

FOR SALE

WESTLAKE BUILDING 16016 Boones Ferry Rd | Lake Oswego, OR



OWNER/USER OFFICE INVESTMENT

The ±7,300 SF Westlake Building, located at 16016 Boones Ferry Road in Lake Oswego, Oregon, is situated on a 19,293 SF parcel. The property represents an opportunity to acquire a multi-tenant office building in the center of the Lake Grove district of Lake Oswego, Oregon with numerous amenities within walking distance.

The property is currently occupied by four (4) tenants with one vacancy. The potential exists for an owner/user to take the entire approximately 4,000 SF ground floor.



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WESTLAKE BUILDING

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PROPERTY SUMMARY

16016 Boones Ferry Road Lake Oswego, OR 97035 ADDRESS

1979 YEAR BUILT

7,312 SQUARE FEET

19,293 SF LAND AREA

85% OCCUPANCY

\$154,201 PROFORMA NOI

\$2,800,000 ASKING PRICE

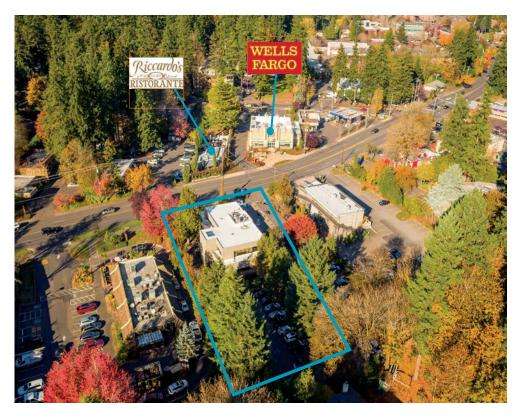
5.5% PROFORMA CAP RATE



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INVESTMENT HIGHLIGHTS

- 85% occupied with strong occupancy history
- Near-term expiration of several tenants creates owner/user opportunity
- Potential for up to 4,000 SF of contiguous ground floor space
- Located on Boones Ferry Road near Kruse Way with dozens of amenities within walking distance
- Excellent visibility with traffic counts of 22,900 vehicles daily
- Attractive setting
- Excellent physical condition



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