

# Lake Oswego Owner/User Opportunity

4260 GALEWOOD STREET | LAKE OSWEGO, OR 97035

4260

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**FOR SALE  
& LEASE**

**MACADAM  
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COMMERCIAL REAL ESTATE SERVICES



**PROPERTY DESCRIPTION**

Opportunity to own or lease 3,743 SF of Class A office space in the highly desirable Kruse Way submarket. This condominium features high-end finishes throughout, and a highly functional layout.

**OFFERING SUMMARY**

Sale Price:	\$1,908,000
Rental Rate:	\$37.88 SF/yr (FSG Equivalent)
Available SF:	3,743 SF

**NOTE**

Lease will be NNN

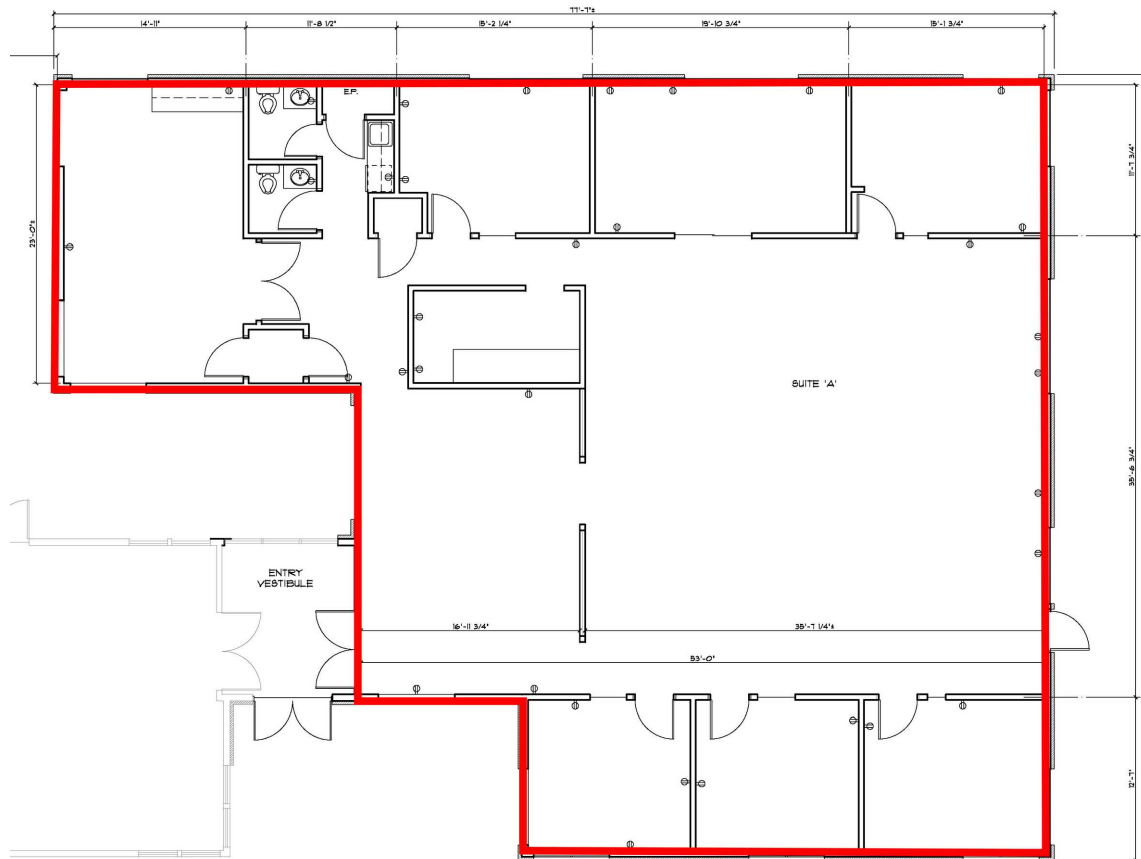
**PROPERTY HIGHLIGHTS**

- Ability to walk to numerous restaurants and amenities
- Single story office with private entrance
- Efficient floor plan with no load factor
- Private offices (4)
- Conference Room (1)
- Breakroom
- Reception
- Storage/workroom
- Private restrooms



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Suite A	3,743 SF	Full Service	\$37.88 SF/yr

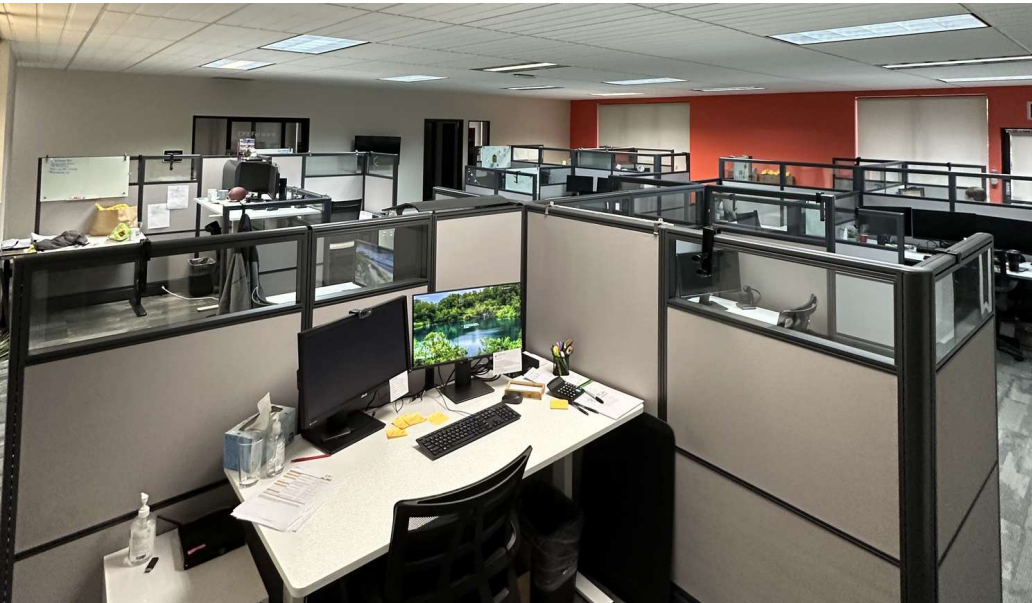


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### SALE ANALYSIS

Sale Price:	\$1,908,000
Down Payment:	\$286,200
Loan Amount:	\$1,621,800
Term (Years):	7
Amortization (Years):	20
Interest Rate:	5.99%
Monthly Payment:	\$11,609.72
Cost Per SF:	\$37.22
Average Kruse Way Class A Lease Rates:	\$41.95/SF

### BENEFITS OF OWNERSHIP

- Opportunity to build equity
- Tax depreciation advantages
- No landlord



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**DEMOGRAPHICS**

	0.25 MILES	0.5 MILES	1 MILE
Total population	609	3,110	13,093
Median age	47.3	45.4	42.7
Median age (Male)	45.7	42.4	41.0
Median age (Female)	48.8	47.7	44.5
Total households	292	1,394	5,724
Total persons per HH	2.1	2.2	2.3
Average HH income	\$127,902	\$130,831	\$139,491
Average house value	\$618,458	\$673,885	\$651,328

**LOCATION OVERVIEW**

Outstanding suburban office location within the highly desirable Lake Oswego submarket. The subject property has immediate access to numerous amenities, including the new Mercato Grove development. Easy access to I-5. Located in Clackamas County with an outstanding parking ratio of 5:1000.



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