

RIVERFRONT OFFICE LEASE OPPORTUNITY

340 Oswego Pointe, Lake Oswego, OR 97034



OFFERING SUMMARY

AVAILABLE SF:	Ste. 200 - 1,748 SF Ste. 204 - 1,301 SF
LEASE RATES:	Ste. 200-\$35 SF/yr (FS) Ste. 204-\$35 SF/yr (FS)
BUILDING SIZE:	16,278 SF
MARKET:	Lake Oswego

PROPERTY OVERVIEW

Located in affluent Lake Oswego, this property lies directly between two beautiful parks and features gorgeous Willamette riverfront views. The parks are joined by a forested running path with an entrance directly to the side of the building. Trendy downtown Lake Oswego is just minutes away with its high end shopping, coffee shops, restaurants, pubs and grocery stores. Downtown Portland is only 15 minutes away via Hwy 43.

The two available suites, 200 (1,748 RSF) and 204 (1,301 RSF), are on the second floor of a 16,278 SF building and are perfect for creative or tech groups. The spaces feature an open concept work space with a light filled interior, high ceilings and large windows offering river views framed by beautiful NW greenery. The Elevator is ADA compliant. Parking is expansive with plentiful parking stalls.

PROPERTY HIGHLIGHTS

- Perfect for creative groups or tech based companies
- Newly renovated - exposed ceilings, concrete floors
- Free parking
- Located directly on the Willamette River
- Just blocks from downtown Lake Oswego

kw PORTLAND PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

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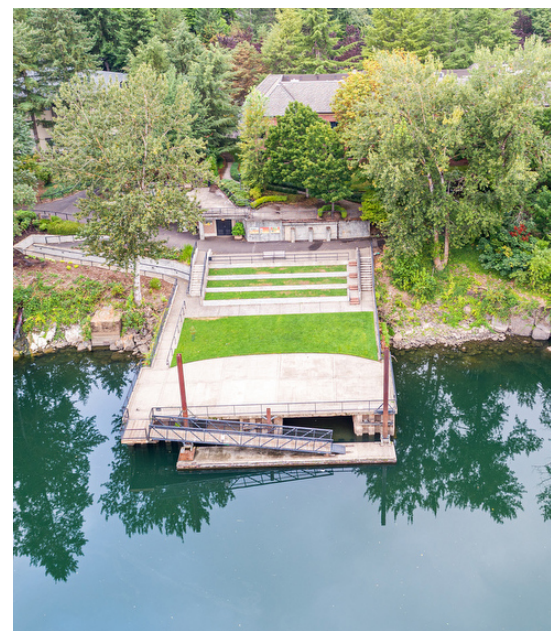
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OFFICE FOR LEASE

RIVERFRONT PHOTOS

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OFFICE FOR LEASE

INTERIOR PHOTOS

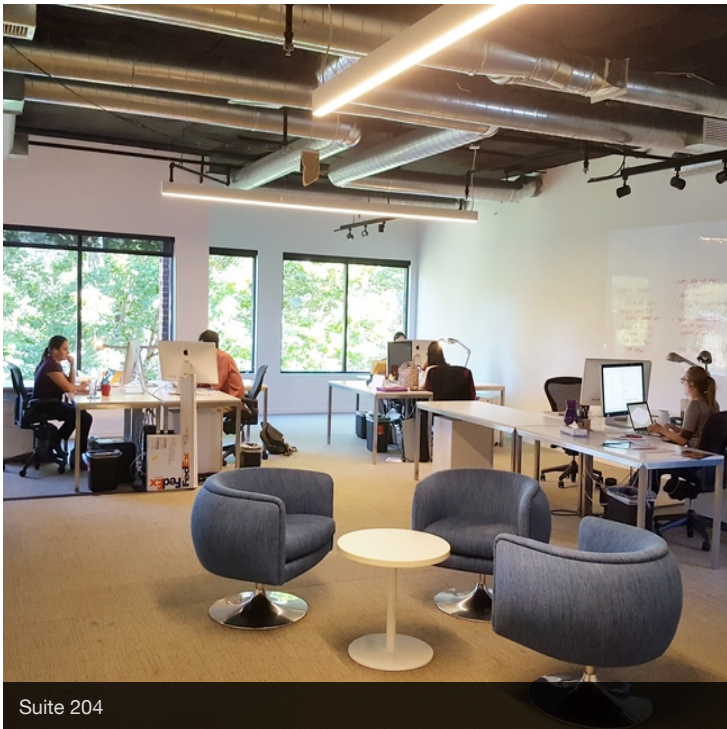
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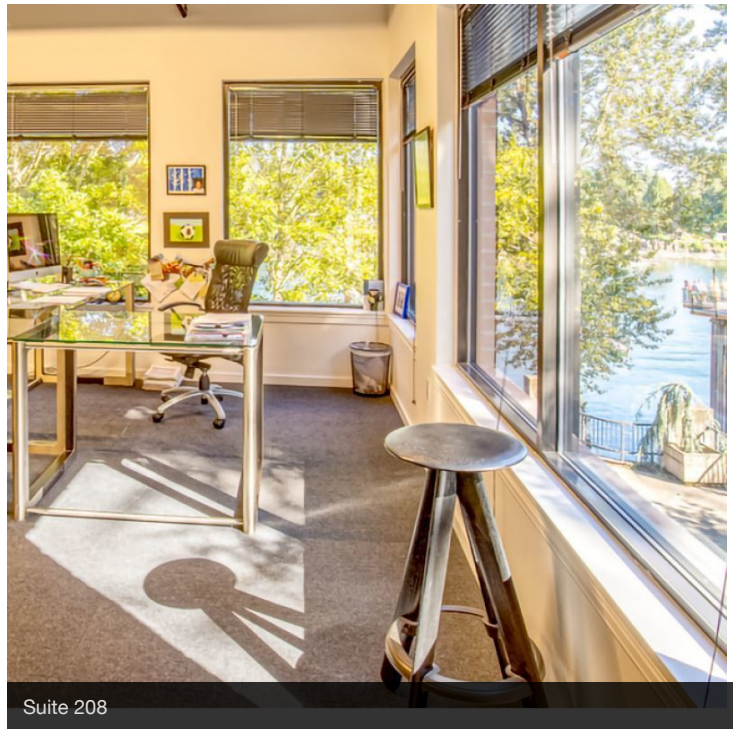
Ground Floor Lobby



Suite 208



Suite 204



Suite 208

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LOCATION MAPS

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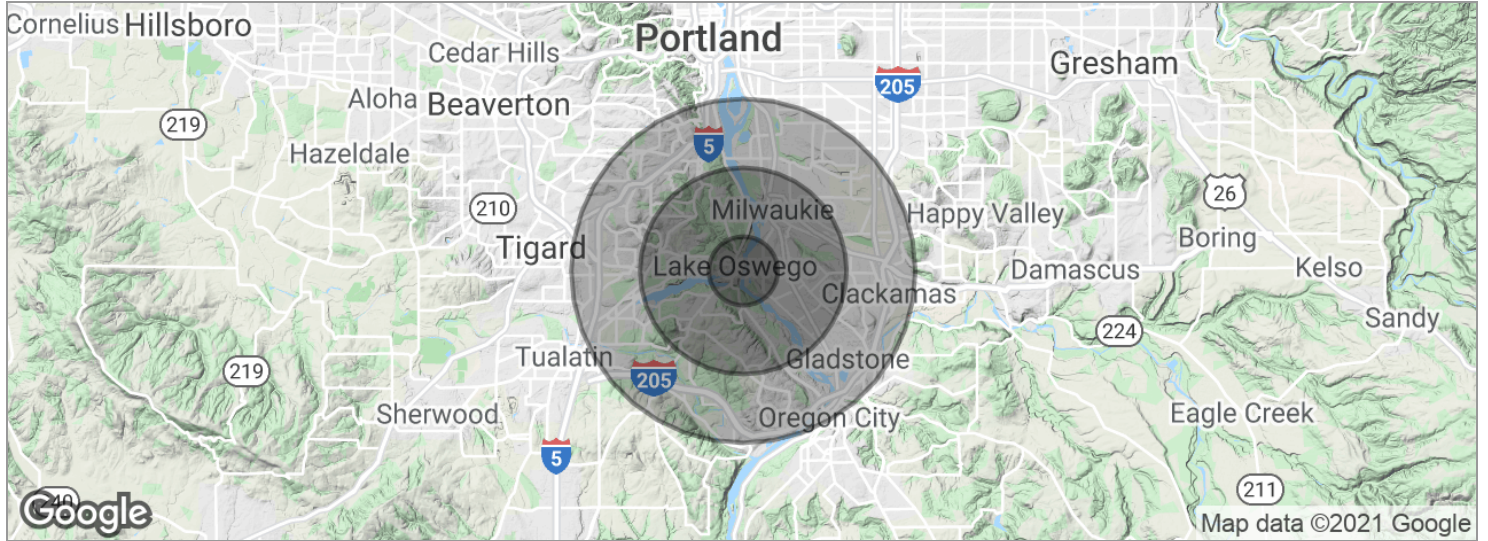
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DEMOGRAPHICS

340 Oswego Pointe, Lake Oswego, OR 97034



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,354	72,814	238,387
Median age	43.3	43.1	40.4
Median age (male)	42.2	41.8	39.7
Median age (Female)	44.5	44.3	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,895	30,437	99,457
# of persons per HH	2.4	2.4	2.4
Average HH income	\$100,867	\$96,201	\$88,985
Average house value	\$515,380	\$458,041	\$424,953

** Demographic data derived from 2010 US Census*

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RETAILER MAP

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LAKE OSWEGO, OR

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PRESENTED BY:

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