



# THE LAKE GROVE OFFICE

15110 SW BOONES FERRY ROAD LAKE OSWEGO, OREGON 97035



[www.svnimbrie.com](http://www.svnimbrie.com)

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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
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MARKET	Lake Oswego
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BUILDING SIZE	15,042 SF
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LOT SIZE	0.72 AC [31,363 SF]
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YEAR BUILT	1979
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LEASE RATE	Call for Rates
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AVAILABLE SF	186 - 1,756 SF
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ZONING	OC
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## 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.



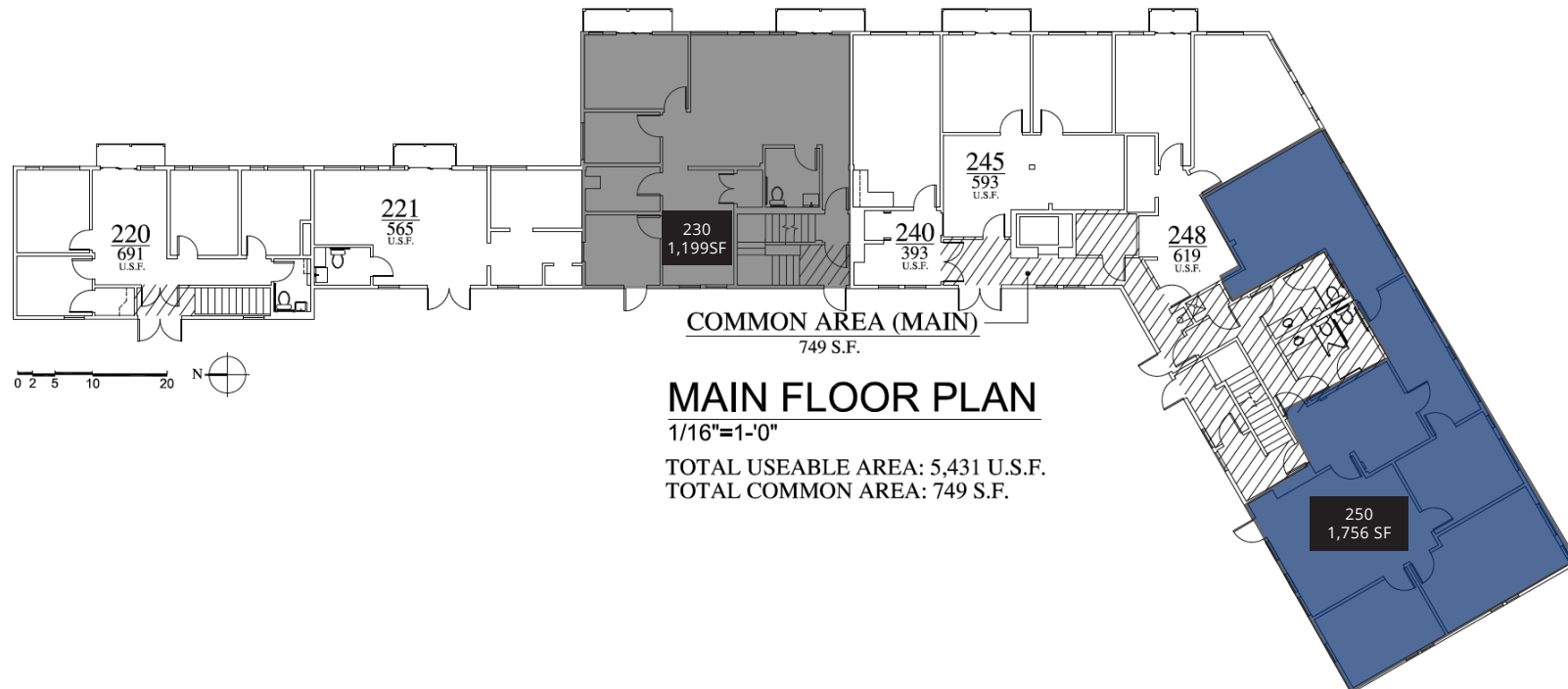
## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



# MAIN FLOOR PLAN



Oregon Business Architecture P.C.

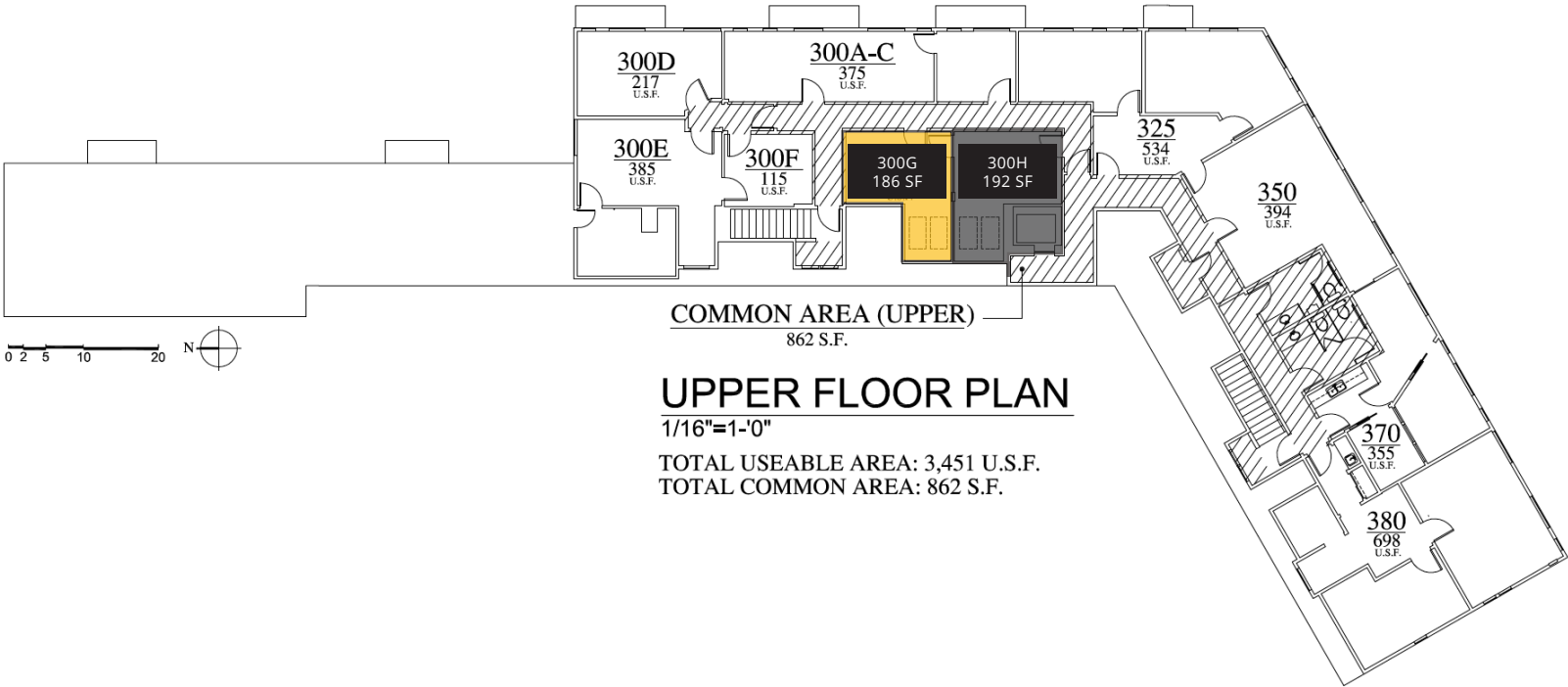
P.O. Box 80301 Portland, Oregon 97280  
T: 503 / 228-9747 F: 503 / 228-5721

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

## SPRING CREEK CAMPUS

15110 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON  
OBA#13016 03/20/13

# UPPER FLOOR PLAN



COMMON AREA (UPPER)  
862 S.F.

## UPPER FLOOR PLAN 1/16"=1'-0"

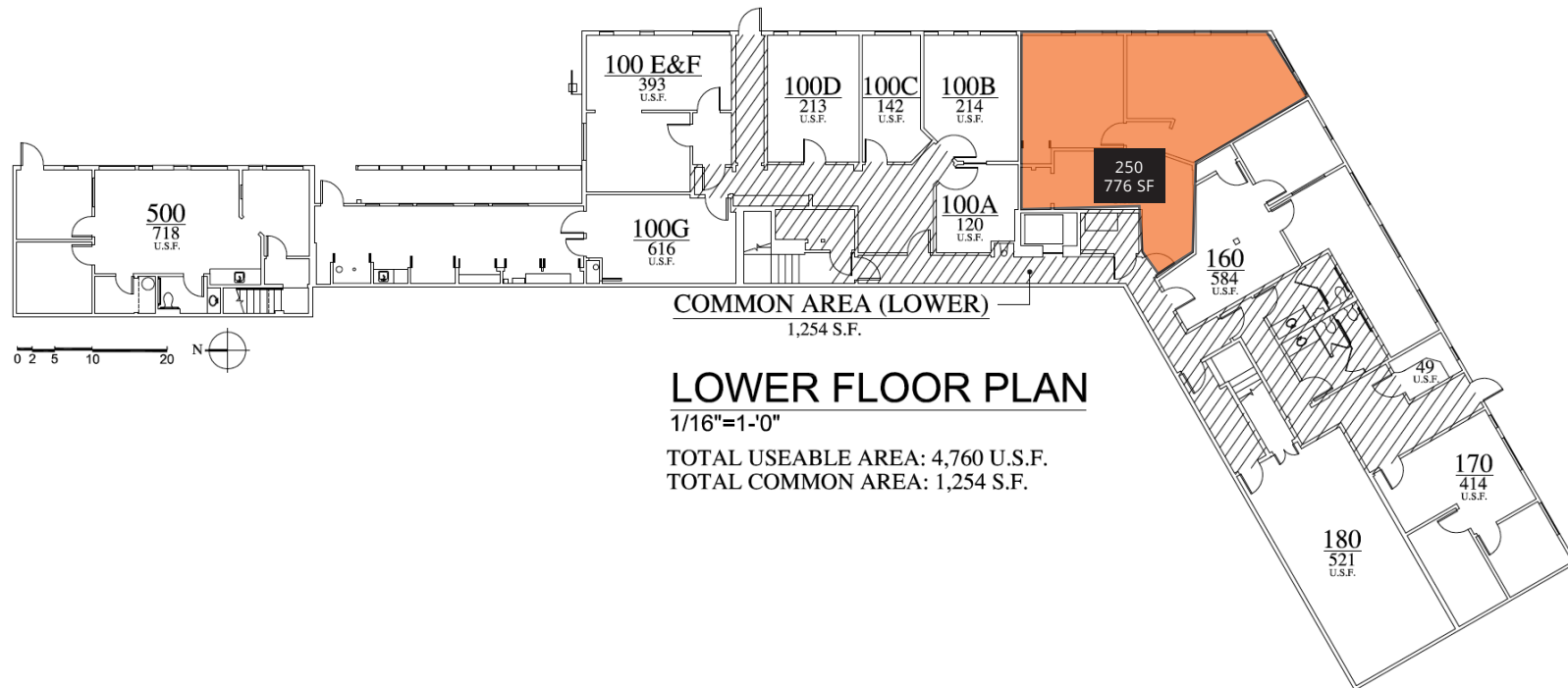
TOTAL USEABLE AREA: 3,451 U.S.F.  
TOTAL COMMON AREA: 862 S.F.

• Suite 300G	186 SF
• Suite 300H	192 SF
COMBINED	378 SF

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SPRING CREEK CAMPUS  
15110 S.W. BOONES FERRY ROAD  
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# LOWER FLOOR PLAN



## LOWER FLOOR PLAN

1/16"=1'-0"

TOTAL USEABLE AREA: 4,760 U.S.F.

TOTAL COMMON AREA: 1,254 S.F.

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## SPRING CREEK CAMPUS

15110 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON

OBA#13016

03/20/13

# LOCATION MAP



KRUSE VILLAGE

**DICKEY'S**  
BARBECUE PIT

*Tavern*  
— ON KRUSE —

**nektar**  
JUICE BAR

**PROVIDENCE**  
Health & Services

**restore**  
HYPER WELLNESS

**MOD**

KRUSE WAY

THE SPRINGS AT  
LAKE OSWEGO

BOONES FERRY ROAD

LAKE GROVE OFFICE

MERCANTILE VILLAGE

**CVS**  
pharmacy

*Lardo*

 **OVEN AND SHAKER**  
BAR • PIZZA • PORTLAND OREGON

 **ovation**  
Coffee & Tea

**LAC SI JACK**

TO DOWNTOWN PORTLAND - 10 MILES (20 MINS)

TO PORTLAND INTERNATIONAL AIRPORT - 21 MILES (30 MINS)



**WELLS FARGO**







**KeyBank**

 **ZUPAN'S**  
— MARKETS —

 **usbank**

# ABOUT LAKE OSWEGO

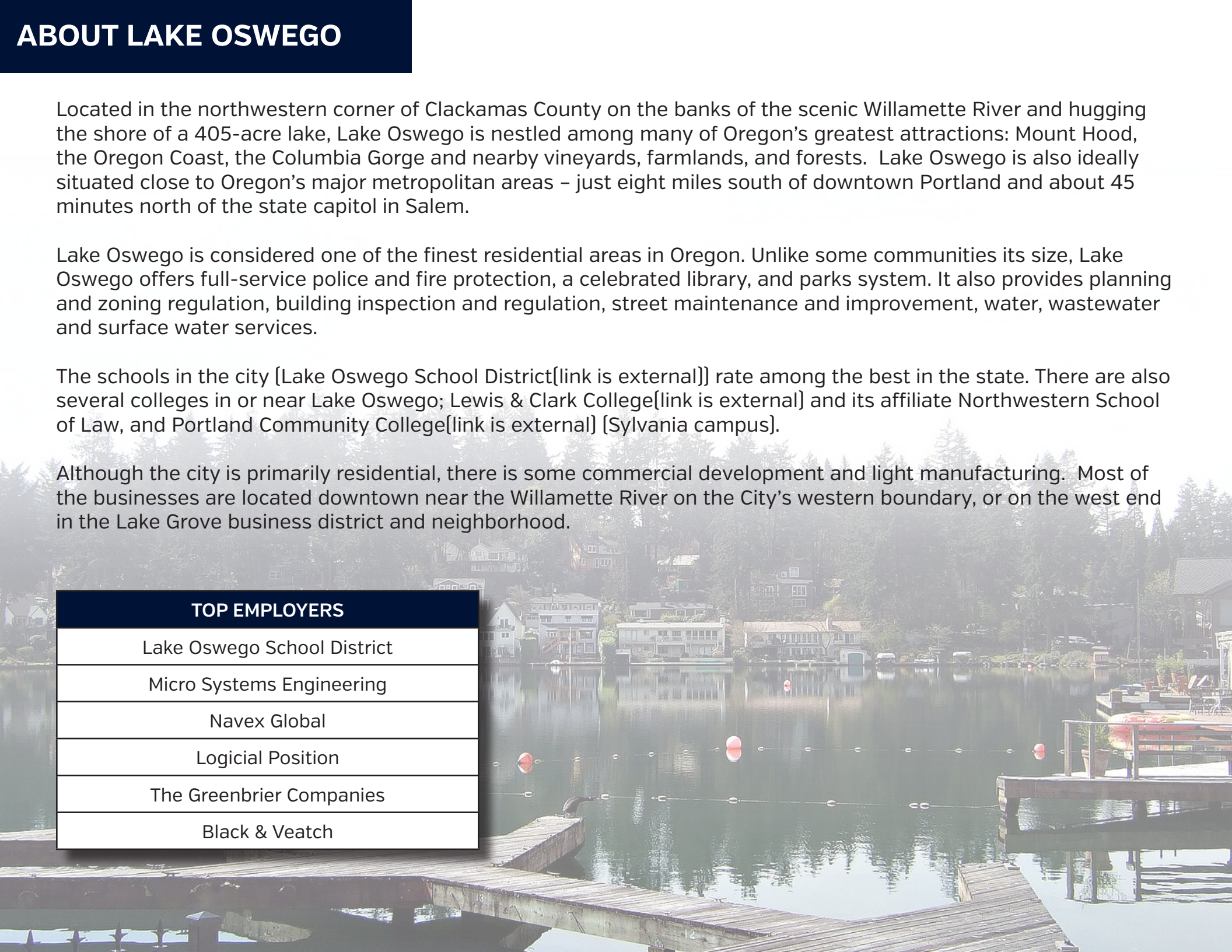
Located in the northwestern corner of Clackamas County on the banks of the scenic Willamette River and hugging the shore of a 405-acre lake, Lake Oswego is nestled among many of Oregon’s greatest attractions: Mount Hood, the Oregon Coast, the Columbia Gorge and nearby vineyards, farmlands, and forests. 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

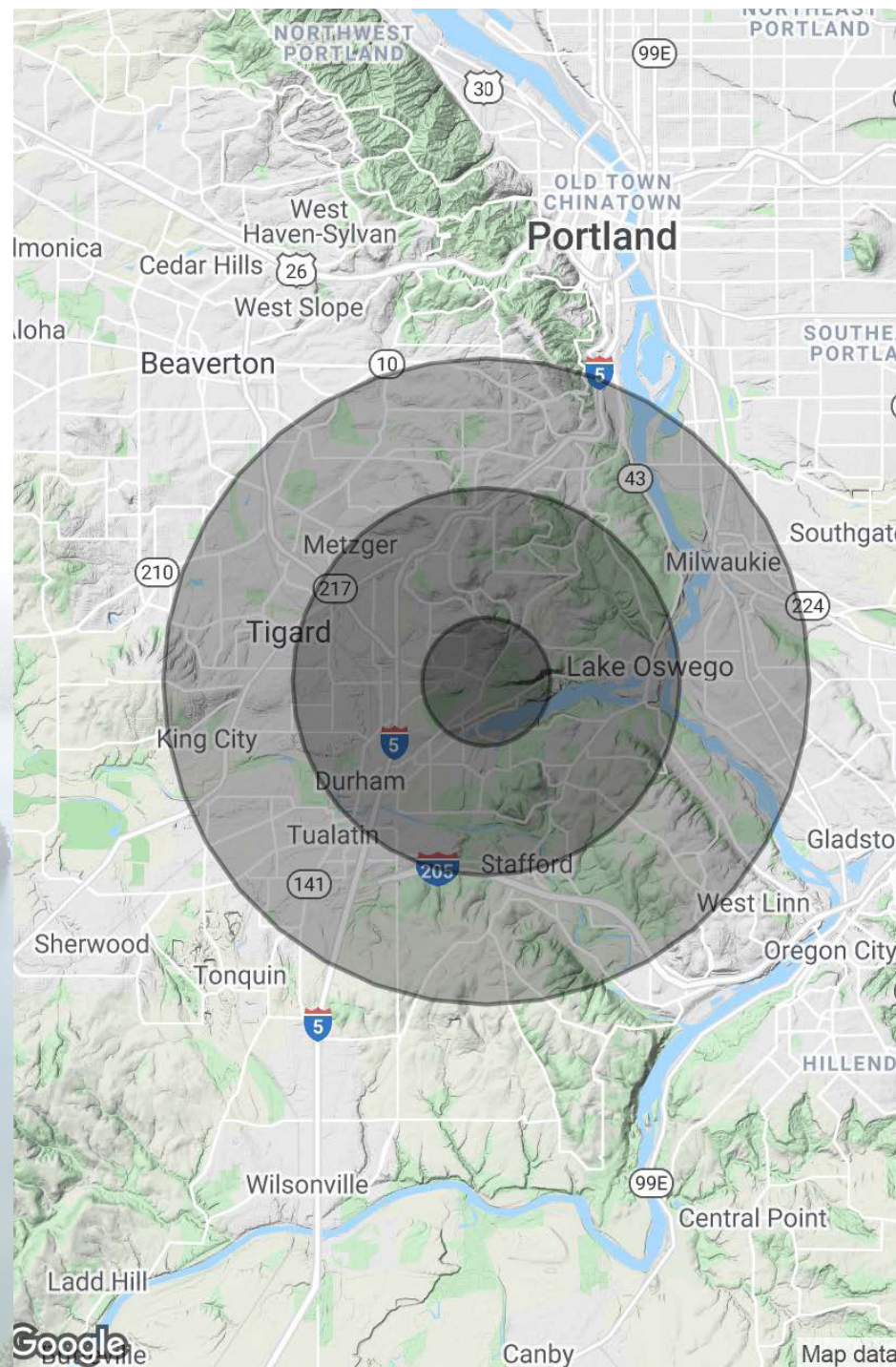
  

HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	5,000	33,170	90,715
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$98,893	\$105,522	\$93,993
AVERAGE HOUSE VALUE	\$640,485	\$551,294	\$452,349

## 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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