

MEDICAL/DENTAL OFFICE | FOR LEASE
3,288 SF DIVISIBLE



16500 BOONES FERRY ROAD | LAKE OSWEGO, OR 97035

CBRE

MEDICAL/DENTAL OFFICE | FOR LEASE

HIGHLIGHTS

\$38/SF NNN

± 3,288 SF

Surface Parking: 5/1,000



The Boulder is Lake Oswego's newest medical office building availability. This locally developed, designed, and managed project features ground floor medical/dental office suites of up to 3,288 SF, topped-off with luxury apartments above.

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.

Leasing now with an allowance for customized Tenant Improvements, The Boulder will serve as a prime location for a practice, whether new to or looking to expand their presence within the Lake Oswego community.

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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

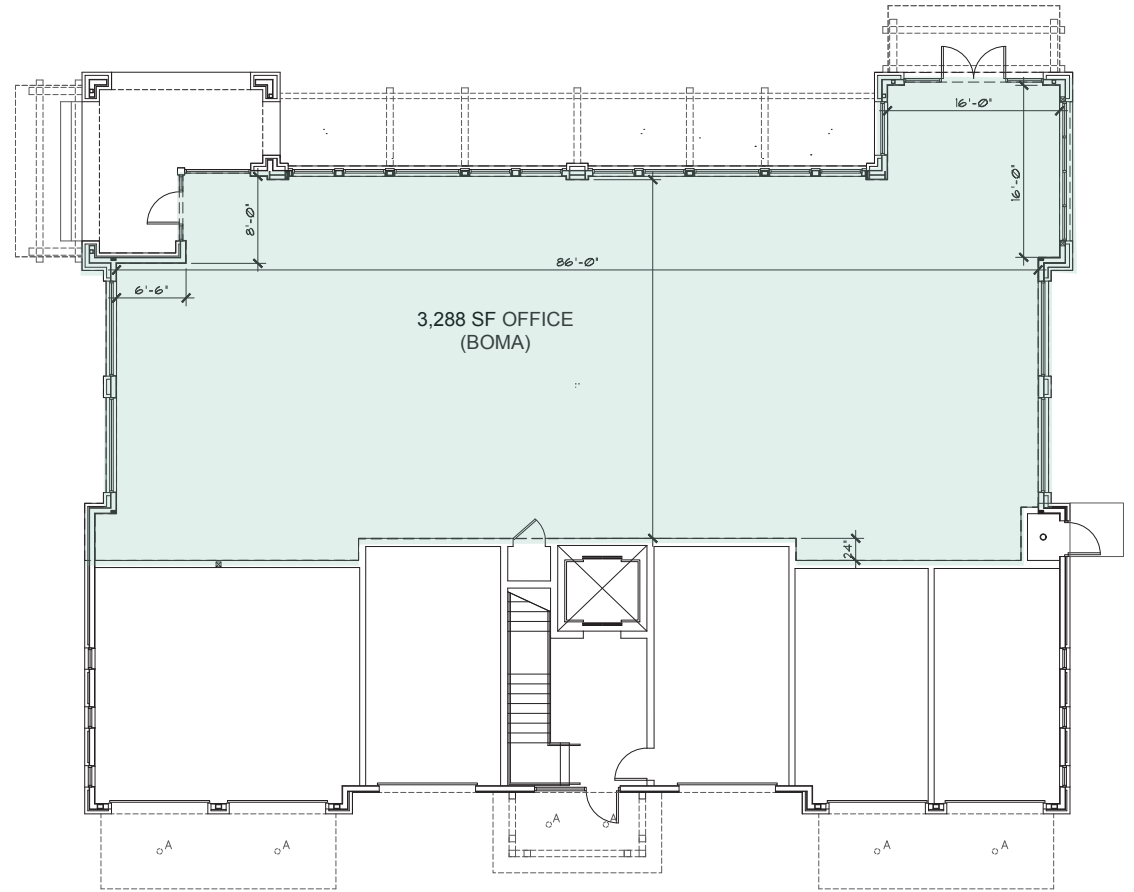
POPULATION

3 MILES 89,606

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



FLOOR PLAN





THE BOULDER

LAKE OSWEGO

CONTACT

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