

FOUNDATION  **COMMERCIAL GROUP**
LEASING, SALES, VALUATIONS



For Lease
FAIRWAY CENTER, SUITE 205
9115 SW Oleson Road
Portland, OR 97222


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EXECUTIVE SUMMARY

KW Commercial-Portland Central is pleased to offer the opportunity to lease multiple office spaces in the Fairway Center located in Southwest Portland wedged between Multnomah village & Tigard near the Washington Square Shopping Mall. The Fairway Center has a great location, with walking distance from the Tri-Met bus line and close to major highways via I5 and 217. Now available is an office suite lined with windows, overlooking the Red Tail Golf Course, which can be combined into a larger more luxurious suite occupying the Northwestern wing on the second floor of the Fairway Center.



 TriMet Bus Stops  Fairway Center Location  Main Roads

LEASE OVERVIEW

Address	9115 SW Oleson Road
Suite	205
Available Space	3,789 RSF
Lease Rate	\$17.00/SF
Service	Full Service
Available	2019
Market	Portland
Submarket	Southwest Portland & Tigard

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FEATURES

- Creative office space with beautiful views of Red Tail Golf Course.
- Located in Southwest Portland near Washington Square Shopping Mall.
- Surrounded by an outstanding array of retail and service opportunities for tenants.
- Close proximity to TriMet Bus line; Easy access to area freeways via Interstate 5 and Highway 217.
- 3 Large Private offices (room for a fourth); Large Conference Room; Receptionist Area; Server Room; Breakroom with Kitchenette and refrigerator; Copy Room; 2 separate entrances.
- Can be combined with Suite 206 for a more luxurious office suite of 7,219 RSF.
- Fully wired for network.
- Common area, showers and lockers.
- 24-hour access.
- Building is sprinkled and Elevator served.



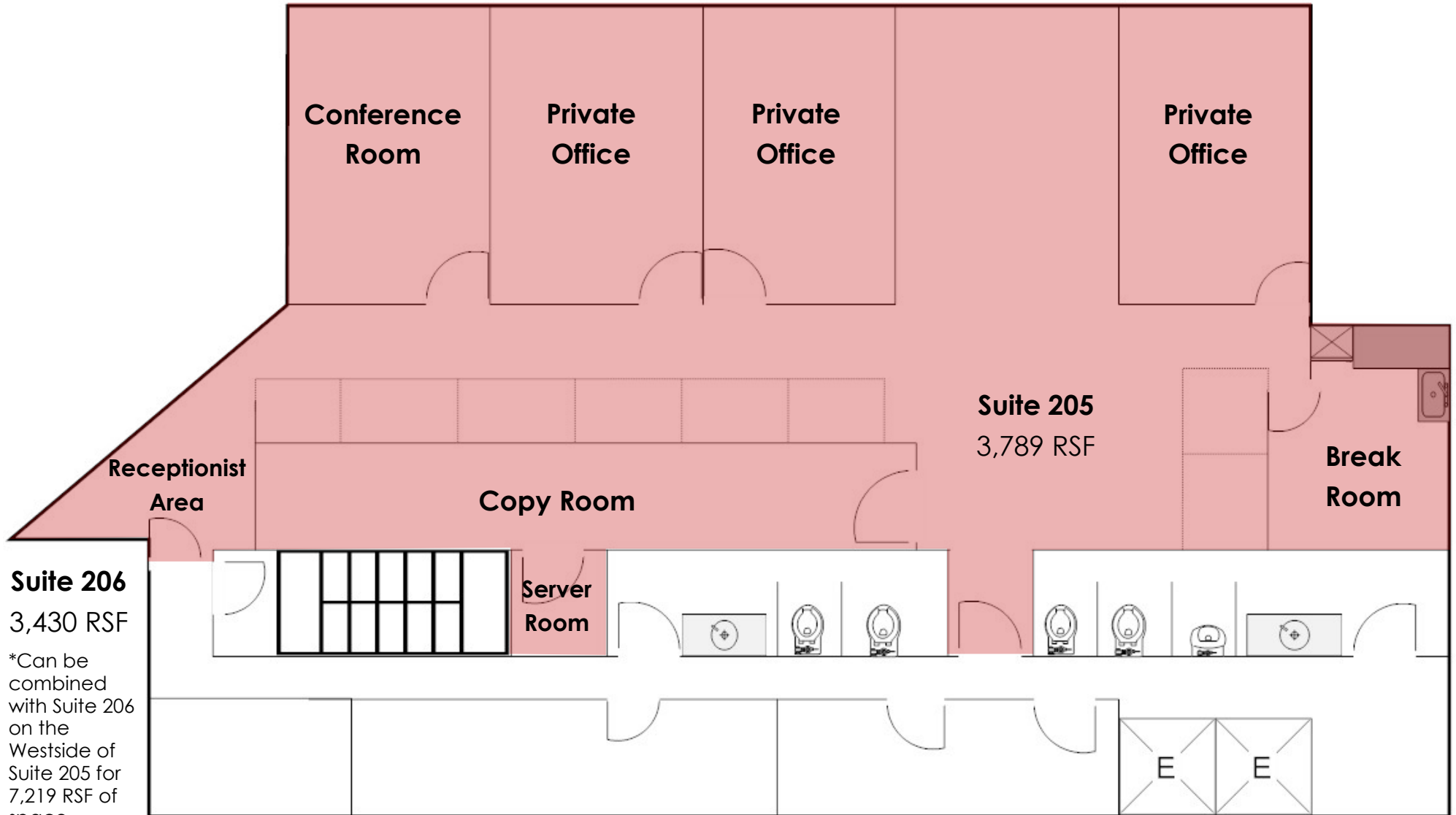
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FLOOR PLAN

Red Tail Golf Course



Suite 206

3,430 RSF

*Can be combined with Suite 206 on the Westside of Suite 205 for 7,219 RSF of space

FAIRWAY CENTER

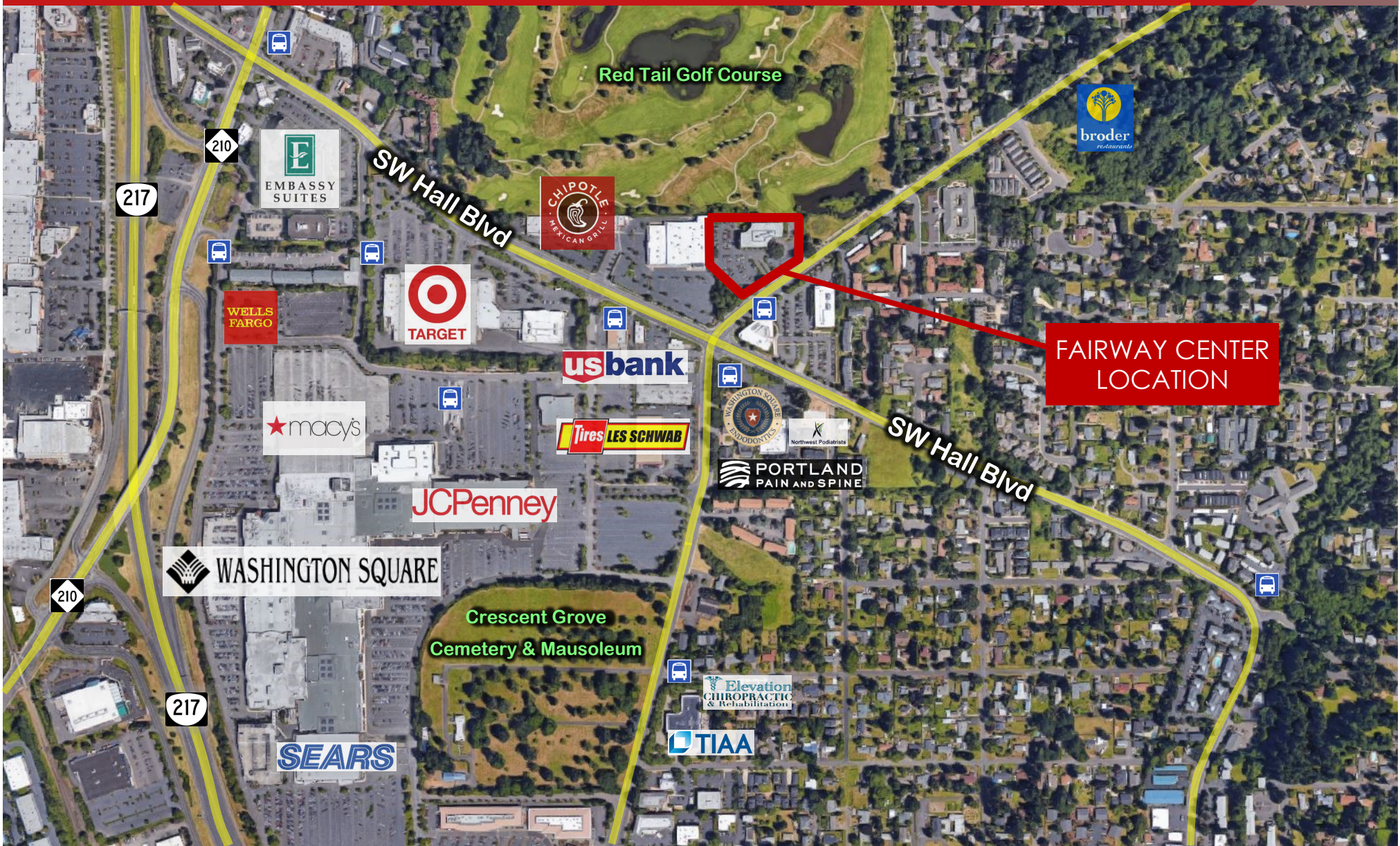
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AERIAL OVERVIEW



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PORTLAND, OR

Exclusively Listed By:

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Chicago-O'Hare in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS - PORTLAND CENTRAL
919 NE 19TH AVE, SUITE 100, PORTLAND, OR 97232
Each Office is independently owned and operated



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