

WILLAMETTE

Marketplace

Medical & Office Space
AVAILABLE FOR LEASE



2020 8th Avenue :: West Linn, Oregon 97068

CBRE

Proud to partner with SKB

WILLAMETTE *Marketplace*

Welcome to Willamette Marketplace, a multi-functional Class A commercial center located directly off of I-205 in West Linn, Oregon. Developed in 2008, Willamette Marketplace consists of a three-story medical and professional office building, along with four single story retail components. This, combined with a separate field of parking, well-appointed lobby and prominent freeway visibility, make this a unique, amenity rich location in one of the best places to live in the state.

AVAILABLE SPACE

| SUITE | ±RSF | COMMENTS |
|-------|-------|----------------|
| 101 | 3,218 | Divisible |
| 216 | 670 | Lobby exposure |
| 218 | 1,203 | |

PROPERTY HIGHLIGHTS



Lease Rate: \$25.00-\$26.00/RSF, NNN



Tenant Improvement negotiable



Excellent exposure to I-205 with immediate access off the 10th Street exit. Separate identity and access for medical use



Prominent West Linn Avenue building with great signage opportunity available



Generous 5.0/1,000 parking ratio separate from retail space



Quality newer construction with ample windows and flexible floor plans



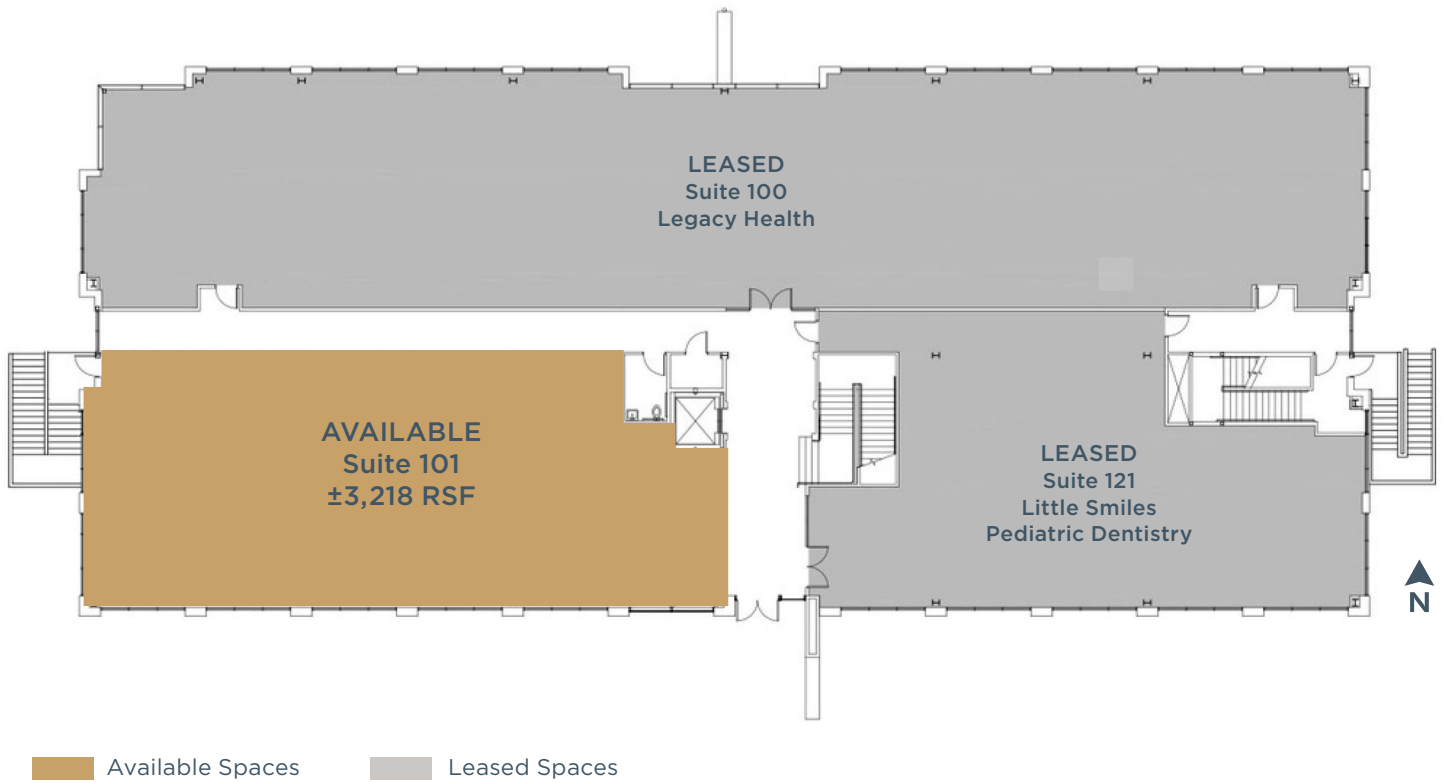
Ideal for medical, dental and professional office users



Institutional ownership and management



FIRST FLOOR



SECOND FLOOR



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