



LAKE OSWEGO INVESTMENT OPPORTUNITY

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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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



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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