Ste 115	1,955 - 3,006 SF
1st Floor, Ste 120	1,043 - 2,430 SF
1st Floor, Ste 125	1,387 - 2,430 SF
1st Floor, Ste 130	1,051 - 3,006 SF
1st Floor, Ste 140	1,086 SF
1st Floor, Ste 175	1,389 SF
3rd Floor, Ste 300	1,697 SF
3rd Floor, Ste 345	792 - 1,881 SF
3rd Floor, Ste 370	1,089 - 1,881 SF



FREE PARKING

SHARED BREAK ROOM

BUS LINE

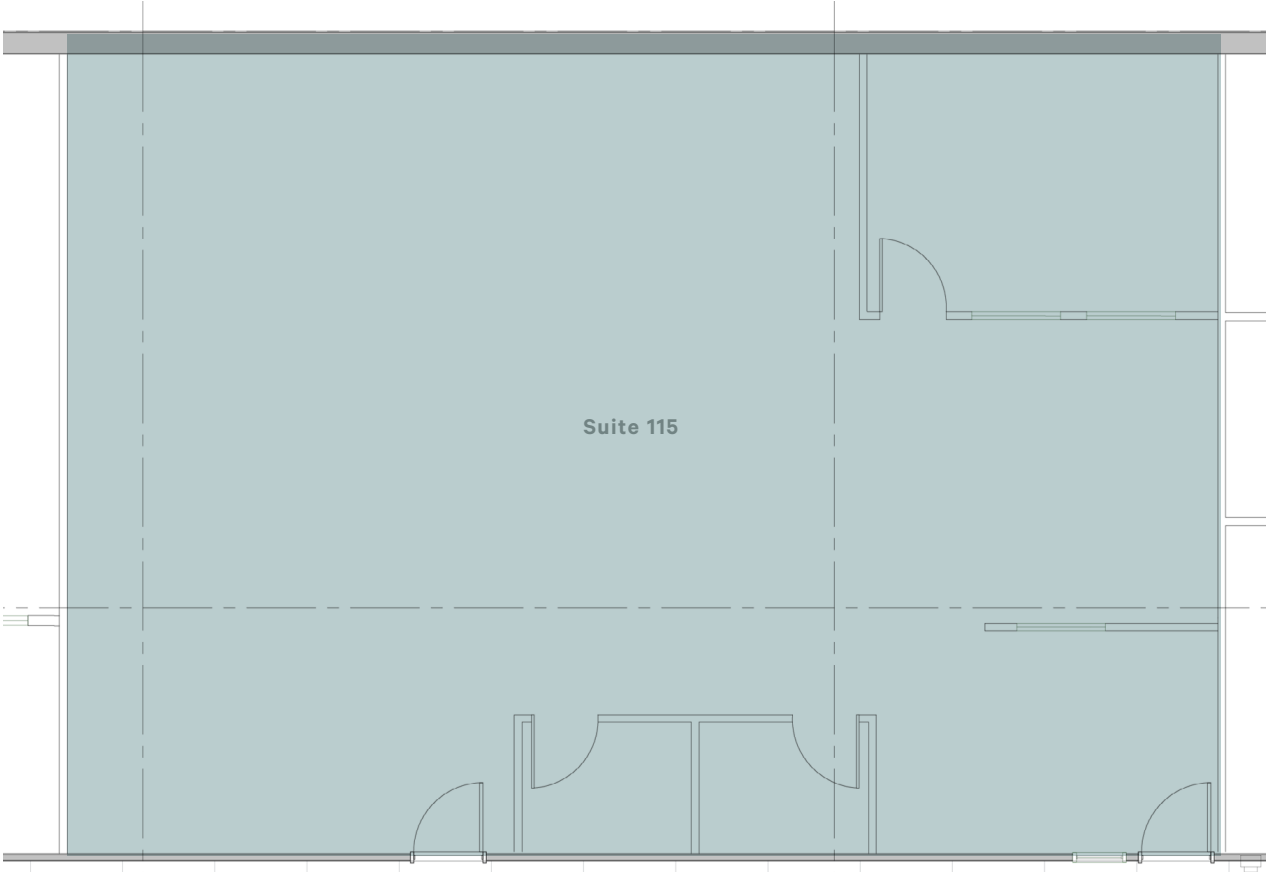
CONVENIENT ACCESS

ATRIUM

FLOOR PLANS

1st floor

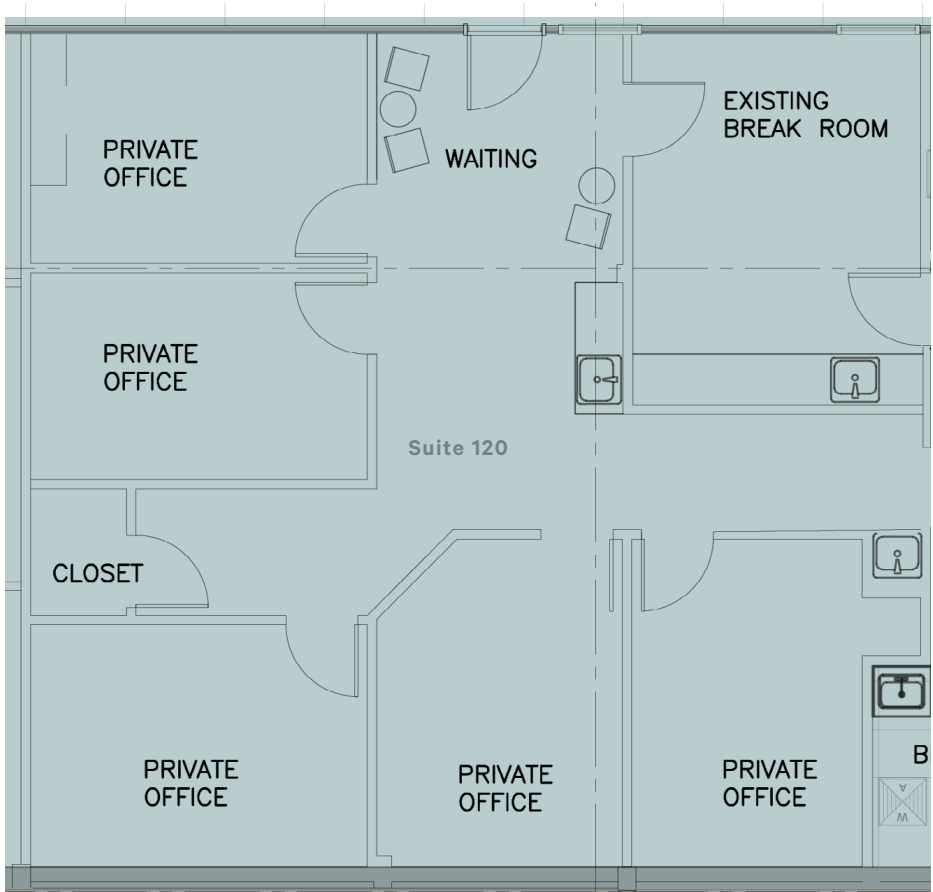
Suite 115: 1,955 – 3,006 SF



FLOOR PLANS

1st floor

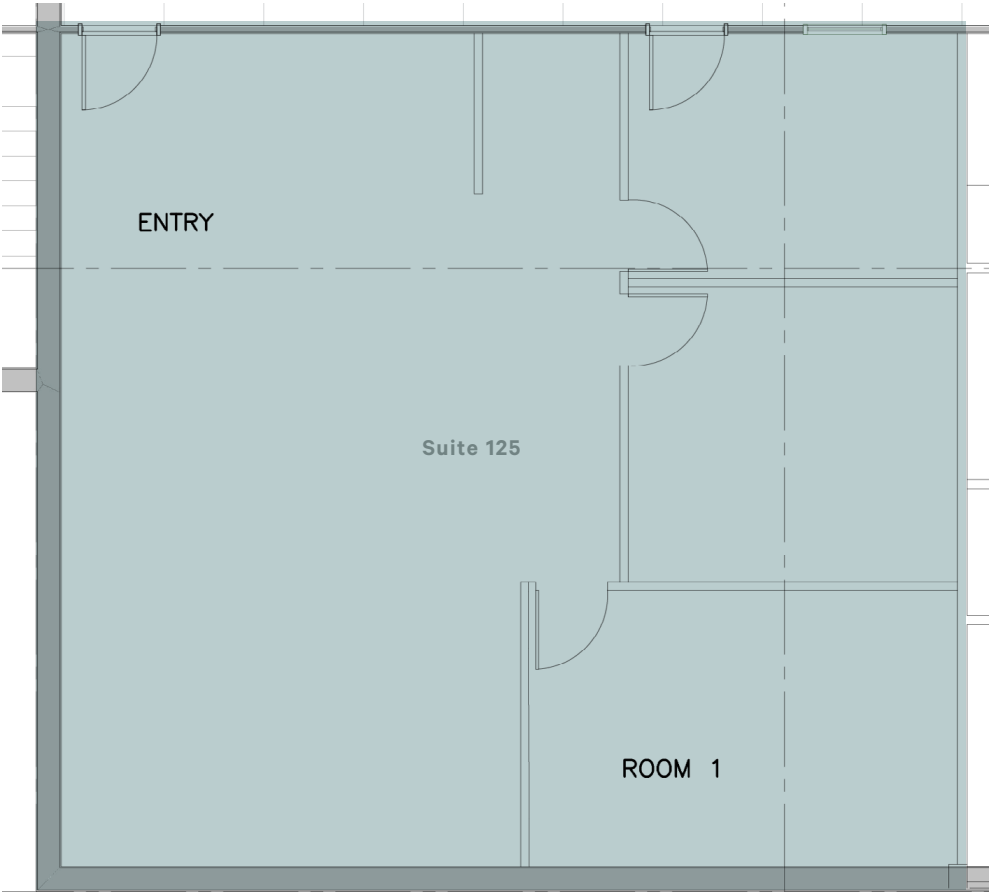
Suite 120: 1,043 – 2,430 SF



FLOOR PLANS

1st floor

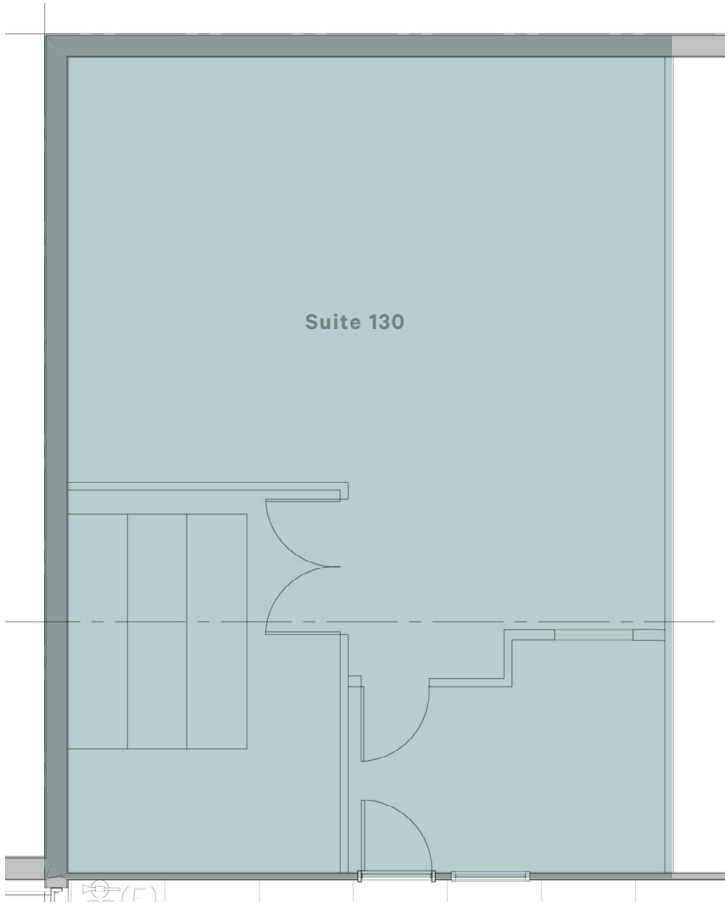
Suite 125: 1,387 – 2,430 SF



FLOOR PLANS

1st floor

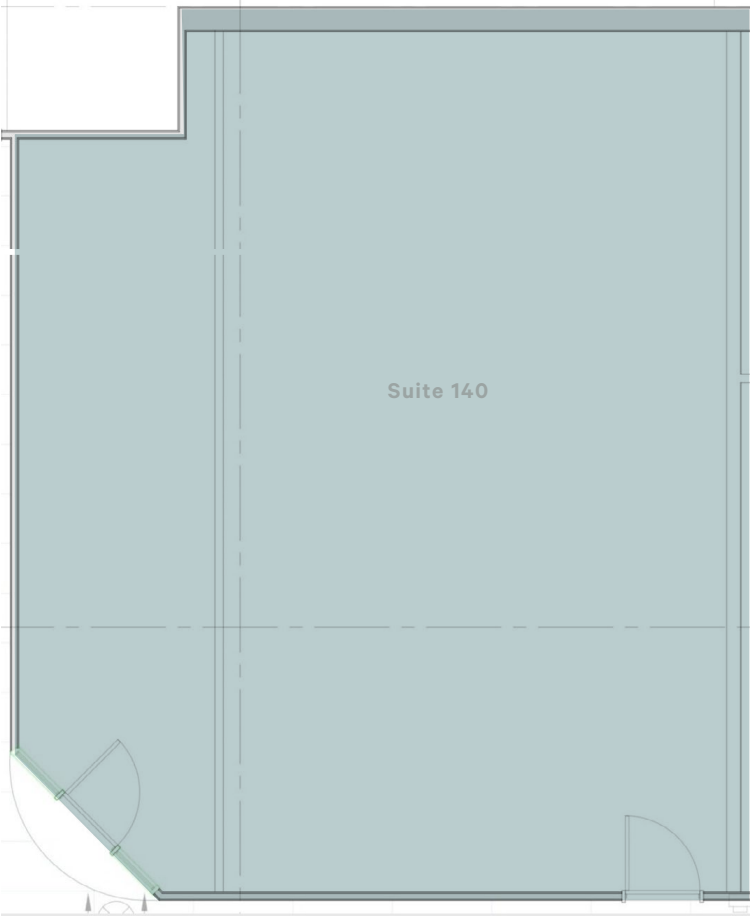
Suite 130: 1,051 – 3,006 SF



FLOOR PLANS

1st floor

Suite 140: 1,086 SF

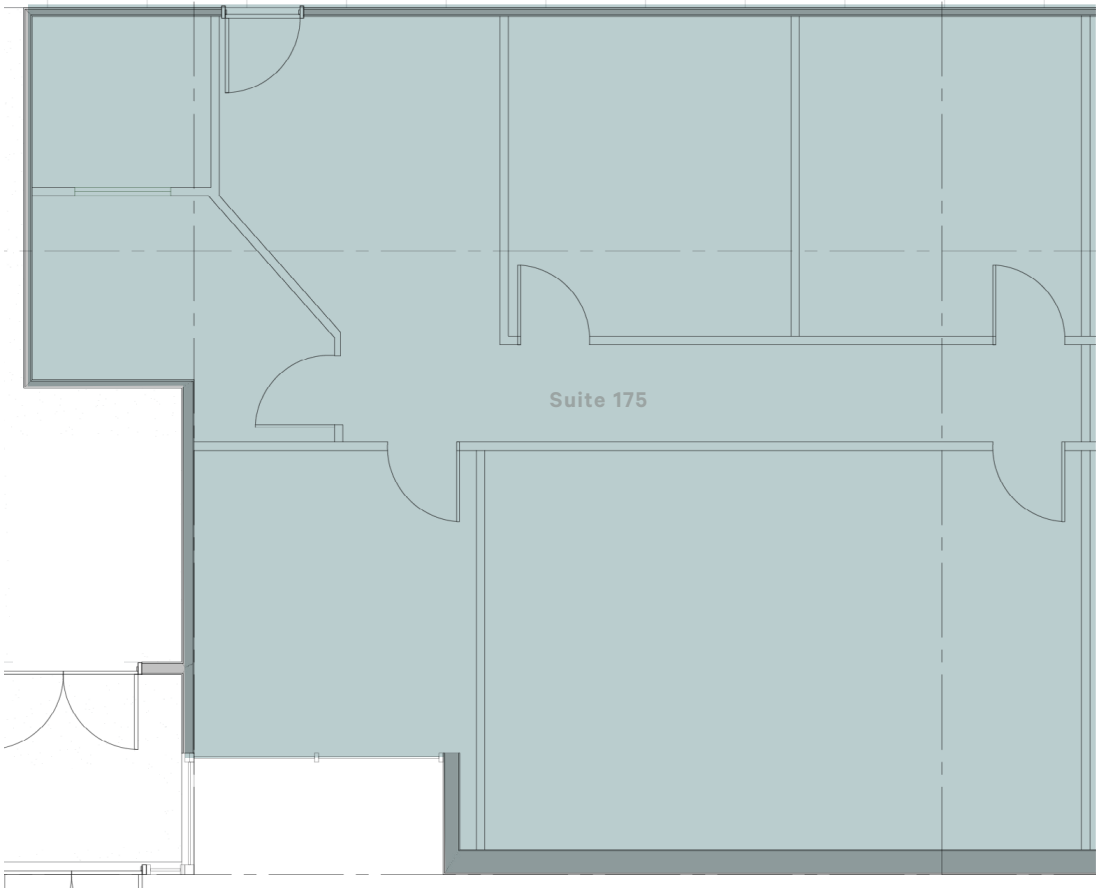




FLOOR PLANS

1st floor

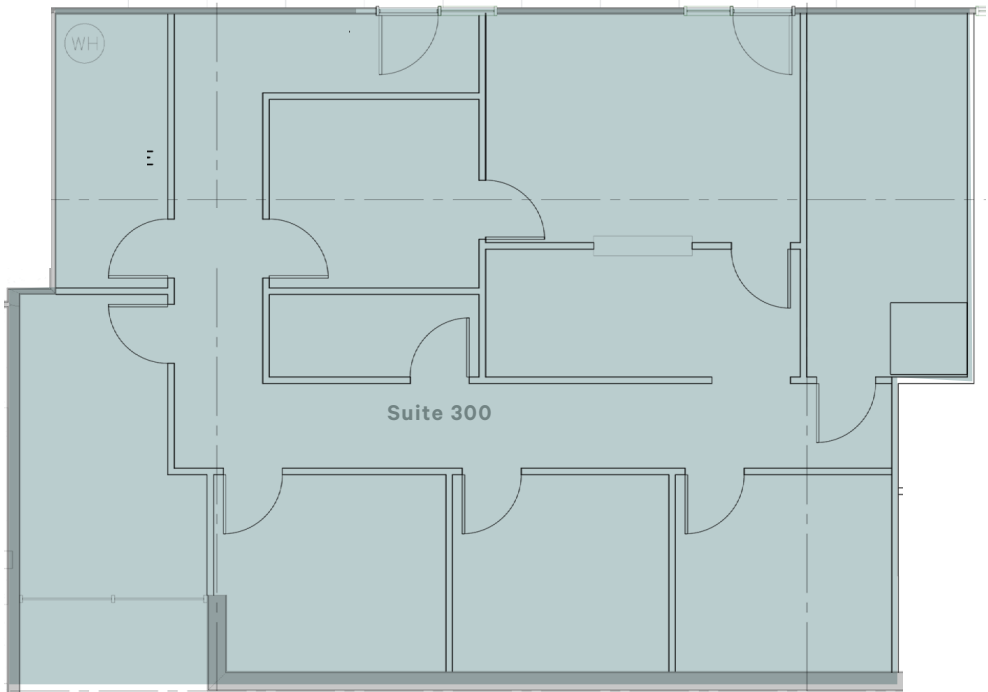
Suite 175: 1,389 SF



FLOOR PLANS

3rd floor

Suite 300: 1,697 SF

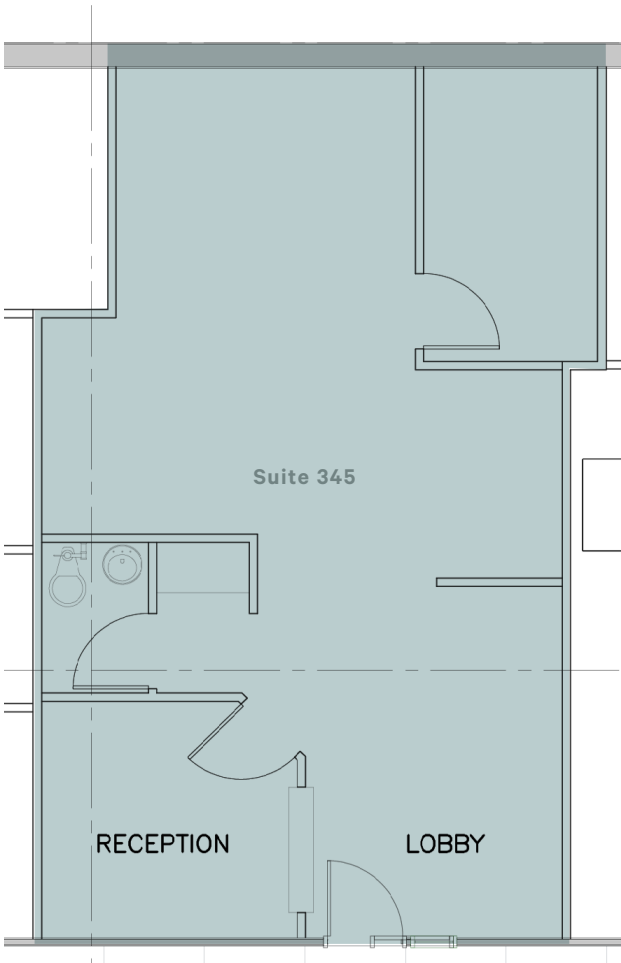




FLOOR PLANS

3rd floor

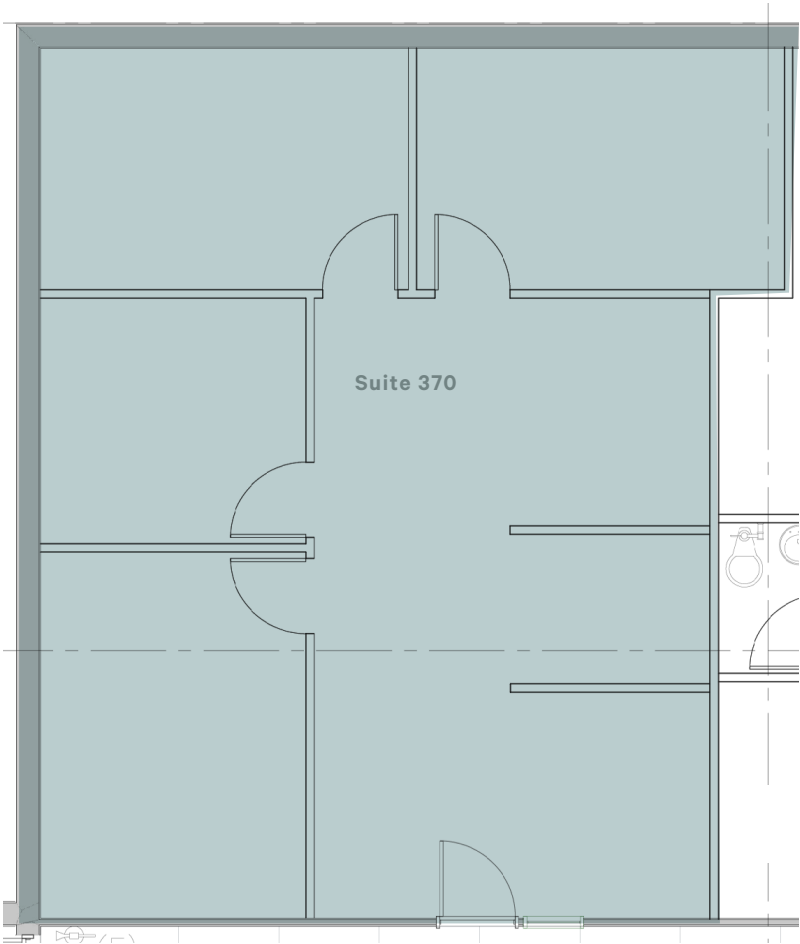
Suite 345: 793 – 1,881 SF



FLOOR PLANS

3rd floor

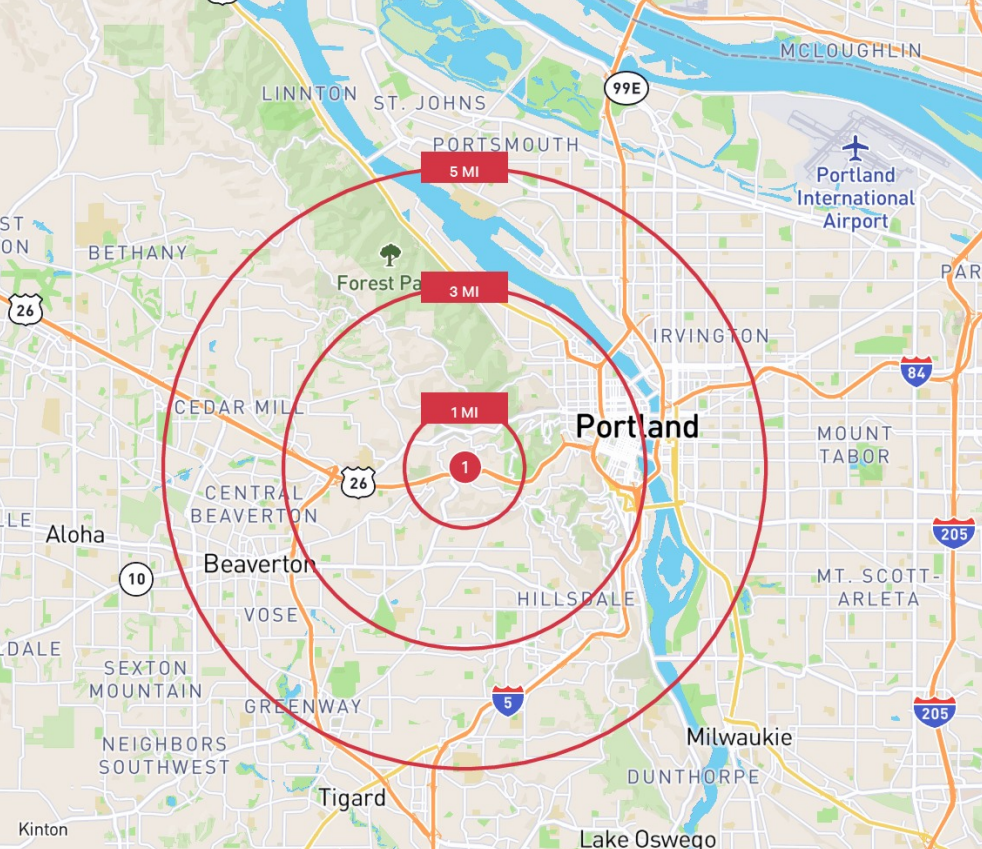
Suite 370: 1,089 – 1,881 SF











## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Est.	6,294	131,854	371,689
2029 Population - Five Year Projection	6,792	138,120	386,772
2020 Population - Census	11,403	131,497	371,832
2010 Population - Census	4,802	107,182	309,338
2020-2024 Annual Population Growth Rate	3.54%	1.20%	0.80%
2024-2029 Annual Population Growth Rate	1.53%	0.93%	0.80%
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$219,045	\$155,218	\$145,277
2029 Average Household Income	\$248,345	\$178,869	\$167,941
2024 Median Household Income	\$158,110	\$100,414	\$98,343
2029 Median Household Income	\$175,321	\$115,257	\$112,735
2024 Per Capita Income	\$87,075	\$79,328	\$68,439
2029 Per Capita Income	\$98,093	\$91,758	\$79,521



FOR LEASE | 48,500 SF



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HIGHLANDS PROFESSIONAL BUILDING

SYLVAN/HILLSDALE SUBMARKET

CONTACT BROKER FOR PRICING  
AND ADDITIONAL DETAILS

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