

4103 Mercantile Dr
LAKE OSWEGO, OR 97035



FOR
SUBLEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SUBLICENSE

4103 Mercantile Dr, Lake Oswego, OR 97035



PROPERTY DESCRIPTION

Medical space in Lake Oswego is available for sublease—located in a freestanding building with abundant parking and excellent visibility/access.

The space is available to occupy beginning in February 2026.

PROPERTY HIGHLIGHTS

- Single-tenant building
- Medical buildout with abundant sinks
- Dedicated parking lot

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	6,385 SF
Lot Size:	31,482 SF
Available:	2/2/2026

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	454	1,540	5,291
Total Population	1,024	3,607	12,655
Average HH Income	\$162,498	\$163,522	\$170,747



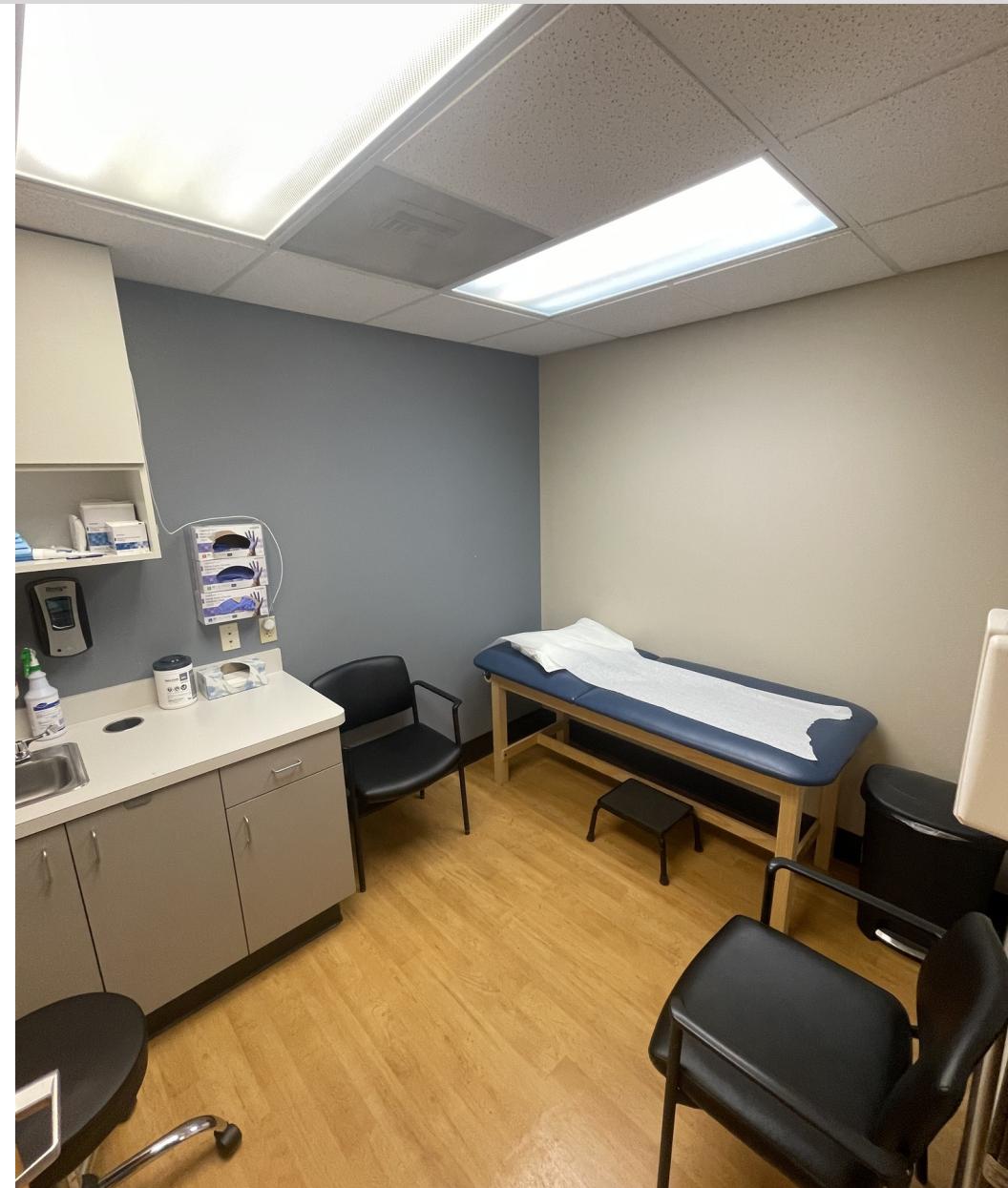
Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SUBLICENSE

4103 Mercantile Dr, Lake Oswego, OR 97035



Clayton Madey

503.972.7277

clayton@macadamforbes.com

Licensed in OR

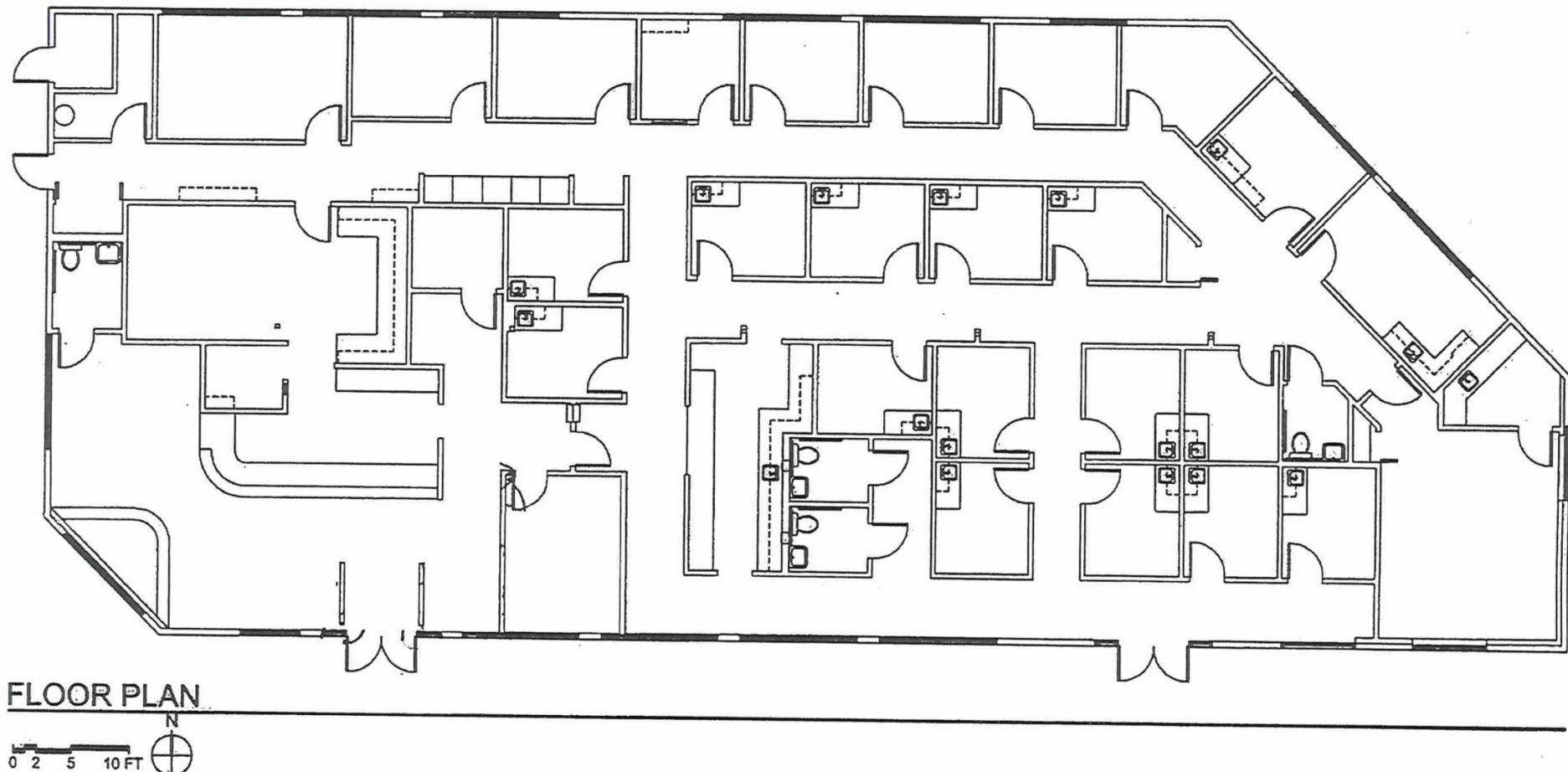


All the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

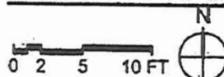
MACADAMFORBES.COM | 503.227.2500

FOR SUBLEASE

4103 Mercantile Dr, Lake Oswego, OR 97035



FLOOR PLAN



Clayton Madey

503.972.7277

clayton@macadamforbes.com

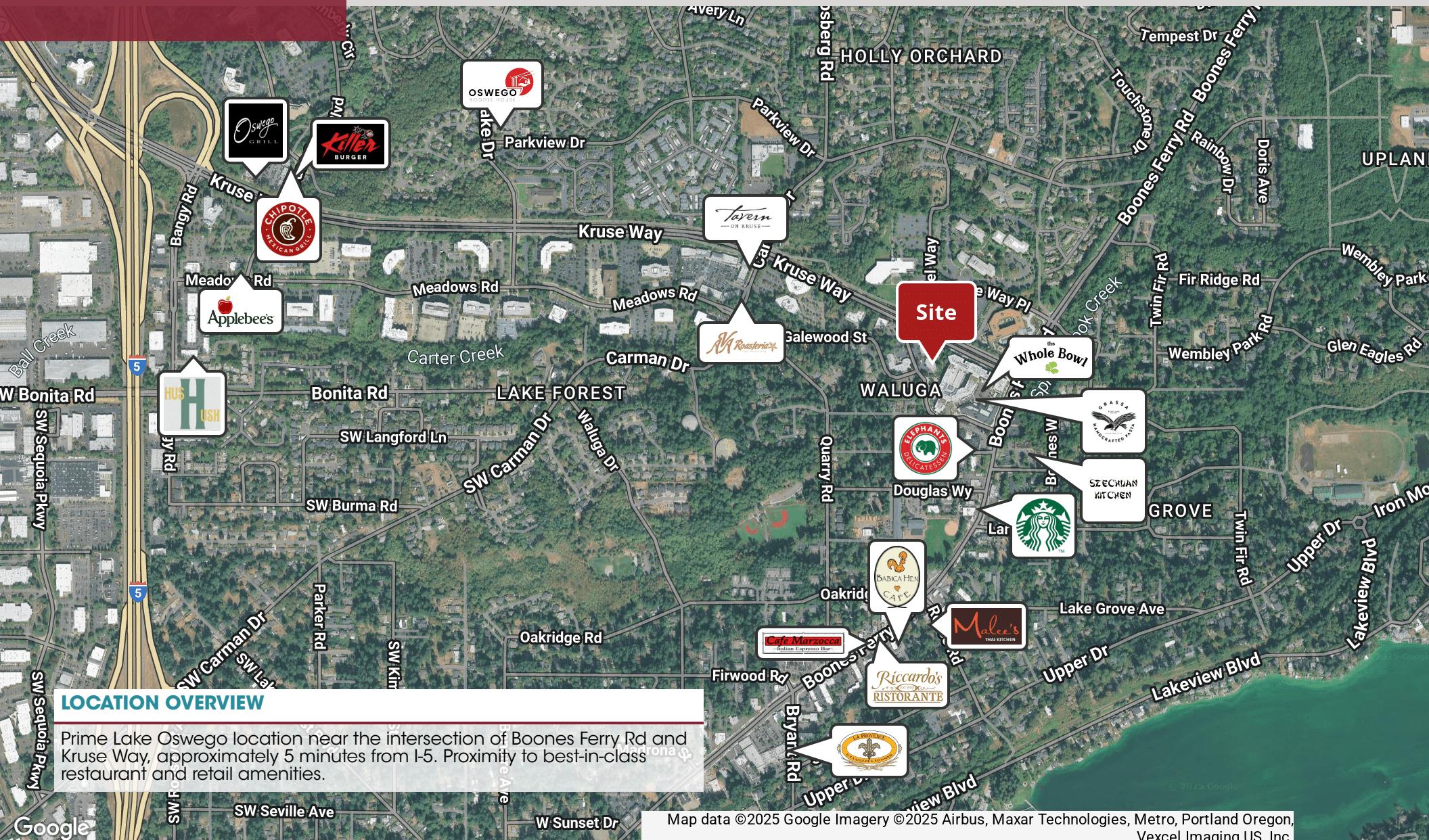
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SUBLLEASE

4103 Mercantile Dr, Lake Oswego, OR 97035



Clayton Madey

503.972.7277

clayton@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500