

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



For Lease
FAIRWAY CENTER, SUITE 105
9115 SW Oleson Road
Portland, OR 97222

James Gillespie
Oregon Principal Broker
(503) 890-5775
jimgillespie@kw.com

Heather Miller
Licensed Oregon Broker
503.444.5819
heather_miller@kw.com

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. Office is lined with windows on the North side facing the beautiful Red Tail Golf Course.



LEASE OVERVIEW

Address	9115 SW Oleson Road
Suite	105
Available Space	1,999 RSF
Lease Rate	\$17.00/SF
Service	Full Service
Available	Now
Market	Portland
Submarket	Southwest Portland & Tigard

FAIRWAY CENTER
9115 SW OLESON ROAD, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

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.
- Private office; Server Room; Breakroom with Kitchenette and refrigerator; Open floor plan.
- Fully wired for network.
- Common area, showers and lockers.
- 24-hour access.
- Building is sprinkled and Elevator served.

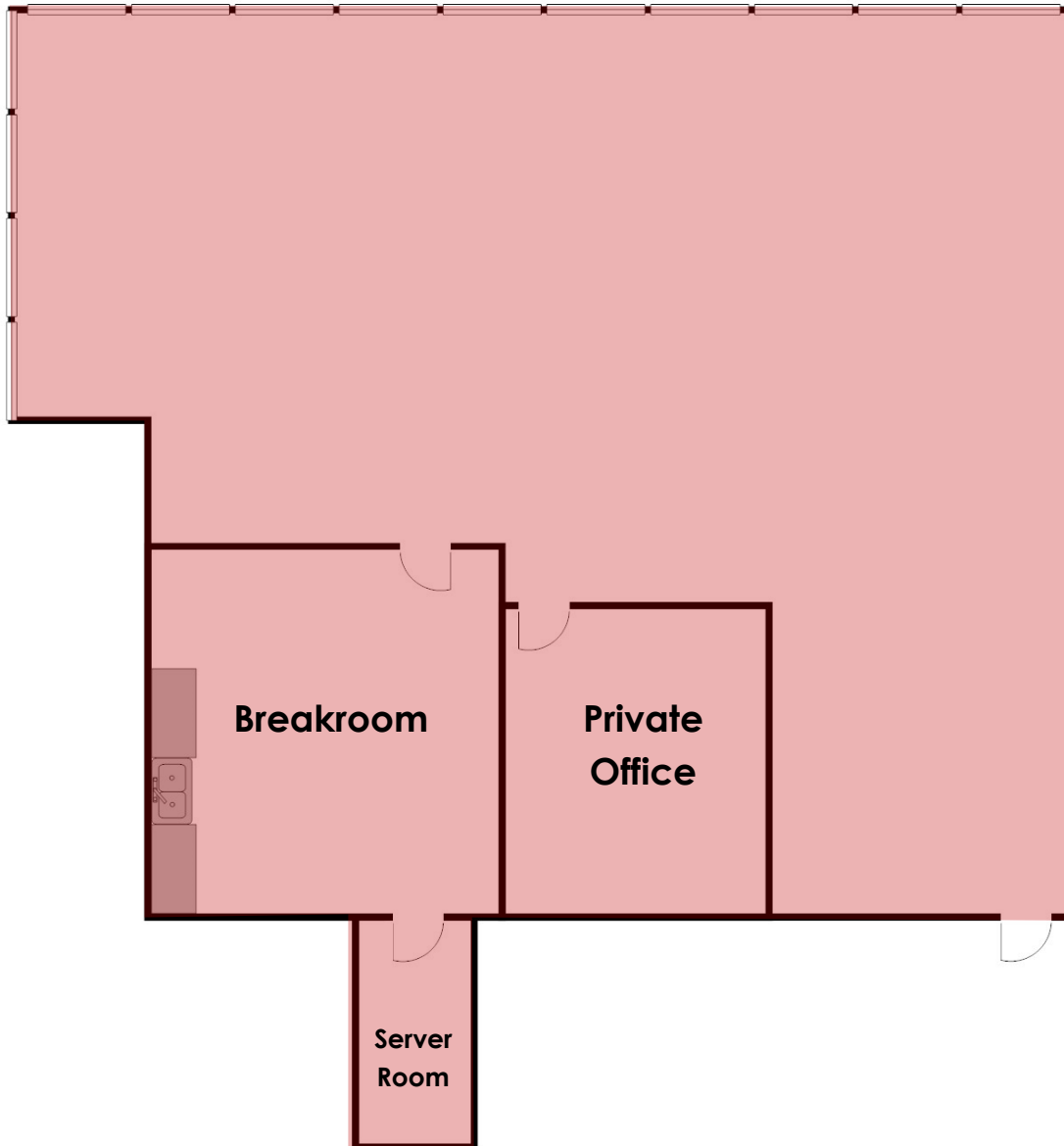


FAIRWAY CENTER
9115 SW OLESON ROAD, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

FLOOR PLAN



Suite 105

1,999 RSF

- Open Floor Plan
- North Wall Line with windows facing Red Tail Golf Course
- Breakroom room with Kitchenette and Refrigerator
- Private Office (160 SF)
- Server Room

FAIRWAY CENTER
9115 SW OLESON ROAD, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS



COMMERCIAL™

AERIAL OVERVIEW



FAIRWAY CENTER
9115 SW OLESON ROAD, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

FAIRWAY CENTER

9115 SW OLESON ROAD

PORTLAND, OR

Exclusively Listed By:

James Gillespie

Foundation Commercial Group
Oregon Principal Broker
503.890.5775
jimgillespie@kw.com

Heather Miller

Partner
Licensed Oregon Broker
503.444.5819
heather_miller@kw.com

Confidentiality & Disclaimer:

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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



COMMERCIALSM

