

FOR SALE

OSWEGO LANDING

Extremely rare opportunity to own one of the most coveted properties on Oswego Lake.

696 MCVEY AVE, LAKE OSWEGO, OR 97034

 **Kidder
Mathews**

OSWEGO LANDING

It's the only private marina on the lake, with 29 boat slips and a waitlist that's 220 people deep.



UNOBSTRUCTED, FULL-LENGTH LAKE VIEWS FROM SELECT OFFICES



PDK AUTOMATED ACCESS, BUILDING IS FULLY MODERNIZED



COVERED PARKING, WHICH IS A RARITY IN THIS MARKET



NEW ROOF, SIDING, PAINT AND MOSTLY NEW HVAC SYSTEMS



SIGNIFICANT UPSIDE FROM BELOW-MARKET RENTS

*Premier Class A offering with the
only private marina on Lake Oswego.*

PROPERTY OVERVIEW

DESCRIPTION	Private marina with 29 boat slips and 220 person waitlist
BUILDING SIZE	7,074 SF
YEAR BUILT	1958/2005
NO. OF FLOORS	2
TYPICAL FLOOR	3,460 SF
LAND AREA	17,424 SF (0.40 AC)
PARKING	21 (3.03/1,000 SF)
ZONING	NC
OCCUPANCY	100%
PROPERTY TYPE	Class A Office
COUNTY	Clackamas
SUBMARKET	Lake Oswego/West Linn
PURCHASE PRICE	8,895,000

\$8.895M

SALE PRICE

2005

YEAR RENOVATED

7,074 SF

AVAILABLE

29

BOAT SLIPS

Lakefront Ownership in the Most Coveted Location

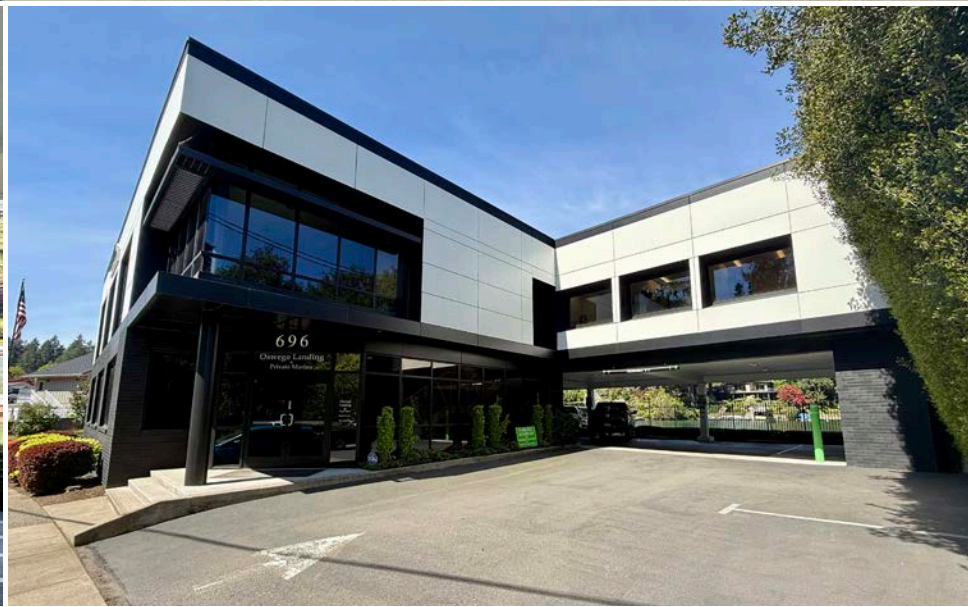
Oswego Landing is the kind of property that doesn't just sit in a portfolio—it makes a statement. It's the only private marina on the lake, with 29 boat slips and a waitlist that's 220 people deep. The office building is 100% leased, with another five tenants lined up should space ever become available. And unlike any other property on the lake, this one includes ownership of approximately 40 feet into the lakebed, giving you a level of control and prestige no one else can match.

SUBJECT
PROPERTY

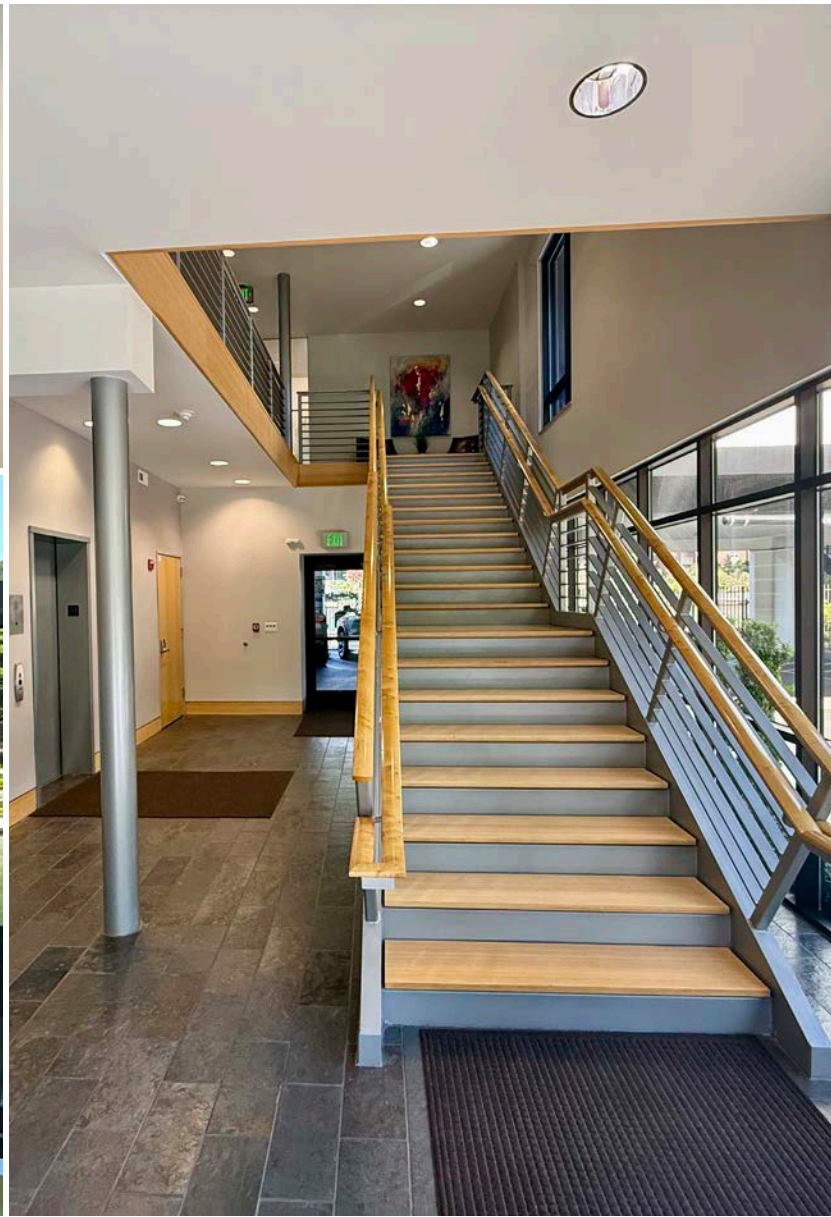
MCVEY AVE

PERMITTED

OSWEGO LANDING



OSWEGO LANDING



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PERMITTED

MCVEY AVE

AVAILABLE FOR SALE

KIDDER MATHEWS

OSWEGO LANDING

OSWEGO LAKE COUNTRY CLUB

SAFEWAY

RITE
AID

LAKE OSWEGO



SALT & STRAW



LAKE VIEW VILLAGE



Lakewood Bay



SUBJECT
PROPERTY

N STATE ST

GEORGE
ROGERS PARK
ATHLETIC FIELDS

Oswego Lake

River Forest Lake

Willamette
River

AVAILABLE FOR SALE



KIDDER MATHEWS

OSWEGO LANDING

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km Kidder
Mathews