

4103 Mercantile Dr  
LAKE OSWEGO, OR 97035

GOTOORTHO SUMMIT ORTHOPAEDICS

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FOR  
SUBLEASE





# FOR SUBLEASE

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



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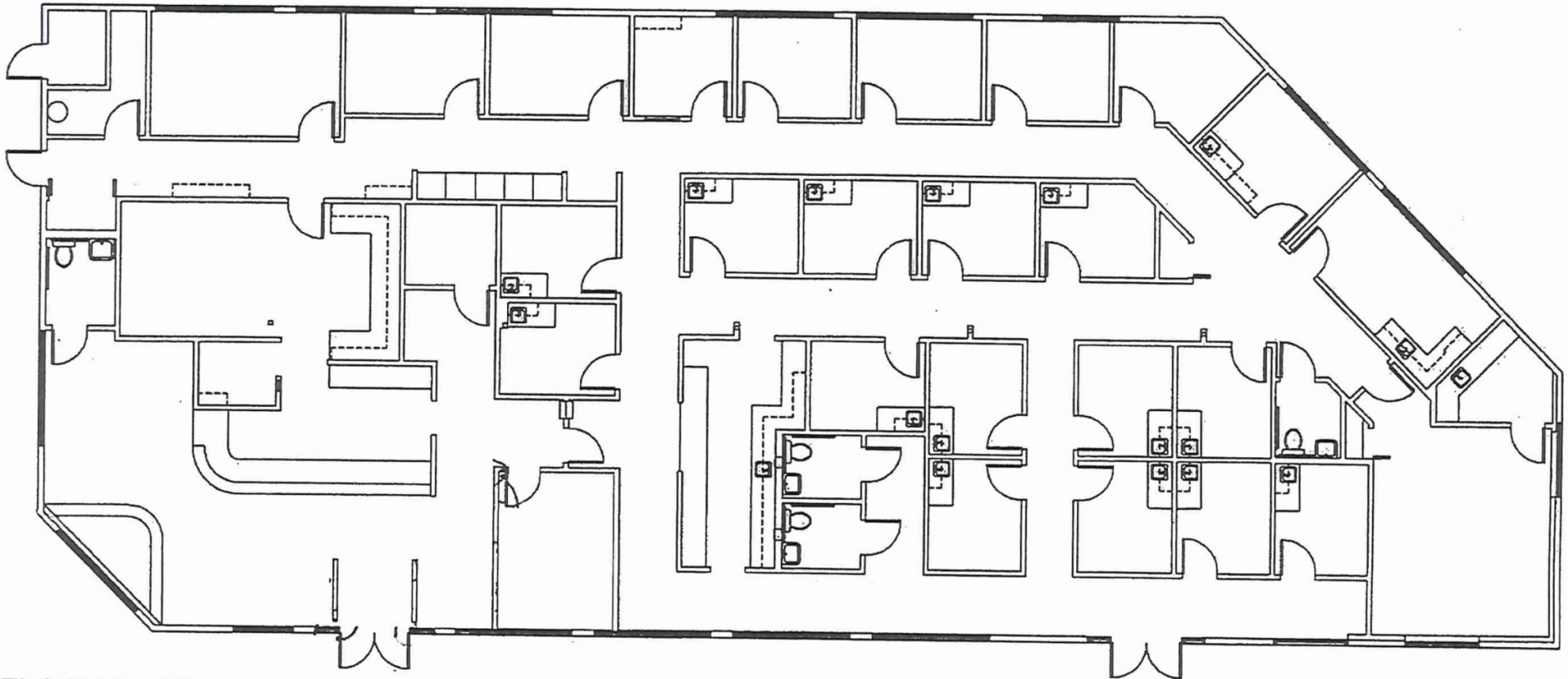
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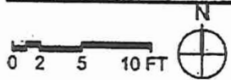


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FLOOR PLAN



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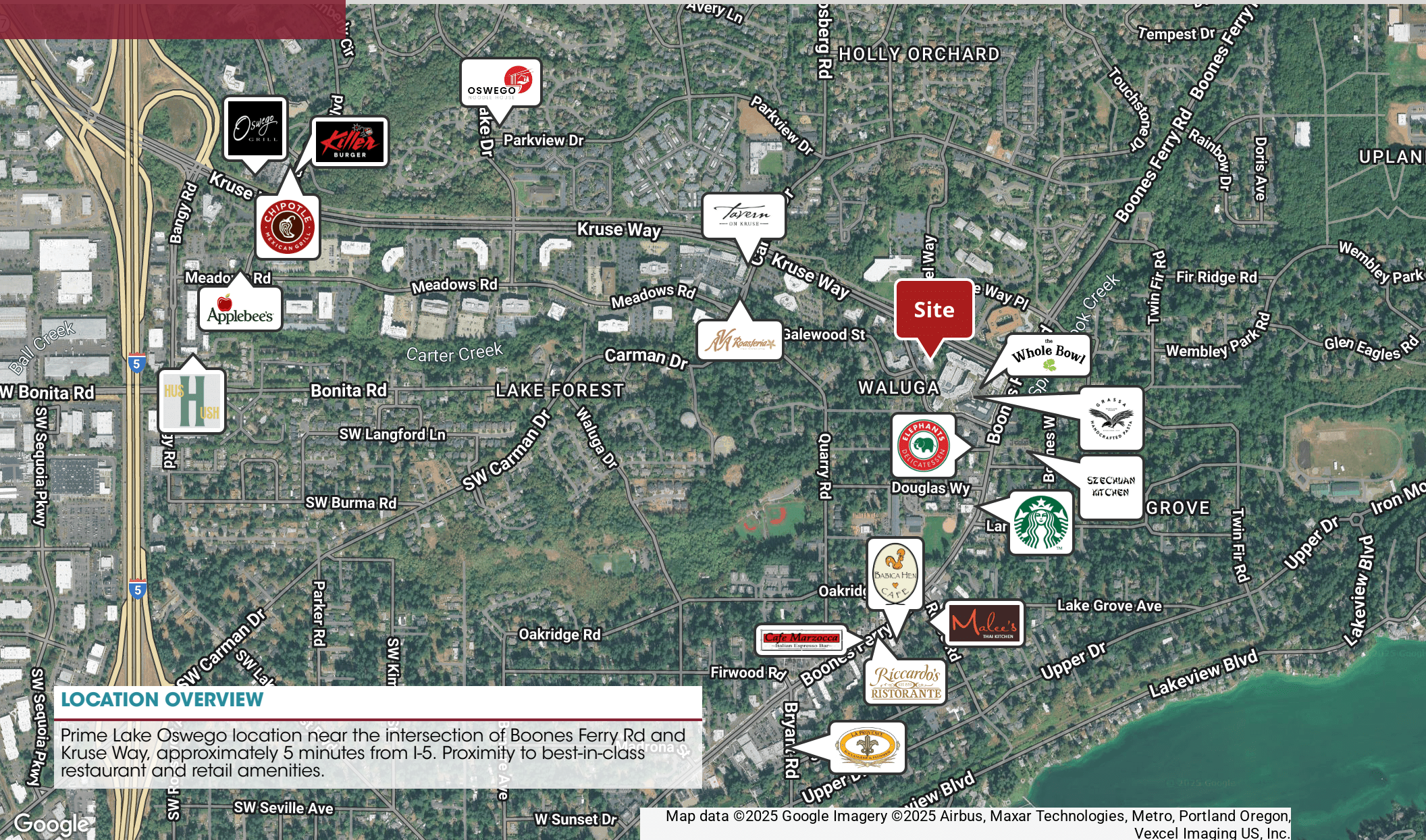
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