

820 - 2,688 SF Flex / Office / Retail Space

FOR LEASE

Downtown Lake Oswego

417 2nd Street, Lake Oswego, OR 97034



COMMERCIAL KITCHEN / FLEX / RETAIL

Kai Fuhrmann

503.740.3008

Kfuhrmann@windermere.com

Broker Licensed in Oregon



Portland Office
Oregon City Office

2105 NE Cesar E Chavez Blvd. Ste. 220, Portland OR 97212
1209 7th Street, Oregon City, OR 97045

The information contained in this document has been obtained from sources deemed reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase.

Space A (820 SF commercial kitchen space with small office)

LEASE ASKING RATE - \$1,708/month MG (tenant pays for prorated share of utilities and own telephone and data)

- SPACE HIGHLIGHTS**
- Commercial Hood, Dishwasher, Stove , SS sinks and double door Fridge
 - Separate entrance to alley
 - Possibility for walk-up/ take out window in alleyway (Tenant own due diligence)
 - ADA bathrooms in common area on 2nd Street level
 - Flexible terms available

ALLEY LEVEL ENTRANCE KITCHEN SPACE

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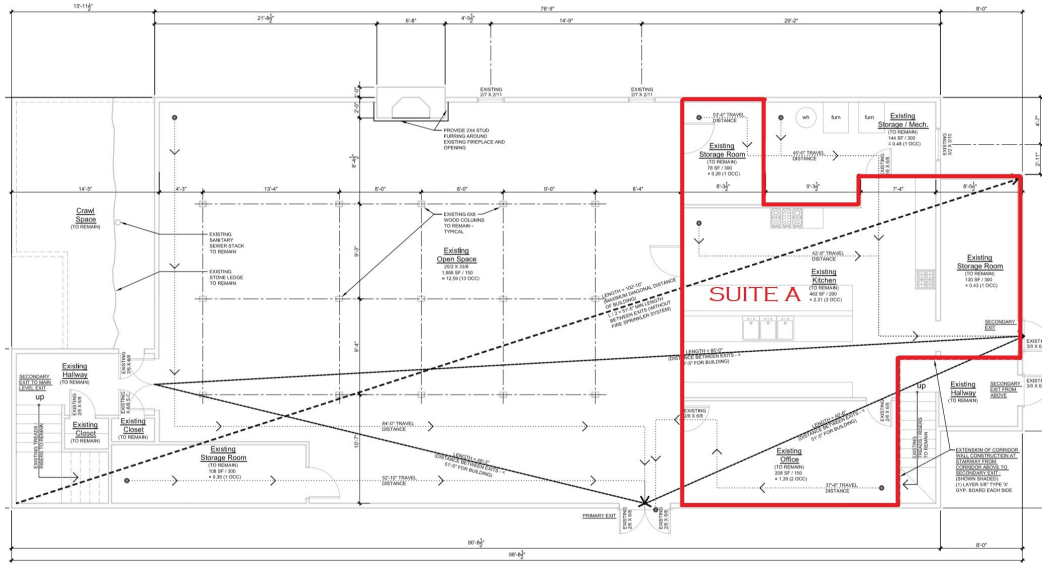
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Space B (1,888 SF commercial flex/ office / retail)

LEASE ASKING RATE - \$2,360/month MG (tenant pays for prorated share of utilities and own telephone and data)

- SPACE HIGHLIGHTS**
- **Very competitive rate in Downtown Lake Oswego location**
 - **Separate entrance to alley**
 - **Space in shell condition, Landlord open to TIs for qualified Tenant**
 - **ADA bathrooms in common area on 2nd Street level**
 - **Flexible terms available**

ALLEY LEVEL ENTRANCE KITCHEN SPACE

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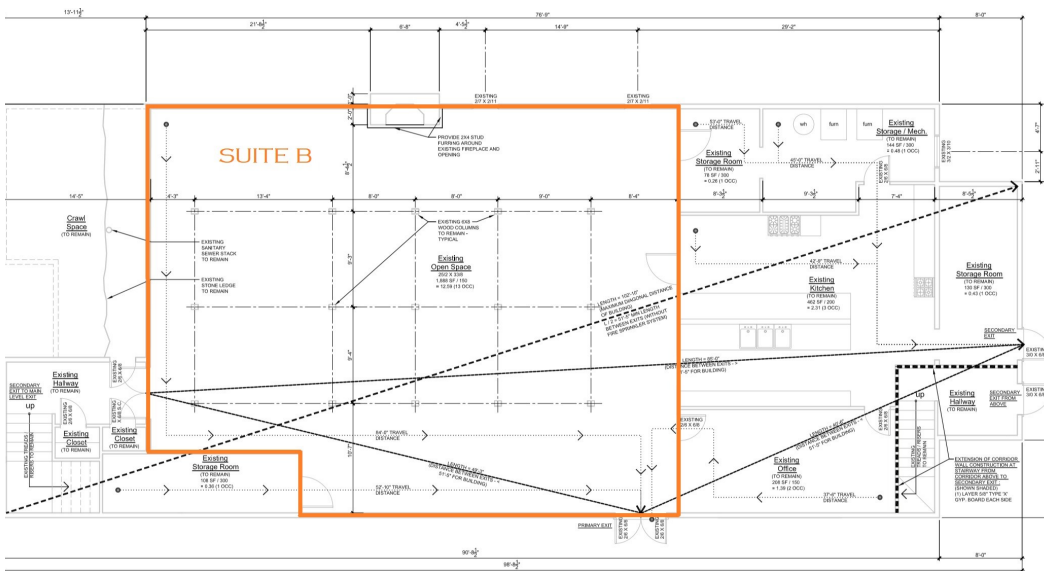
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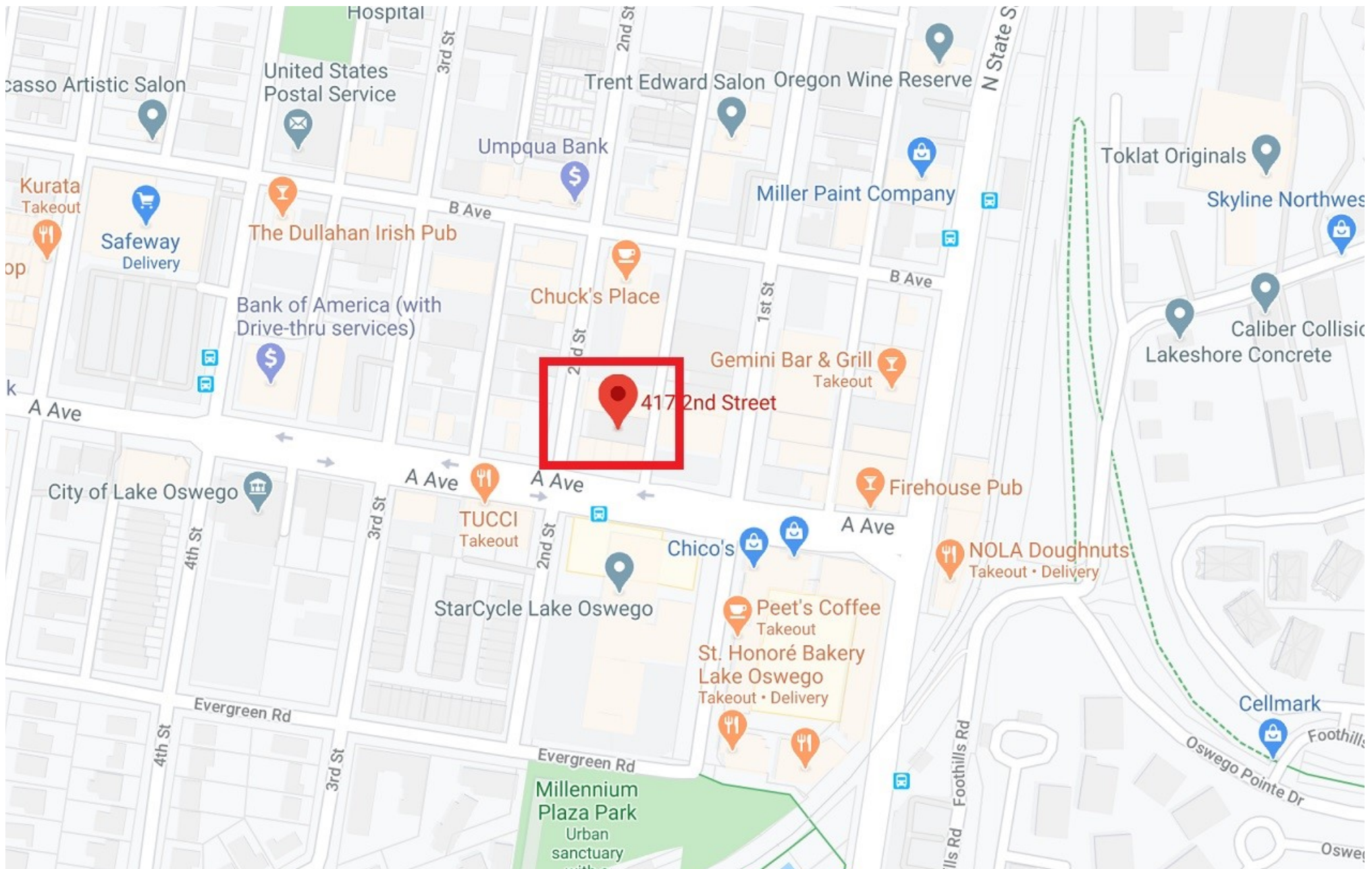
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