

NEW OFFICE/MEDICAL/DENTAL | FOR LEASE

3,288 SF DIVISIBLE

THE
BOULDER
LAKE OSWEGO



16500 BOONES FERRY ROAD | LAKE OSWEGO, OR 97035

CBRE

NEW OFFICE/MEDICAL/DENTAL | FOR LEASE

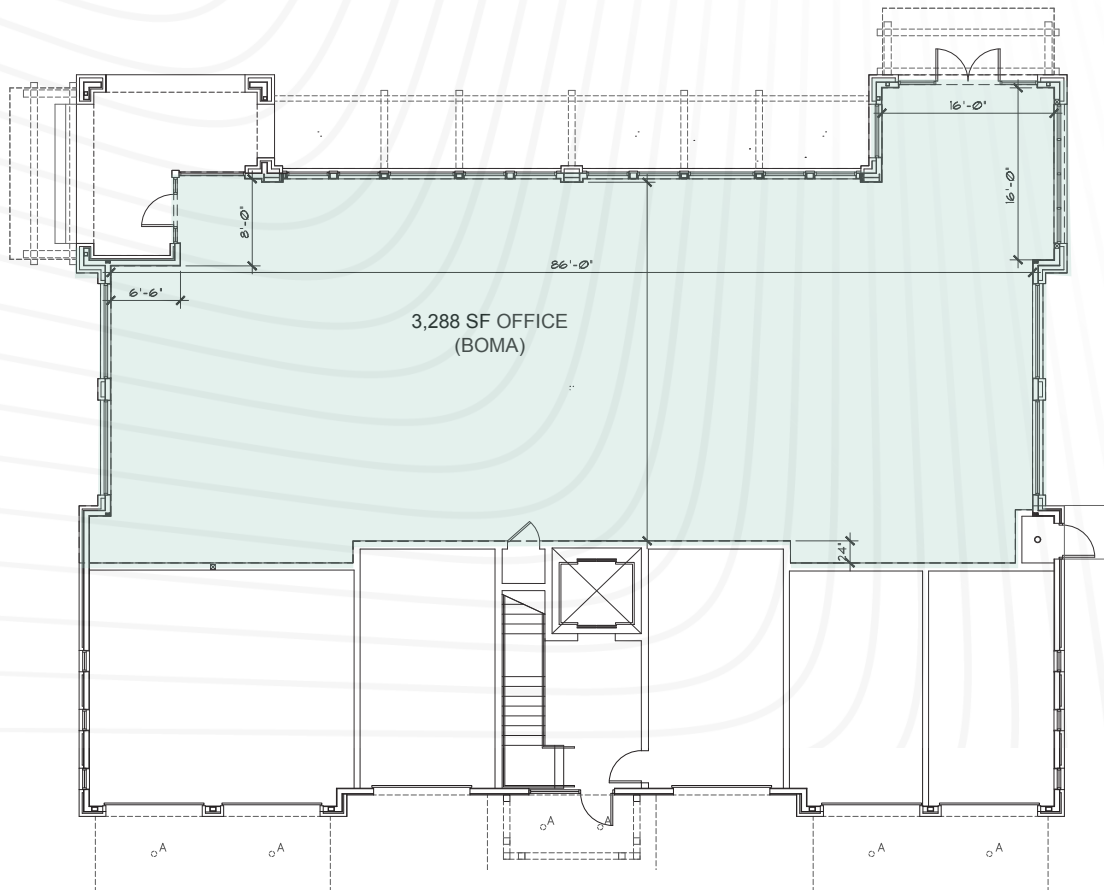
HIGHLIGHTS

\$38/SF NNN

± 3,288 USF

Surface Parking: 5/1,000

Signage Opportunity



Introducing **THE BOULDER**, Lake Oswego's newest commercial development offering a fit for office, medical, or dental use. This locally developed, designed and managed project features up to 3,288 SF of ground floor space available now with an additional 2,500 SF coming soon.

Well-situated minutes from I-5 and highly visible along the recently expanded Boones Ferry Road, **THE BOULDER** offers signage opportunities, plentiful parking and convenient access.

Available now with an allowance for customized Tenant Improvements, optimize your Lake Oswego presence at **THE BOULDER**.

CBRE

LAKE OSWEGO DEMOGRAPHICS

HEALTH INSURANCE

97.6%

HEALTH CARE EXPENDITURE

\$9,132.04



AVERAGE HOUSEHOLD SIZE

3 MILES 2.44

MEDIAN HOUSEHOLD INCOME

3 MILES \$104,940

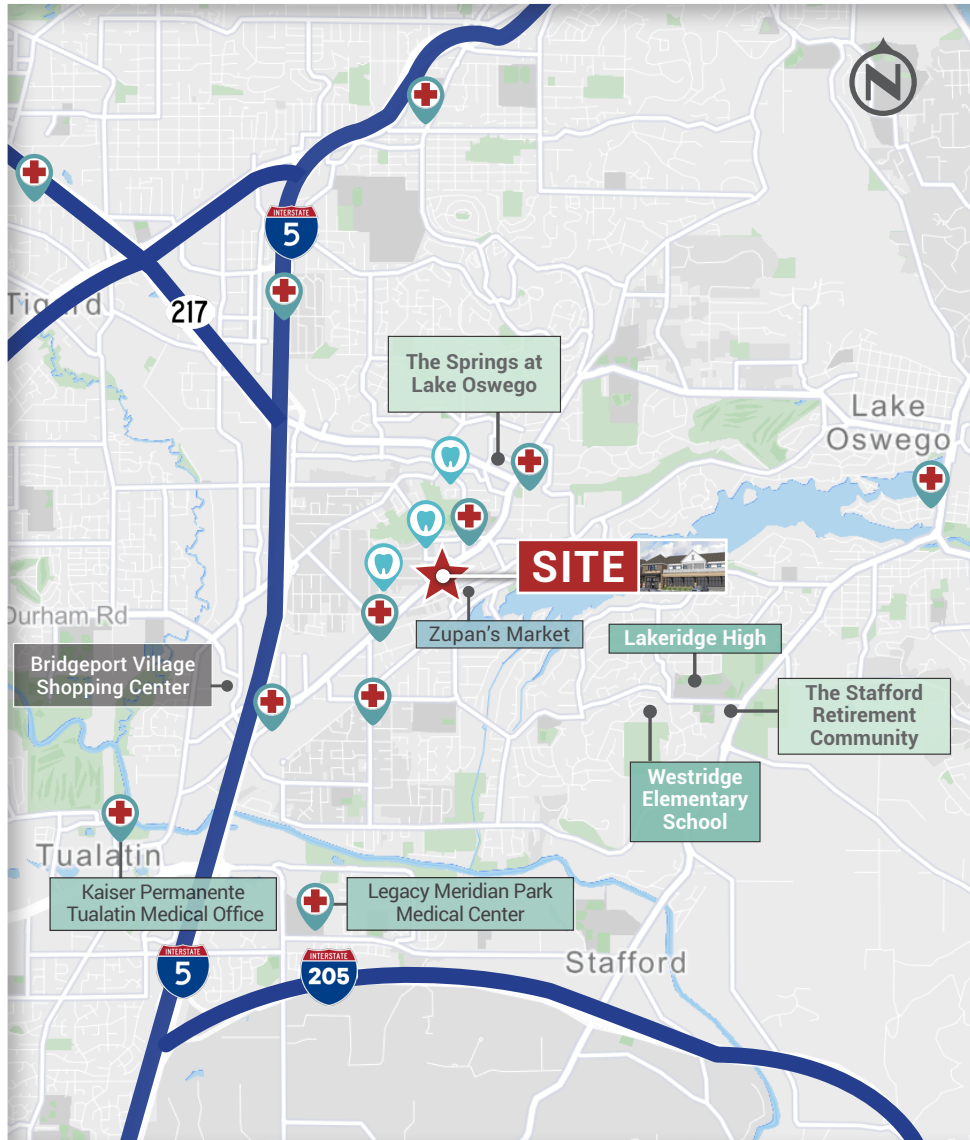
AVERAGE HOUSEHOLD INCOME

3 MILES \$151,318

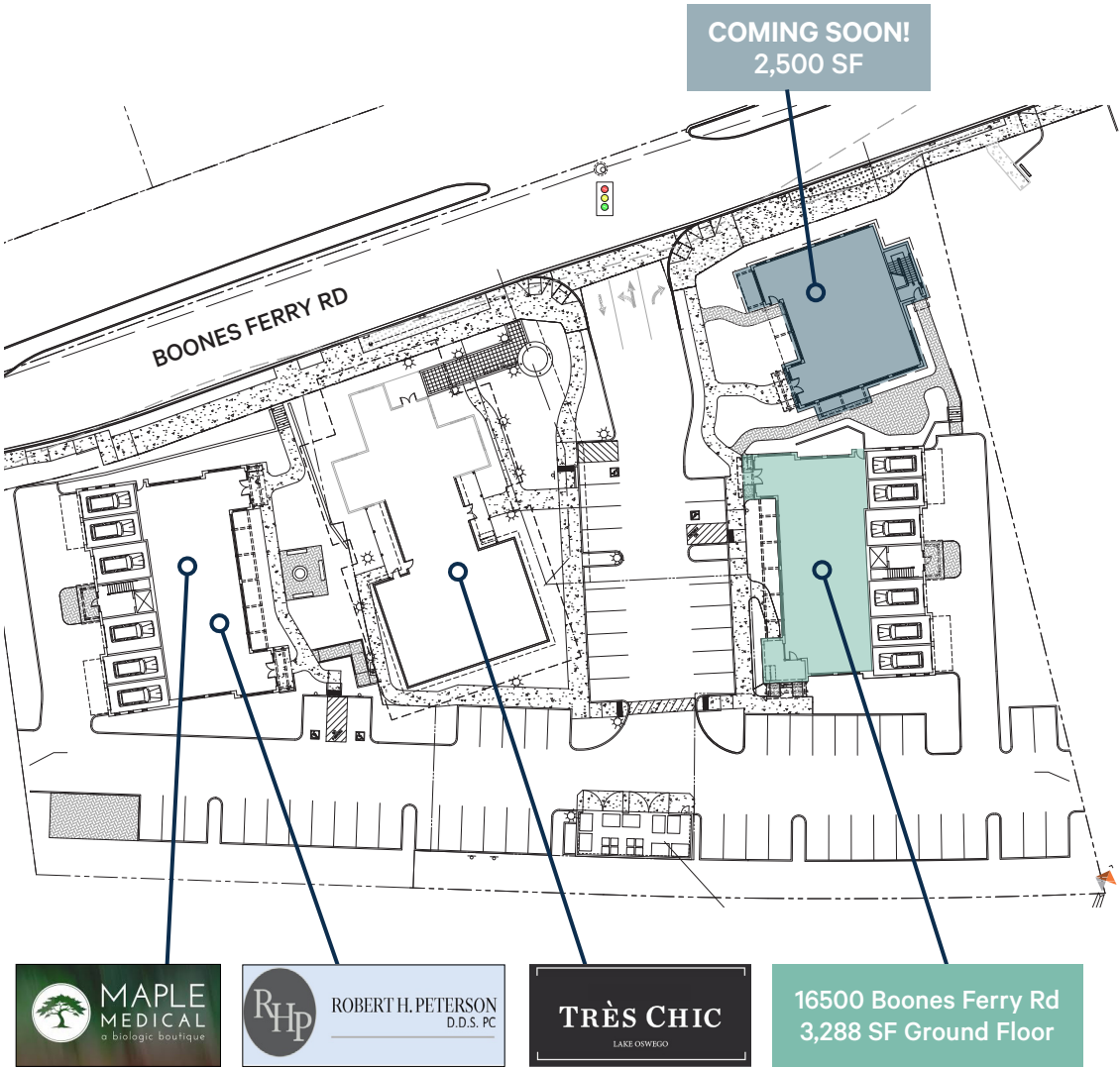
POPULATION

3 MILES 89,606

Source: CBRE mapping & research - 3 mile radius, 2022.



SITE PLAN



THE BOULDER

LAKE OSWEGO



CONTACT

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