



THE LAKE GROVE OFFICE

15110 SW BOONES FERRY ROAD LAKE OSWEGO, OREGON 97035



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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Affluent neighborhood with average household income of \$144,587 (1 mile radius)
- 5 minutes away from I5 and 217
- Located at the #1 intersection in Lake Oswego (Kruse Way & Boones Ferry Rd) with 30,000 cpd on Kruse and 27,000 cpd on Boones Ferry
- Located across from The Springs at Lake Oswego senior living facility (373,000 sf opened 2020)
- Located diagonally from the newly opened Mercato Grove, mixed use development with 206 luxury apartments and retail
- On-site parking for tenants
- Local ownership
- On-site Management
- Quiet secluded area that is very centrally located. Backed up to nature preserve with great walking paths.
- Janitorial 6 days a week
- Walking distance to many great restaurants including Lardo's, Momo's Sushi and Grill, Casa Del Pollo, Lac St. Jacks, and more



ADDRESS	15110 Boones Ferry Road Lake Oswego, OR 97035					
MARKET	Lake Oswego					
BUILDING SIZE	15,042 SF					
LOT SIZE	0.72 AC (31,363 SF)					
YEAR BUILT	1979					
LEASE RATE	Call for Rates					
AVAILABLE SF	186 - 1,756 SF					
ZONING	OC					
AVAILABILITY						
• Suite 150 776 SF Negotiable						
• Suite 230 1,199 SF Negotiable						
• Suite 250 1,756 SF Negotiable						
• Suite 300G 378 SF Negotiable						
• Suite 300H 378 SF Negotiable						

PROPERTY SUMMARY

SVN Imbrie is proud to present Springcreek Office Park ("Subject Property") located in Lake Oswego with average household incomes of \$144,587 (1 mile radius). This multi-tenant office building is located at the #1 intersection in Lake Oswego, Kruse Way & Boones Ferry Rd, with 30,000 cars per day on Kruse Way and 27,000 cars per day on Boones Ferry. This ideal location offers easy access to I5 and 217.

Surrounded by retail, apartments and housing, Springcreek offers a convenient location for tenants to service their customers. Located across from Springcreek is The Springs at Lake Oswego, a senior living complex that recently opened in Q1 2020 and is 373,000sf in size. Mercato Grove, located diagonally from Springcreek, recently opened up with 206 luxury apartments and 50,000 sf of dining, fitness and specialty shops that include CVS, Orangetheory, Lardo, Tasty, Grassa, and other shops.

The subject property consists of 3 floors making up 17,325 square feet with a mixture of local tenants. Springcreek offers on site parking for tenants and customers, with retail and restaurants within walking distance.



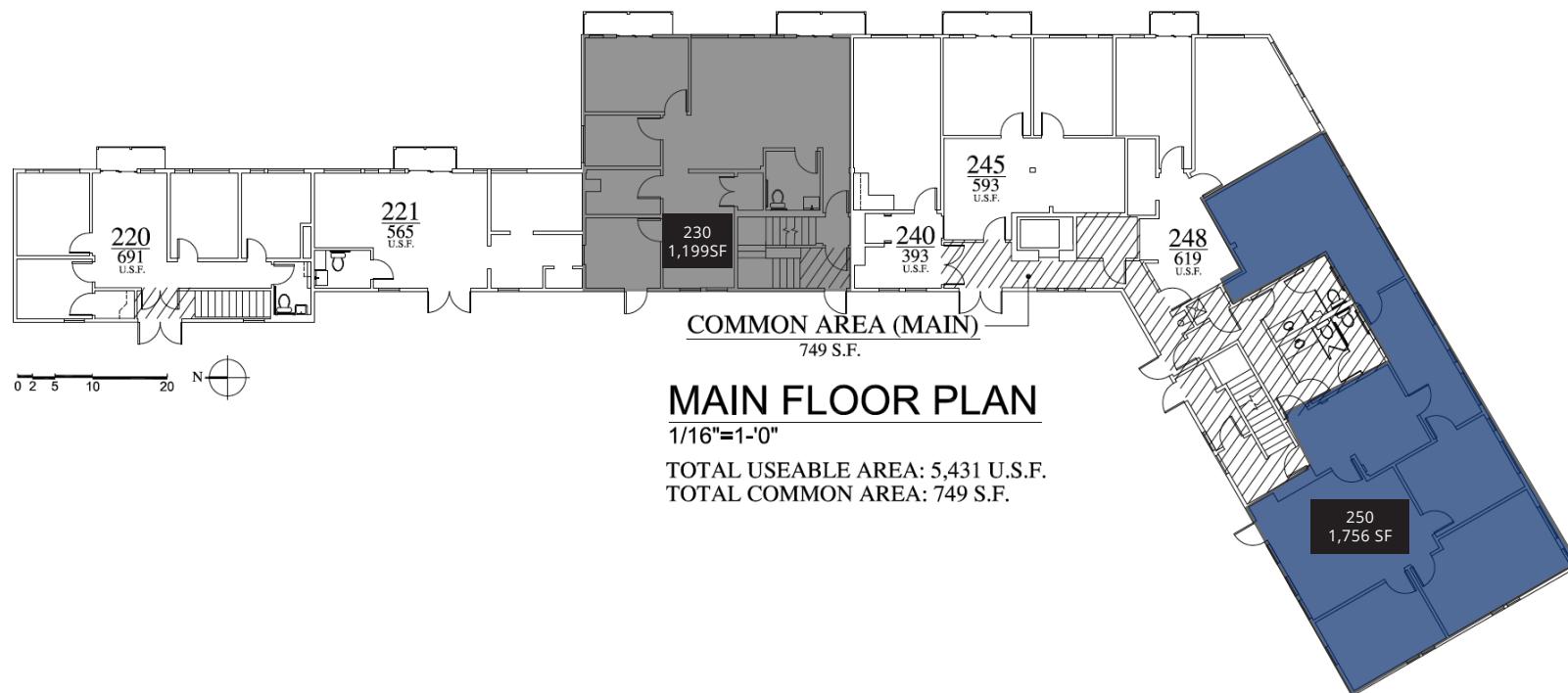
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MAIN FLOOR PLAN

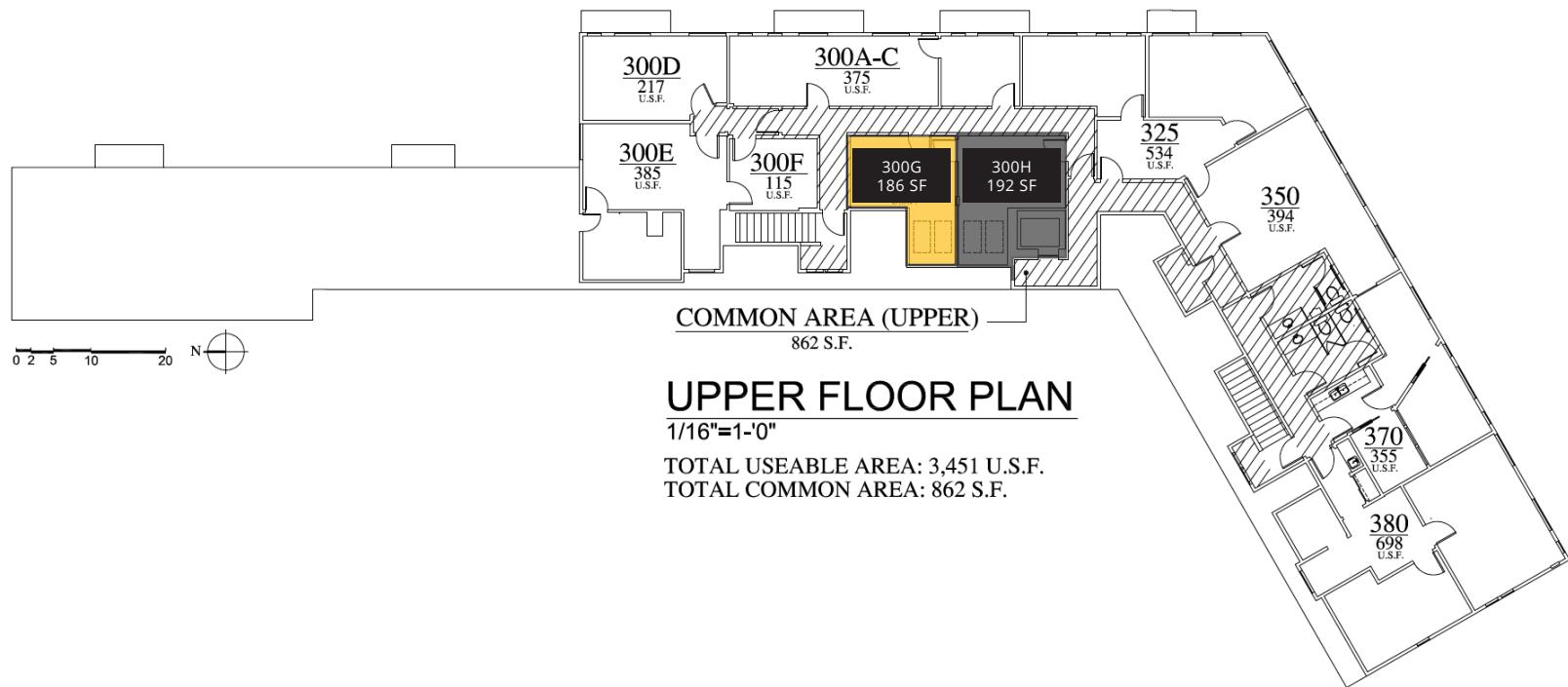


- Suite 230 1,199 rsf
- Suite 250 1,756 rsf

Oregon Business Architecture P.C.
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SPRING CREEK CAMPUS
15110 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON
OBA#13016 03/20/13

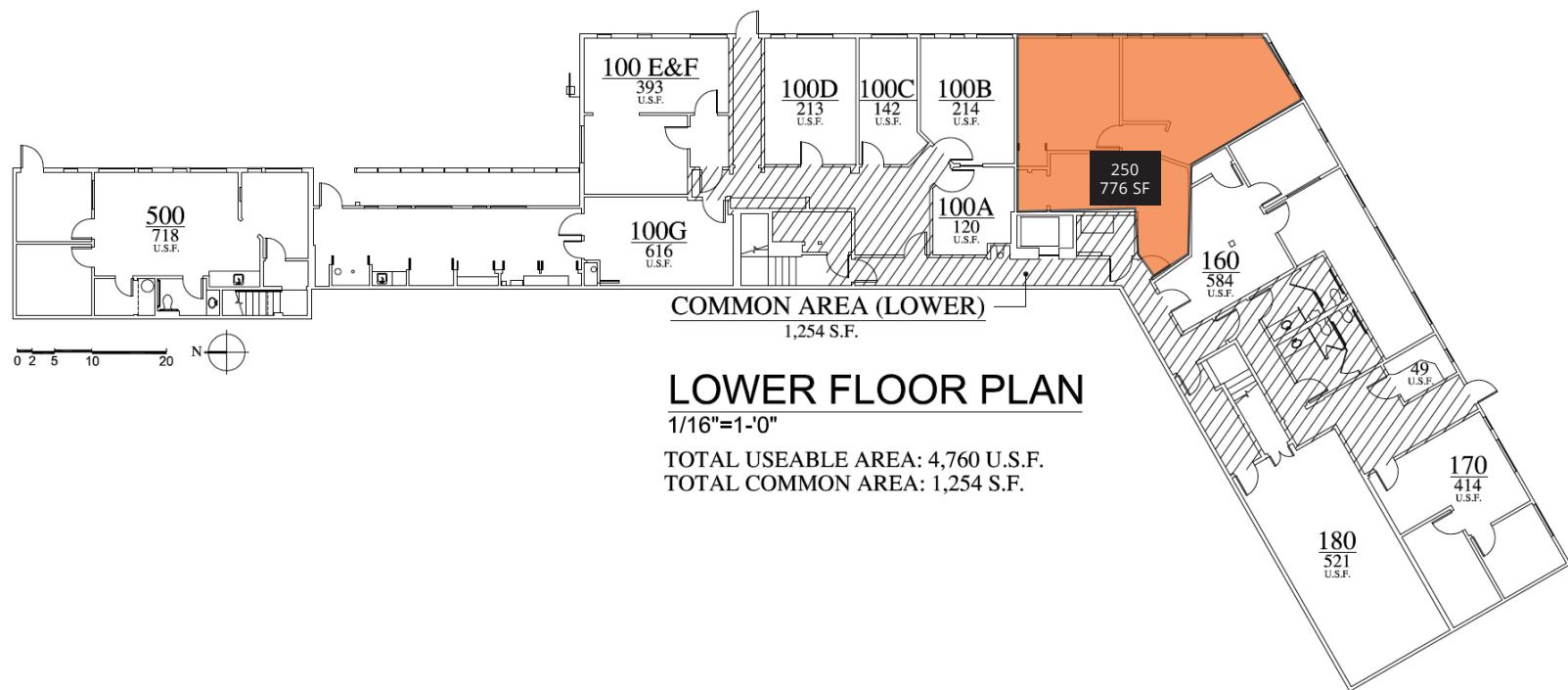
UPPER FLOOR PLAN



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LOWER FLOOR PLAN



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LOCATION MAP



ABOUT LAKE OSWEGO

Located in the northwestern corner of Clackamas County on the banks of the scenic Willamette River and hugging the shore of a 405-acre lake, Lake Oswego is nestled among many of Oregon's greatest attractions: Mount Hood, the Oregon Coast, the Columbia Gorge and nearby vineyards, farmlands, and forests. Lake Oswego is also ideally situated close to Oregon's major metropolitan areas – just eight miles south of downtown Portland and about 45 minutes north of the state capitol in Salem.

Lake Oswego is considered one of the finest residential areas in Oregon. Unlike some communities its size, Lake Oswego offers full-service police and fire protection, a celebrated library, and parks system. It also provides planning and zoning regulation, building inspection and regulation, street maintenance and improvement, water, wastewater and surface water services.

The schools in the city [Lake Oswego School District[\[link is external\]](#)] rate among the best in the state. There are also several colleges in or near Lake Oswego; Lewis & Clark College[\[link is external\]](#) and its affiliate Northwestern School of Law, and Portland Community College[\[link is external\]](#) [Sylvania campus].

Although the city is primarily residential, there is some commercial development and light manufacturing. Most of the businesses are located downtown near the Willamette River on the City's western boundary, or on the west end in the Lake Grove business district and neighborhood.

TOP EMPLOYERS

Lake Oswego School District

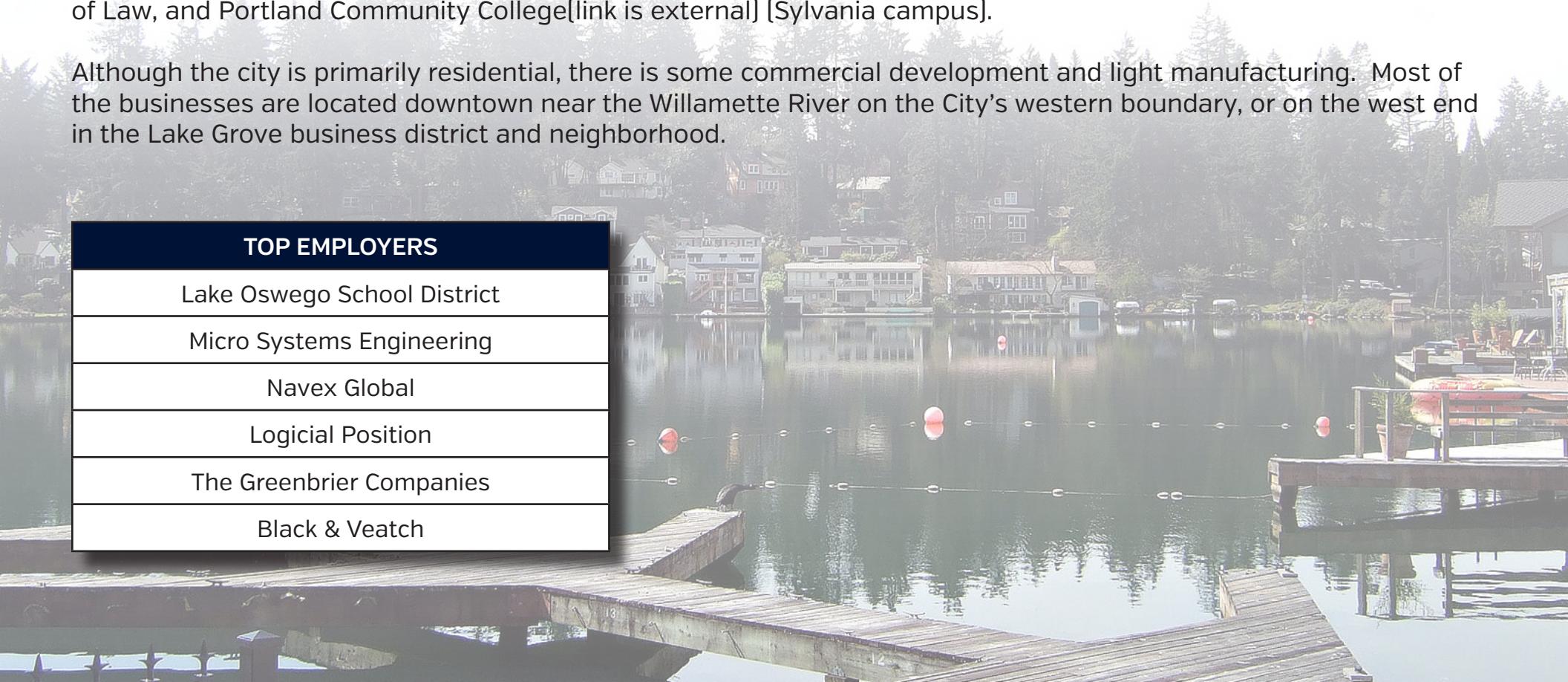
Micro Systems Engineering

Navex Global

Logicial Position

The Greenbrier Companies

Black & Veatch



DEMOGRAPHICS

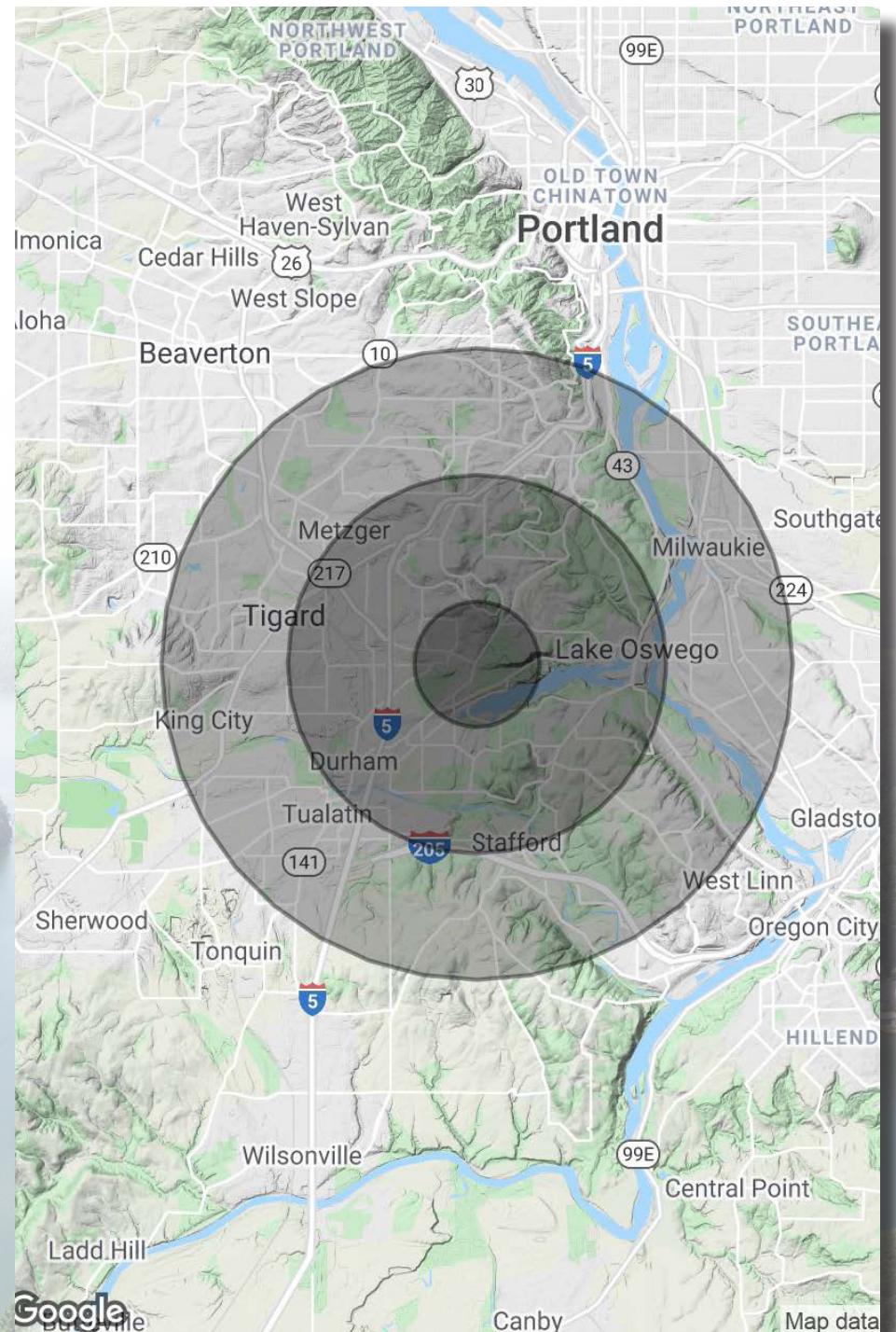
POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,321	79,830	215,682
AVERAGE AGE	41.8	40.8	39.7
AVERAGE (MALE)	40.4	40.1	38.8
AVERAGE (FEMALE)	42.4	41.3	40.6

HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	5,000	33,170	90,715
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$98,893	\$105,522	\$93,993
AVERAGE HOUSE VALUE	\$640,485	\$551,294	\$452,349

ECONOMY OF LAKE OSWEGO, OREGON

The economy of Lake Oswego, West Linn, Wilsonville & Canby Cities PUMA, OR employs 55.1k people. The largest industries in Lake Oswego, West Linn, Wilsonville & Canby Cities PUMA, OR are Elementary & secondary schools [3,595 people], Restaurants & Food Services [2,926 people], and General medical and surgical hospitals, and specialty [except psychiatric and substance abuse] hospitals [2,914 people], and the highest paying industries are Computer & peripheral equipment manufacturing [\$241,671], Offices of physicians [\$212,211], and Communications, & audio & video equipment manufacturing [\$196,849].

Households in Lake Oswego, West Linn, Wilsonville & Canby Cities PUMA, OR have a median annual income of \$97,349, which is more than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$92,251 in 2018, which represents a 5.53% annual growth.



- PRESENTED BY -

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