

MEDICAL/DENTAL OFFICE | FOR LEASE
2,854 SF AVAILABLE



16490 BOONES FERRY ROAD | LAKE OSWEGO, OR 97035

CBRE

MEDICAL/DENTAL OFFICE | FOR LEASE

HIGHLIGHTS

\$38/SF NNN

± 2,854 USF

Surface Parking: 5/1,000

Signage Opportunity



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, 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.

Pre-leasing now and slated for 2025 delivery, building 16490 offers up to 2,854 SF of new medical office space with an allowance for customized Tenant Improvements. Neighboring building 16500 offers immediate availability of up to 3,288 SF. 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.



THE BOULDER

LAKE OSWEGO

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