

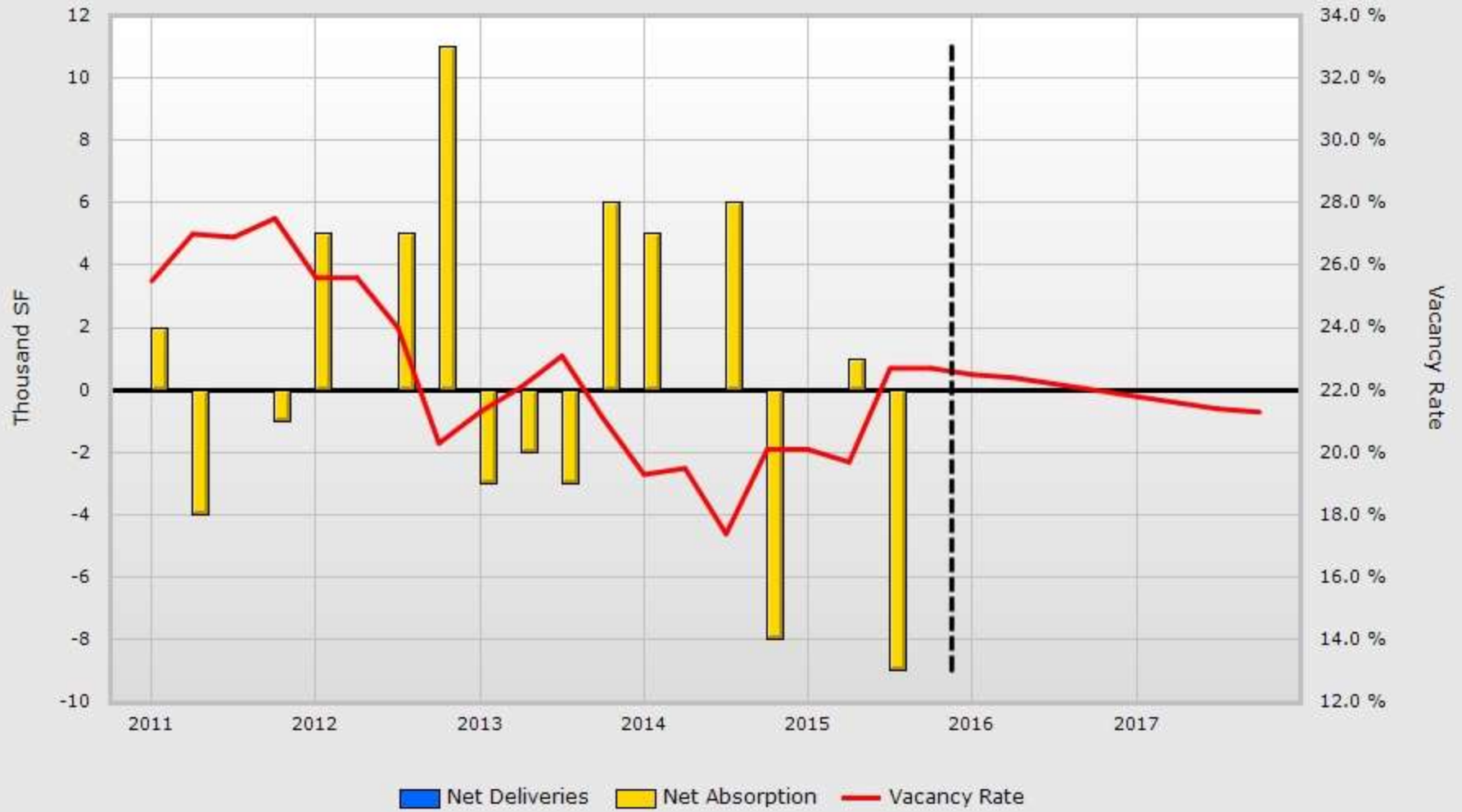
|   | Address                  | City      | Property Type                          | Property Size | Space Avail | Rent/SF/Yr      |
|---|--------------------------|-----------|----------------------------------------|---------------|-------------|-----------------|
| 1 | 1730 Blankenship Rd      | West Linn | Class A Office                         | 63,515 SF     | 20,415 SF   | \$20.00-\$28.00 |
| 2 | 21900 Willamette Dr      | West Linn | Retail/(Neighborhood Center)           | 24,635 SF     | 12,898 SF   | \$19.75-\$22.00 |
| 3 | 2020 8th Ave             | West Linn | Class B Office/(Community Center)      | 41,058 SF     | 10,275 SF   | \$22.00-\$26.00 |
| 4 | 1800 Blankenship Rd      | West Linn | Class B Office                         | 70,057 SF     | 10,168 SF   | \$20.00-\$32.00 |
| 5 | 1720 Willamette Falls Dr | West Linn | Retail/Freestanding                    | 10,000 SF     | 10,000 SF   | Withheld        |
| 6 | 1830 Blankenship Rd      | West Linn | Class B Office                         | 20,433 SF     | 4,469 SF    | \$20.00-\$32.00 |
| 7 | 18676 Willamette Dr      | West Linn | Class B Office                         | 15,700 SF     | 3,500 SF    | Withheld        |
| 8 | 18900 Willamette Dr      | West Linn | Retail/Bank                            | 3,300 SF      | 3,300 SF    | Withheld        |
| 9 | 2000 SW 8th Ave          | West Linn | Retail/Freestanding (Community Center) | 9,343 SF      | 3,245 SF    | \$25.00-\$26.00 |



|    | Address                   | City      | Property Type                      | Property Size | Space Avail | Rent/SF/Yr      |
|----|---------------------------|-----------|------------------------------------|---------------|-------------|-----------------|
| 10 | 19157-19171 Willamette Dr | West Linn | Retail/(Neighborhood Center)       | 8,090 SF      | 2,400 SF    | Withheld        |
| 11 | 21550-21590 Willamette Dr | West Linn | Class C Office                     | 6,554 SF      | 1,900 SF    | \$21.60-\$24.00 |
| 12 | 1880 Willamette Falls Dr  | West Linn | Retail/Storefront Retail/Office    | 8,000 SF      | 1,850 SF    | \$20.00         |
| 13 | 2320 Willamette Falls Dr  | West Linn | Class C Industrial                 | 1,800 SF      | 1,800 SF    | \$12.00         |
| 14 | 2120-2170 8th Ct          | West Linn | Retail/Freestanding                | 6,666 SF      | 1,625 SF    | Withheld        |
| 15 | 18603-18607 Willamette Dr | West Linn | Class C Office/Loft/Creative Space | 3,300 SF      | 1,460 SF    | \$16.44         |
| 16 | 1871 Willamette Falls Dr  | West Linn | Retail/Storefront                  | 3,395 SF      | 1,400 SF    | Withheld        |
| 17 | 18750 Willamette Dr       | West Linn | Retail/(Strip Center)              | 11,178 SF     | 1,158 SF    | Withheld        |
| 18 | 21520-21540 Willamette Dr | West Linn | Class C Office                     | 2,435 SF      | 835 SF      | \$20.04         |
| 19 | 2350 Willamette Falls Dr  | West Linn | Class B Office                     | 3,200 SF      | 400 SF      | Withheld        |
| 20 | 1754 Willamette Falls Dr  | West Linn | Class C Office                     | 2,700 SF      | 121 SF      | Withheld        |



### Forecast Report



Delivery Assumption: Known Construction Activity Absorption Assumption: 100% of Previous 5-Year Average

Forecast Report

Forecast Report

| Period      | # of Deliveries | Rolling 2-yr Average Deliveries (SF) | Future Deliveries (SF) | Demolished (SF) | Net Deliveries (SF) | Rolling 2-yr Net Absorption (SF) | Net Absorption (SF) | RBA     | Vacant Space (SF) | Vacancy Rate |
|-------------|-----------------|--------------------------------------|------------------------|-----------------|---------------------|----------------------------------|---------------------|---------|-------------------|--------------|
| 2017 Q4     | 0               | 0                                    | 0                      | 0               | 0                   | 579                              | 579                 | 315,359 | 67,041            | 21.3%        |
| 2017 Q3     | 0               | 0                                    | 0                      | 0               | 0                   | 491                              | 579                 | 315,359 | 67,620            | 21.4%        |
| 2017 Q2     | 0               | 0                                    | 0                      | 0               | 0                   | -776                             | 579                 | 315,359 | 68,199            | 21.6%        |
| 2017 Q1     | 0               | 0                                    | 0                      | 0               | 0                   | -674                             | 579                 | 315,359 | 68,778            | 21.8%        |
| 2016 Q4     | 0               | 0                                    | 0                      | 0               | 0                   | -740                             | 579                 | 315,359 | 69,357            | 22%          |
| 2016 Q3     | 0               | 0                                    | 0                      | 0               | 0                   | -1,868                           | 579                 | 315,359 | 69,936            | 22.2%        |
| 2016 Q2     | 0               | 0                                    | 0                      | 0               | 0                   | -1,110                           | 579                 | 315,359 | 70,515            | 22.4%        |
| 2016 Q1     | 0               | 0                                    | 0                      | 0               | 0                   | -1,281                           | 579                 | 315,359 | 71,094            | 22.5%        |
| Current Qtr | 0               | 0                                    | 0                      | 0               | 0                   | -630                             | -123                | 315,359 | 71,673            | 22.7%        |
| 2015 Q3     | 0               | 0                                    | 0                      | 0               | 0                   | 176                              | -9,560              | 315,359 | 71,550            | 22.7%        |
| 2015 Q2     | 0               | 0                                    | 0                      | 0               | 0                   | 981                              | 1,397               | 315,359 | 61,990            | 19.7%        |
| 2015 Q1     | 0               | 0                                    | 0                      | 0               | 0                   | 469                              | 47                  | 315,359 | 63,387            | 20.1%        |
| 2014 Q4     | 0               | 0                                    | 0                      | 0               | 0                   | 69                               | -8,442              | 315,359 | 63,434            | 20.1%        |
| 2014 Q3     | 0               | 0                                    | 0                      | 0               | 0                   | 2,583                            | 6,643               | 315,359 | 54,992            | 17.4%        |
| 2014 Q2     | 0               | 0                                    | 0                      | 0               | 0                   | 2,402                            | -792                | 315,359 | 61,635            | 19.5%        |
| 2014 Q1     | 0               | 0                                    | 0                      | 0               | 0                   | 2,475                            | 5,791               | 315,359 | 60,843            | 19.3%        |
| 2013 Q4     | 0               | 0                                    | 0                      | 0               | 0                   | 2,496                            | 6,323               | 315,359 | 66,634            | 21.1%        |
| 2013 Q3     | 0               | 0                                    | 0                      | 0               | 0                   | 1,478                            | -3,120              | 315,359 | 72,957            | 23.1%        |
| 2013 Q2     | 0               | 0                                    | 0                      | 0               | 0                   | 1,918                            | -2,697              | 315,359 | 69,837            | 22.1%        |
| 2013 Q1     | 0               | 0                                    | 0                      | 0               | 0                   | 1,673                            | -3,152              | 315,359 | 67,140            | 21.3%        |
| 2012 Q4     | 0               | 0                                    | 0                      | 0               | 0                   | 2,409                            | 11,667              | 315,359 | 63,988            | 20.3%        |
| 2012 Q3     | 0               | 0                                    | 0                      | 0               | 0                   | 2,218                            | 5,197               | 315,359 | 75,655            | 24%          |
| 2012 Q2     | 0               | 0                                    | 0                      | 0               | 0                   | 1,890                            | -208                | 315,359 | 80,852            | 25.6%        |
| 2012 Q1     | 0               | 0                                    | 0                      | 0               | 0                   | 3,800                            | 5,955               | 315,359 | 80,644            | 25.6%        |
| 2011 Q4     | 0               | 0                                    | 0                      | 0               | 0                   | 3,534                            | -1,814              | 315,359 | 86,599            | 27.5%        |
| 2011 Q3     | 0               | 0                                    | 0                      | 0               | 0                   | 907                              | 393                 | 315,359 | 84,785            | 26.9%        |
| 2011 Q2     | 0               | 0                                    | 0                      | 0               | 0                   | 1,030                            | -4,656              | 315,359 | 85,178            | 27%          |



**Forecast Report**

**Forecast Report**

| Period  | # of Deliveries | Rolling 2-yr Average Deliveries (SF) | Future Deliveries (SF) | Demolished (SF) | Net Deliveries (SF) | Rolling 2-yr Net Absorption (SF) | Net Absorption (SF) | RBA     | Vacant Space (SF) | Vacancy Rate |
|---------|-----------------|--------------------------------------|------------------------|-----------------|---------------------|----------------------------------|---------------------|---------|-------------------|--------------|
| 2011 Q1 | 0               | 0                                    | 0                      | 0               | 0                   | 796                              | 2,735               | 315,359 | 80,522            | 25.5%        |

**Delivery Assumption: Known Construction Activity Absorption Assumption: 100% of Previous 5-Year Average**



## Availability and Vacancy Analysis

### Total Available SF: 20,000-29,999 SF

| Building Type | Bldgs    | Existing Rentable Bldg Area | Direct SF Vacant | Vacant Rate % | Direct w/ Sublet SF Vacant | Vacant % with Sublet | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|---------------|----------|-----------------------------|------------------|---------------|----------------------------|----------------------|--------------------|---------------------|---------------------|---------------|-------------------|
| Office        | 1        | 63,515                      | 17,232           | 27.1%         | 17,232                     | 27.1%                | 20,415             | 20,415              | 0                   | 6,857         | \$24.00/fs        |
| <b>Totals</b> | <b>1</b> | <b>63,515</b>               | <b>17,232</b>    | <b>27.1%</b>  | <b>17,232</b>              | <b>27.1%</b>         | <b>20,415</b>      | <b>20,415</b>       | <b>0</b>            | <b>6,857</b>  | <b>\$24.00/fs</b> |

### Total Available SF: 10,000-19,999 SF

| Building Type  | Bldgs    | Existing Rentable Bldg Area | Direct SF Vacant | Vacant Rate % | Direct w/ Sublet SF Vacant | Vacant % with Sublet | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|----------------|----------|-----------------------------|------------------|---------------|----------------------------|----------------------|--------------------|---------------------|---------------------|---------------|-------------------|
| Office         | 2        | 111,115                     | 15,476           | 13.9%         | 15,476                     | 13.9%                | 17,991             | 17,991              | 0                   | 3,365         | \$28.86/fs        |
| General Retail | 2        | 34,635                      | 10,000           | 28.9%         | 10,000                     | 28.9%                | 22,898             | 16,898              | 6,000               | 10,000        | \$22.00/nnn       |
| <b>Totals</b>  | <b>4</b> | <b>145,750</b>              | <b>25,476</b>    | <b>17.5%</b>  | <b>25,476</b>              | <b>17.5%</b>         | <b>40,889</b>      | <b>34,889</b>       | <b>6,000</b>        | <b>10,000</b> | <b>\$28.86/fs</b> |

### Total Available SF: 0-9,999 SF

| Building Type  | Bldgs     | Existing Rentable Bldg Area | Direct SF Vacant | Vacant Rate % | Direct w/ Sublet SF Vacant | Vacant % with Sublet | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate           |
|----------------|-----------|-----------------------------|------------------|---------------|----------------------------|----------------------|--------------------|---------------------|---------------------|---------------|--------------------|
| Office         | 7         | 54,322                      | 12,164           | 22.4%         | 12,164                     | 22.4%                | 12,685             | 12,564              | 121                 | 4,469         | \$23.65/fs         |
| Industrial     | 1         | 1,800                       | 1,800            | 100.0%        | 1,800                      | 100.0%               | 1,800              | 1,800               | 0                   | 1,800         | -                  |
| General Retail | 7         | 49,972                      | 15,001           | 30.0%         | 15,001                     | 30.0%                | 14,978             | 14,978              | 0                   | 3,300         | \$25.32/nnn        |
| <b>Totals</b>  | <b>15</b> | <b>106,094</b>              | <b>28,965</b>    | <b>27.3%</b>  | <b>28,965</b>              | <b>27.3%</b>         | <b>29,463</b>      | <b>29,342</b>       | <b>121</b>          | <b>4,469</b>  | <b>\$25.32/nnn</b> |

### Grand Totals

|  | Bldgs     | Existing Rentable Bldg Area | Direct SF Vacant | Vacant Rate % | Direct w/ Sublet SF Vacant | Vacant % with Sublet | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|--|-----------|-----------------------------|------------------|---------------|----------------------------|----------------------|--------------------|---------------------|---------------------|---------------|-------------------|
|  | <b>20</b> | <b>315,359</b>              | <b>71,673</b>    | <b>22.7%</b>  | <b>71,673</b>              | <b>22.7%</b>         | <b>90,767</b>      | <b>84,646</b>       | <b>6,121</b>        | <b>10,000</b> | <b>\$25.97/fs</b> |

## Availability and Vacancy Building List

### Total Available SF: 20,000-29,999 SF; Building Type: Office

| Building Address          | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|---------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|-------------------|
| 1730 Blankenship Rd       | 63,515                      | 17,232           | 27.1%           | 17,232          | 27.1%          | 20,415             | 20,415              | 0                   | 6,857         | \$24.00/fs        |
| <b>Subtotals (1 Bldg)</b> | <b>63,515</b>               | <b>17,232</b>    | <b>27.1%</b>    | <b>17,232</b>   | <b>27.1%</b>   | <b>20,415</b>      | <b>20,415</b>       | <b>0</b>            | <b>6,857</b>  | <b>\$24.00/fs</b> |

### Totals for Total Available SF: 20,000-29,999 SF

|                 | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|-----------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|-------------------|
| <b>(1 Bldg)</b> | <b>63,515</b>               | <b>17,232</b>    | <b>27.1%</b>    | <b>17,232</b>   | <b>27.1%</b>   | <b>20,415</b>      | <b>20,415</b>       | <b>0</b>            | <b>6,857</b>  | <b>\$24.00/fs</b> |

### Total Available SF: 10,000-19,999 SF; Building Type: Office

| Building Address           | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|----------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|-------------------|
| 2020 8th Ave               | 41,058                      | 10,275           | 25.0%           | 10,275          | 25.0%          | 10,275             | 10,275              | 0                   | 3,365         | \$23.33/nnn       |
| 1800 Blankenship Rd        | 70,057                      | 5,201            | 7.4%            | 5,201           | 7.4%           | 7,716              | 7,716               | 0                   | 2,749         | \$26.00/fs        |
| <b>Subtotals (2 Bldgs)</b> | <b>111,115</b>              | <b>15,476</b>    | <b>13.9%</b>    | <b>15,476</b>   | <b>13.9%</b>   | <b>17,991</b>      | <b>17,991</b>       | <b>0</b>            | <b>3,365</b>  | <b>\$28.86/fs</b> |

### Total Available SF: 10,000-19,999 SF; Building Type: General Retail

| Building Address           | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate           |
|----------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|--------------------|
| 21900 Willamette Dr        | 24,635                      | 0                | 0.0%            | 0               | 0.0%           | 12,898             | 6,898               | 0                   | 6,000         | \$22.00/nnn        |
| 1720 Willamette Falls Dr   | 10,000                      | 10,000           | 100.0%          | 10,000          | 100.0%         | 10,000             | 10,000              | 0                   | 10,000        | -                  |
| <b>Subtotals (2 Bldgs)</b> | <b>34,635</b>               | <b>10,000</b>    | <b>28.9%</b>    | <b>10,000</b>   | <b>28.9%</b>   | <b>22,898</b>      | <b>16,898</b>       | <b>0</b>            | <b>10,000</b> | <b>\$22.00/nnn</b> |

### Totals for Total Available SF: 10,000-19,999 SF

|                  | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|-------------------|
| <b>(4 Bldgs)</b> | <b>145,750</b>              | <b>25,476</b>    | <b>17.5%</b>    | <b>25,476</b>   | <b>17.5%</b>   | <b>40,889</b>      | <b>34,889</b>       | <b>0</b>            | <b>10,000</b> | <b>\$28.86/fs</b> |



## Availability and Vacancy Building List

### Total Available SF: 0-9,999 SF; Building Type: Office

| Building Address           | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|----------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|-------------------|
| 1830 Blankenship Rd        | 20,433                      | 4,469            | 21.9%           | 4,469           | 21.9%          | 4,469              | 4,469               | 0                   | 4,469         | \$26.00/fs        |
| 18603-18607 Willamette Dr  | 3,300                       | 1,460            | 44.2%           | 1,460           | 44.2%          | 1,460              | 1,460               | 0                   | 1,460         | \$16.44/mg        |
| 18676 Willamette Dr        | 15,700                      | 3,500            | 22.3%           | 3,500           | 22.3%          | 3,500              | 3,500               | 0                   | 3,500         | -                 |
| 21520-21540 Willamette Dr  | 2,435                       | 835              | 34.3%           | 835             | 34.3%          | 835                | 835                 | 0                   | 835           | -                 |
| 21550-21590 Willamette Dr  | 6,554                       | 1,900            | 29.0%           | 1,900           | 29.0%          | 1,900              | 1,900               | 0                   | 1,000         | -                 |
| 1754 Willamette Falls Dr   | 2,700                       | 0                | 0.0%            | 0               | 0.0%           | 121                | 0                   | 121                 | 121           | -                 |
| 2350 Willamette Falls Dr   | 3,200                       | 0                | 0.0%            | 0               | 0.0%           | 400                | 400                 | 0                   | 400           | -                 |
| <b>Subtotals (7 Bldgs)</b> | <b>54,322</b>               | <b>12,164</b>    | <b>22.4%</b>    | <b>12,164</b>   | <b>22.4%</b>   | <b>12,685</b>      | <b>12,564</b>       | <b>121</b>          | <b>4,469</b>  | <b>\$23.65/fs</b> |

### Total Available SF: 0-9,999 SF; Building Type: Industrial

| Building Address          | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate   |
|---------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|------------|
| 2320 Willamette Falls Dr  | 1,800                       | 1,800            | 100.0%          | 1,800           | 100.0%         | 1,800              | 1,800               | 0                   | 1,800         | \$12.00/mg |
| <b>Subtotals (1 Bldg)</b> | <b>1,800</b>                | <b>1,800</b>     | <b>100.0%</b>   | <b>1,800</b>    | <b>100.0%</b>  | <b>1,800</b>       | <b>1,800</b>        | <b>0</b>            | <b>1,800</b>  | -          |

### Total Available SF: 0-9,999 SF; Building Type: General Retail

| Building Address           | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate           |
|----------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|--------------------|
| 2120-2170 8th Ct           | 6,666                       | 1,625            | 24.4%           | 1,625           | 24.4%          | 1,625              | 1,625               | 0                   | 1,625         | \$24.96/nnn        |
| 2000 SW 8th Ave            | 9,343                       | 3,245            | 34.7%           | 3,245           | 34.7%          | 3,245              | 3,245               | 0                   | 1,804         | \$25.50/nnn        |
| 18750 Willamette Dr        | 11,178                      | 1,158            | 10.4%           | 1,158           | 10.4%          | 1,158              | 1,158               | 0                   | 1,158         | -                  |
| 18900 Willamette Dr        | 3,300                       | 3,300            | 100.0%          | 3,300           | 100.0%         | 3,300              | 3,300               | 0                   | 3,300         | -                  |
| 19157-19171 Willamette Dr  | 8,090                       | 2,400            | 29.7%           | 2,400           | 29.7%          | 2,400              | 2,400               | 0                   | 1,200         | -                  |
| 1871 Willamette Falls Dr   | 3,395                       | 0                | 0.0%            | 0               | 0.0%           | 1,400              | 1,400               | 0                   | 1,400         | -                  |
| 1880 Willamette Falls Dr   | 8,000                       | 3,273            | 40.9%           | 3,273           | 40.9%          | 1,850              | 1,850               | 0                   | 1,850         | -                  |
| <b>Subtotals (7 Bldgs)</b> | <b>49,972</b>               | <b>15,001</b>    | <b>30.0%</b>    | <b>15,001</b>   | <b>30.0%</b>   | <b>14,978</b>      | <b>14,978</b>       | <b>0</b>            | <b>3,300</b>  | <b>\$25.32/nnn</b> |

### Totals for Total Available SF: 0-9,999 SF

|                   | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate           |
|-------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|--------------------|
| <b>(15 Bldgs)</b> | <b>106,094</b>              | <b>28,965</b>    | <b>27.3%</b>    | <b>28,965</b>   | <b>27.3%</b>   | <b>29,463</b>      | <b>29,342</b>       | <b>121</b>          | <b>4,469</b>  | <b>\$25.32/nnn</b> |

### Grand Totals

|                   | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|-------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|-------------------|
| <b>(20 Bldgs)</b> | <b>315,359</b>              | <b>71,673</b>    | <b>22.7%</b>    | <b>71,673</b>   | <b>22.7%</b>   | <b>90,767</b>      | <b>84,646</b>       | <b>121</b>          | <b>10,000</b> | <b>\$25.97/fs</b> |



1730 Blankenship Rd - Summerlinn Center



Location: **Summerlinn Center**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class A Office**

Status: **Built Aug 2006**

Stories: **4**

RBA: **63,515 SF**

Typical Floor: **15,878 SF**

Total Avail: **20,415 SF**

% Leased: **72.9%**

Landlord Rep: **Real Estate Investment Group**

Developer: **Blackhawk LLC**

Management: **Northwest Management**

Recorded Owner: **Bhsum Llc**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$2.71/sf; 2011 Ops @ \$1.07/sf**

Parcel Number: **00407884**

Parking: **227 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Air Conditioning, Conferencing Facility, Controlled Access, Security System, Signage**

| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SF Avail      | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs   | Occupancy | Term       | Type |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|-------------|--------------------|-----------|------------|------|
| P 1st / Suite 125                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3,883         | 3,883        | 3,883       | \$20.00-\$28.00/fs | Vacant    | Negotiable | New  |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i><br>Lease Rates: \$20 - \$28 psf Full Service Available: 859 - 10,000 SF Current Tenants: Country Insurance, Kaufman Medical Group, VA Medical Center, Edward Jones, Vermillion & Bloom TI Available Full Fee to Brokers Property Features: Class A Office Building Built in 2006 Natural Light from Large Windows and High Ceilings High End Finishes, and Shared Conference Rooms Shower Facilities Ground Level Space with Large Outdoor Seating Area Ample Parking (4 : 1,000) Signage Potential for Anchor Tenants |               |              |             |                    |           |            |      |
| P 1st / Suite 130/140                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2,530 - 6,857 | 6,857        | 6,857       | \$20.00-\$28.00/fs | Vacant    | Negotiable | New  |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i><br>Lease Rates: \$20 - \$28 psf Full Service Available: 859 - 10,000 SF Current Tenants: Country Insurance, Kaufman Medical Group, VA Medical Center, Edward Jones, Vermillion & Bloom TI Available Full Fee to Brokers Property Features: Class A Office Building Built in 2006 Natural Light from Large Windows and High Ceilings High End Finishes, and Shared Conference Rooms Shower Facilities Ground Level Space with Large Outdoor Seating Area Ample Parking (4 : 1,000) Signage Potential for Anchor Tenants |               |              |             |                    |           |            |      |

## 1730 Blankenship Rd - Summerlinn Center(cont'd)



| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs   | Occupancy | Term       | Type   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|--------------------|-----------|------------|--------|
| P 1st / Suite 160                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2,324    | 3,183        | 3,183       | \$20.00-\$28.00/fs | 30 Days   | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>                                                                                                                                                                                                                                                                                                                                                                                                                   |          |              |             |                    |           |            |        |
| Lease Rates: \$20 - \$28 psf Full Service Available: 859 - 10,000 SF Current Tenants: Country Insurance, Kaufman Medical Group, VA Medical Center, Edward Jones, Vermillion & Bloom TI Available Full Fee to Brokers Property Features: Class A Office Building Built in 2006 Natural Light from Large Windows and High Ceilings High End Finishes, and Shared Conference Rooms Shower Facilities Ground Level Space with Large Outdoor Seating Area Ample Parking (4 : 1,000) Signage Potential for Anchor Tenants |          |              |             |                    |           |            |        |
| P 1st / Suite 170                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 859      | 3,183        | 3,183       | \$20.00-\$28.00/fs | 30 Days   | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>                                                                                                                                                                                                                                                                                                                                                                                                                   |          |              |             |                    |           |            |        |
| Lease Rates: \$20 - \$28 psf Full Service Available: 859 - 10,000 SF Current Tenants: Country Insurance, Kaufman Medical Group, VA Medical Center, Edward Jones, Vermillion & Bloom TI Available Full Fee to Brokers Property Features: Class A Office Building Built in 2006 Natural Light from Large Windows and High Ceilings High End Finishes, and Shared Conference Rooms Shower Facilities Ground Level Space with Large Outdoor Seating Area Ample Parking (4 : 1,000) Signage Potential for Anchor Tenants |          |              |             |                    |           |            |        |
| P 2nd / Suite 210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2,022    | 2,022        | 2,022       | \$20.00-\$28.00/fs | Vacant    | Negotiable | New    |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>                                                                                                                                                                                                                                                                                                                                                                                                                   |          |              |             |                    |           |            |        |
| Lease Rates: \$20 - \$28 psf Full Service Available: 859 - 10,000 SF Current Tenants: Country Insurance, Kaufman Medical Group, VA Medical Center, Edward Jones, Vermillion & Bloom TI Available Full Fee to Brokers Property Features: Class A Office Building Built in 2006 Natural Light from Large Windows and High Ceilings High End Finishes, and Shared Conference Rooms Shower Facilities Ground Level Space with Large Outdoor Seating Area Ample Parking (4 : 1,000) Signage Potential for Anchor Tenants |          |              |             |                    |           |            |        |
| P 4th / Suite 425                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1,271    | 4,470        | 4,470       | \$20.00-\$28.00/fs | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>                                                                                                                                                                                                                                                                                                                                                                                                                   |          |              |             |                    |           |            |        |
| Lease Rates: \$20 - \$28 psf Full Service Available: 859 - 10,000 SF Current Tenants: Country Insurance, Kaufman Medical Group, VA Medical Center, Edward Jones, Vermillion & Bloom TI Available Full Fee to Brokers Property Features: Class A Office Building Built in 2006 Natural Light from Large Windows and High Ceilings High End Finishes, and Shared Conference Rooms Shower Facilities Ground Level Space with Large Outdoor Seating Area Ample Parking (4 : 1,000) Signage Potential for Anchor Tenants |          |              |             |                    |           |            |        |
| P 4th / Suite 430                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3,199    | 4,470        | 4,470       | \$20.00-\$28.00/fs | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i>                                                                                                                                                                                                                                                                                                                                                                                                                   |          |              |             |                    |           |            |        |
| Lease Rates: \$20 - \$28 psf Full Service Available: 859 - 10,000 SF Current Tenants: Country Insurance, Kaufman Medical Group, VA Medical Center, Edward Jones, Vermillion & Bloom TI Available Full Fee to Brokers Property Features: Class A Office Building Built in 2006 Natural Light from Large Windows and High Ceilings High End Finishes, and Shared Conference Rooms Shower Facilities Ground Level Space with Large Outdoor Seating Area Ample Parking (4 : 1,000) Signage Potential for Anchor Tenants |          |              |             |                    |           |            |        |

**Building Notes**

Easy access to I-205. Near numerous retail amenities and professional services. 2-story atrium in main lobby. Exceptional materials and finishes in



common areas include: indirect lighting fixtures, mahogany solid-core doors and standard 3' glass relites. Grade entrances on both sides of building, creating lobby presences on first and second floors. State-of-the-art computer controlled HVAC systems. Broadband fiber optics to the building. Sophisticated card-key security system.



Location: **Phase 3  
I-5 Corridor Cluster  
Lake Oswego/West Linn Submarket  
Clackamas County  
West Linn, OR 97068**

Building Type: **Retail/(Neighborhood Center)**  
 Bldg Status: **Built 2007**  
 Building Size: **24,635 SF**  
 Typical Floor Size: **23,902 SF**  
 Stories: **2**  
 Land Area: **81,305 SF**  
 Total Avail: **12,898 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **4**  
 Smallest Space: **906 SF**  
 Bldg Vacant: **-**

Landlord Rep: **HSM Pacific Realty Inc.**  
 Developer: **-**  
 Management: **Gramor Development**  
 Recorded Owner: **West Linn Shopping Ctr Associates**  
 Expenses: **2014 Tax @ \$10.32/sf**  
 Parcel Number: **00565891**

Amenities: **Signage, Signalized Intersection**  
 Street Frontage: **294 feet on Hood St  
241 feet on Willamette Dr**

Parking: **97 free Surface Spaces are available; Ratio of 3.94/1,000 SF**

| Floor                                                                                                                                                                                                         | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term          | Type   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|-------|------------------|-----------|---------------|--------|
| P LL                                                                                                                                                                                                          | 992      | 992          | 992         | No    | Withheld         | 30 Days   | Negotiable    | Direct |
| HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520 / Melissa Martin (503) 245-1400 x525                                                                                                               |          |              |             |       |                  |           |               |        |
| Call for rates                                                                                                                                                                                                |          |              |             |       |                  |           |               |        |
| P 1st                                                                                                                                                                                                         | 906      | 906          | 906         | No    | \$22.00/nnn      | 30 Days   | Negotiable    | Direct |
| HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520 / Melissa Martin (503) 245-1400 x525                                                                                                               |          |              |             |       |                  |           |               |        |
| P 1st                                                                                                                                                                                                         | 6,000    | 6,000        | 6,000       | No    | \$19.75/fs       | 30 Days   | Thru May 2017 | Sublet |
| Macadam Forbes / Joe Kappler (503) 972-7294 / Rod W. Brokenshire (503) 972-7281 / Kevin L. VandenBrink (503) 972-7289                                                                                         |          |              |             |       |                  |           |               |        |
| Features • Plug and Play Opportunity (Furniture and work stations available) • Layout consists of a mix of open area, private offices and conference/meeting rooms • Excellent exposure and signage available |          |              |             |       |                  |           |               |        |





| Floor                                                                                                                    | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|--------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|-------|------------------|-----------|------------|--------|
| P 1st / Suite 1                                                                                                          | 5,000    | 5,000        | 5,000       | No    | Withheld         | 30 Days   | Negotiable | Direct |
| <i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520 / Melissa Martin (503) 245-1400 x525</i><br>Call for rates |          |              |             |       |                  |           |            |        |



Location: **Bldg C**  
**AKA 2000-2020 8th Ave**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class B Office/(Community Center)**

Status: **Built Oct 2007**

Stories: **3**

RBA: **41,058 SF**

Typical Floor: **14,167 SF**

Total Avail: **10,275 SF**

% Leased: **75.0%**

Landlord Rep: **Real Estate Investment Group**

Developer: **Venture Corporation**

Management: **Elliot & Associates**

Recorded Owner: -

For Sale: **Not For Sale**

Expenses: **2011 Tax @ \$2.11/sf; 2011 Est Ops @ \$6.85/sf**

Parcel Number: **00407759, 05022305**

Parking: **225 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Amenities: **Signage**

| Floor                                                                                                                          | SF Avail | Floor Contig | Bldg Contig | Price | Rent/SF/Yr + Svs    | Occupancy | Term       | Type   |
|--------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|-------|---------------------|-----------|------------|--------|
| P 1st                                                                                                                          | 1,795    | 1,795        | 1,795       | No    | \$25.00-\$26.00/nnn | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655</i> |          |              |             |       |                     |           |            |        |
| Tanning Build Out.                                                                                                             |          |              |             |       |                     |           |            |        |
| P 2nd / Suite 101                                                                                                              | 3,218    | 3,218        | 3,218       | No    | \$25.00-\$26.00/nnn | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655</i> |          |              |             |       |                     |           |            |        |
| P 3rd                                                                                                                          | 3,365    | 3,365        | 3,365       | No    | \$22.00/nnn         | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683</i> |          |              |             |       |                     |           |            |        |
| P 3rd                                                                                                                          | 670      | 670          | 670         | No    | \$22.00/nnn         | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683</i> |          |              |             |       |                     |           |            |        |
| P 3rd / Suite 222                                                                                                              | 1,227    | 1,227        | 1,227       | No    | \$22.00/nnn         | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683</i> |          |              |             |       |                     |           |            |        |



#### Building Notes

This property is representative of the top two floors of a mixed-use development with separate identity and access from the ground floor. Excellent exposure to I-205 with immediate access off of the 10th Street exit.





Location: **Bldg A**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class B Office**

Status: **Built 1998**

Stories: **4**

RBA: **70,057 SF**

Typical Floor: **17,514 SF**

Total Avail: **10,168 SF**

% Leased: **96.1%**

Landlord Rep: **Real Estate Investment Group**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

Sales Company: **Real Estate Investment Group: George Diamond (503) 222-2178, Nick Diamond (503) 222-2655**

For Sale: **For Sale at \$21,500,000 as part of a portfolio of 2 properties - Active**

Expenses: **2011 Tax @ \$3.92/sf**

Parcel Number: **00407599**

Parking: **328 free Surface Spaces are available; Ratio of 4.10/1,000 SF**

| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs   | Occupancy | Term       | Type   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|--------------------|-----------|------------|--------|
| P 1st / Suite 125                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2,749    | 2,749        | 2,749       | \$20.00-\$32.00/fs | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i><br>Lease Rates: \$20 - \$32 psf Full Service Available: 200 - 10,000 SF Current Tenants: Innovation Asset Group, SLR International, McCoy & Foat, PNC Mortgage, Pacific NW management Group TI Available Full Fee to Brokers Property Features: Two Class A Office Buildings Built in 2006 High End Finishes, Executive Suites, and Shared Conference Room Spaces are Fully Built Out and Ready for Occupancy Ample Parking (4 : 1,000) |          |              |             |                    |           |            |        |
| P 3rd / Suite 310                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,310    | 1,310        | 1,310       | \$20.00-\$32.00/fs | 30 Days   | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i><br>Lease Rates: \$20 - \$32 psf Full Service Available: 200 - 10,000 SF Current Tenants: Innovation Asset Group, SLR International, McCoy & Foat, PNC Mortgage, Pacific NW management Group TI Available Full Fee to Brokers Property Features: Two Class A Office Buildings Built in 2006 High End Finishes, Executive Suites, and Shared Conference Room Spaces are Fully Built Out and Ready for Occupancy Ample Parking (4 : 1,000) |          |              |             |                    |           |            |        |



| Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs   | Occupancy | Term       | Type   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|--------------------|-----------|------------|--------|
| P 3rd / Suite 365                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,662    | 1,662        | 1,662       | \$20.00-\$32.00/fs | 30 Days   | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i><br>Lease Rates: \$20 - \$32 psf Full Service Available: 200 - 10,000 SF Current Tenants: Innovation Asset Group, SLR International, McCoy & Foat, PNC Mortgage, Pacific NW management Group TI Available Full Fee to Brokers Property Features: Two Class A Office Buildings Built in 2006 High End Finishes, Executive Suites, and Shared Conference Room Spaces are Fully Built Out and Ready for Occupancy Ample Parking (4 : 1,000) |          |              |             |                    |           |            |        |
| P 4th / Suite 475                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,995    | 1,995        | 1,995       | \$20.00-\$32.00/fs | 30 Days   | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178</i><br>Lease Rates: \$20 - \$32 psf Full Service Available: 200 - 10,000 SF Current Tenants: Innovation Asset Group, SLR International, McCoy & Foat, PNC Mortgage, Pacific NW management Group TI Available Full Fee to Brokers Property Features: Two Class A Office Buildings Built in 2006 High End Finishes, Executive Suites, and Shared Conference Room Spaces are Fully Built Out and Ready for Occupancy Ample Parking (4 : 1,000) |          |              |             |                    |           |            |        |

**Building Notes**

The building has attractive brick & glass exterior, a beautiful interior lobby, state-of-the-art heating, cooling, electrical, security and fire protection services. The property provides immediate access to I-205, is 20 minutes to PDX/Downtown Portland and just 5 minutes to I-5.



Location: **I-5 Corridor Cluster  
Lake Oswego/West Linn Submarket  
Clackamas County  
West Linn, OR 97068**

Building Type: **Retail/Freestanding**  
 Bldg Status: **Built 1913**  
 Building Size: **10,000 SF**  
 Typical Floor Size: **10,000 SF**  
 Stories: **1**  
 Land Area: **16,897 SF**  
 Total Avail: **10,000 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **10,000 SF**  
 Bldg Vacant: **10000**

Landlord Rep: **Chay LLC**  
 Developer: -  
 Management: -  
 Recorded Owner: **Chay LLC**  
 Expenses: **2014 Tax @ \$0.55/sf**  
 Parcel Number: **00748917**

Amenities: **Bus Line, Signage**  
 Street Frontage: **122 feet on Willamette Falls Dr(with 0 curb cut)**  
 Parking: -

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| E 1st | 10,000   | 10,000       | 10,000      | Withheld         | Vacant    | Negotiable | Direct |

*Chay LLC / Annette M. Chay (503) 358-7680*



Location: **Bldg B**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class B Office**

Status: **Built 1998**

Stories: **2**

RBA: **20,433 SF**

Typical Floor: **10,216 SF**

Total Avail: **4,469 SF**

% Leased: **78.1%**

Landlord Rep: **Real Estate Investment Group**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

Sales Company: **Real Estate Investment Group: George Diamond (503) 222-2178, Nick Diamond (503) 222-2655**

For Sale: **For Sale at \$21,500,000 as part of a portfolio of 2 properties - Active**

Expenses: **2011 Tax @ \$13.44/sf**

Parcel Number: **00407599**

Amenities: **Bus Line**

| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs   | Occupancy | Term       | Type   |
|-------------------|----------|--------------|-------------|--------------------|-----------|------------|--------|
| P 1st / Suite 100 | 4,469    | 4,469        | 4,469       | \$20.00-\$32.00/fs | Vacant    | Negotiable | Direct |

Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178

Lease Rates: \$20 - \$32 psf Full Service Available: 200 - 10,000 SF Current Tenants: Innovation Asset Group, SLR International, McCoy & Foat, PNC Mortgage, Pacific NW management Group TI Available Full Fee to Brokers Fully Built Out Surgical Procedure Space • High Density Shelving • 3 Procedure Rooms with Gas/Electrical • 5 Office/Exam Rooms with Sinks • Locker Storage





Location: **Cedar Oak Professional Bldg**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **3**

RBA: **15,700 SF**

Typical Floor: **5,233 SF**

Total Avail: **3,500 SF**

% Leased: **77.7%**

Landlord Rep: **JLL**

Developer: **-**

Management: **Doug Bean & Associates, Inc.**

Recorded Owner: **Rosemary Young**

Sales Company: **JLL: Tom Shimota (503) 972-8609**

For Sale: **For Sale - Active**

Expenses: **2014 Tax @ \$2.14/sf**

Parcel Number: **00306564**

Parking: **63 Surface Spaces are available; Ratio of 4.00/1,000 SF**

| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 100 | 3,500    | 3,500        | 3,500       | Withheld         | Vacant    | Negotiable | Direct |

JLL / Tom Shimota (503) 972-8609

Four (4) exam rooms with cabinetry and plumbing, two (2) restrooms, three (3) offices, admin areas, enclosed reception and waiting area. Building conference room Building break room Generous free parking Tri-Met bus stop within walking distance Established medical/dental location Signage to busy HWY 43

#### Building Notes

Established medical/dental building in the heart of West Linn. Office space includes common area conference room and break room. Short drive to downtown Lake Oswego and I-205. Monument signage on Willamette Drive (Hwy 43). Many nearby retailers and strong demographics for the West Linn/Lake Oswego submarket. Tri-met bus stop on the same block and a generous 4/1000 parking ratio.



Location: **I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Retail/Bank**  
 Bldg Status: **Built Feb 2007**  
 Building Size: **3,300 SF**  
 Typical Floor Size: **3,300 SF**  
 Stories: **1**  
 Land Area: **78,517 SF**  
 Total Avail: **3,300 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **3,300 SF**  
 Bldg Vacant: **3300**

Landlord Rep: **HSM Pacific Realty Inc.**  
 Developer: **West Linn Investors LLC**  
 Management: **-**  
 Recorded Owner: **West Linn Investors Llc**  
 Expenses: **2011 Tax @ \$8.47/sf**  
 Parcel Number: **00360718**

Parking: -

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| E 1st | 3,300    | 3,300        | 3,300       | Withheld         | Vacant    | Negotiable | Direct |

*HSM Pacific Realty Inc. / Doug Magnusen (503) 245-1400 x516 / Melissa Martin (503) 245-1400 x525*

Excellent exposure and visibility with full access to Hwy 43 & Walling Way. Located along the main retail corridor in West Linn with close proximity to Starbucks, McDonald's and Wal-Mart. Very affluent neighborhood average HH incomes of approx. \$94,000 Call for details.



Location: **Bldg A**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Retail/Freestanding (Community Center)**  
 Bldg Status: **Built May 2008**  
 Building Size: **9,343 SF**  
 Typical Floor Size: **9,343 SF**  
 Stories: **1**  
 Land Area: **38,856 SF**  
 Total Avail: **3,245 SF**  
 % Leased: **65.3%**  
 Total Spaces Avail: **2**  
 Smallest Space: **1,441 SF**  
 Bldg Vacant: **3245**

Landlord Rep: **Real Estate Investment Group**  
 Developer: **-**  
 Management: **Elliot & Associates**  
 Recorded Owner: **Willamette Marketplace, LLC**  
 Expenses: **2011 Tax @ \$9.27/sf; 2011 Est Ops @ \$2.67/sf**  
 Parcel Number: **00407759**

Amenities: **Bus Line, Pylon Sign, Signage**  
 Street Frontage: **589 feet on 8th Ave(with 0 curb cut)**  
**480 feet on I-205**  
**276 feet on 10th St**

Parking: **225 free Surface Spaces are available**

| Floor                                                                                                                                                                | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs    | Occupancy | Term       | Type   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|---------------------|-----------|------------|--------|
| P 1st / Suite A                                                                                                                                                      | 1,441    | 1,441        | 1,441       | \$25.00-\$26.00/nnn | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Nick Diamond (503) 222-2655 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683</i>                                       |          |              |             |                     |           |            |        |
| P 1st / Suite D                                                                                                                                                      | 1,804    | 1,804        | 1,804       | \$25.00-\$26.00/nnn | Vacant    | Negotiable | Direct |
| <i>Real Estate Investment Group / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655</i>                                       |          |              |             |                     |           |            |        |
| Anchored By: Legacy Health Clinic, McMenamins & Five Guys Burgers and Fries    Easy Access to I-205 With Immediate Access Off The 10th Street Exit    5/1000 Parking |          |              |             |                     |           |            |        |
| Separate From Retail    High Income Trade Area    Motivated New Ownership                                                                                            |          |              |             |                     |           |            |        |





**Building Notes**

Great I-205 visibility at a signalized intersection. High income trade area.



Location: **Robinwood Shopping Center**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Retail/(Neighborhood Center)**  
 Bldg Status: **Built 1980**  
 Building Size: **8,090 SF**  
 Typical Floor Size: **9,193 SF**  
 Stories: **1**  
 Land Area: **268,020 SF**  
 Total Avail: **2,400 SF**  
 % Leased: **70.3%**  
 Total Spaces Avail: **2**  
 Smallest Space: **1,200 SF**  
 Bldg Vacant: **2400**

Landlord Rep: **Retail Opportunity Investments, Corp.**  
 Developer: -  
 Management: -  
 Recorded Owner: **Roic Robinwood Llc**  
 Expenses: **2014 Tax @ \$20.22/sf**

Parcel Number: **00362949**  
 CAM: **\$4.73**

Amenities: **Bus Line, Pylon Sign, Signage**  
 Street Frontage: **155 feet on Willamette Dr(with 1 curb cut)**  
 Parking: **20 free Surface Spaces are available; Ratio of 2.47/1,000 SF**

| Floor                                                                     | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term     | Type   |
|---------------------------------------------------------------------------|----------|--------------|-------------|------------------|-----------|----------|--------|
| P 1st / Suite 19151                                                       | 1,200    | 1,200        | 1,200       | Withheld         | Vacant    | 5-10 yrs | Direct |
| <i>Retail Opportunity Investments, Corp. / John Wynton (858) 255-4918</i> |          |              |             |                  |           |          |        |
| triple nets are \$4.80                                                    |          |              |             |                  |           |          |        |
| P 1st / Suite 19155                                                       | 1,200    | 1,200        | 1,200       | Withheld         | Vacant    | 5-10 yrs | Direct |
| <i>Retail Opportunity Investments, Corp. / John Wynton (858) 255-4918</i> |          |              |             |                  |           |          |        |
| triple nets are \$4.80                                                    |          |              |             |                  |           |          |        |



Location: **I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class C Office**

Status: **Built 1988**

Stories: **3**

RBA: **6,554 SF**

Typical Floor: **2,200 SF**

Total Avail: **1,900 SF**

% Leased: **71.0%**

Landlord Rep: **Barnard Commercial Real Estate**

Developer: -

Management: -

Recorded Owner: **John T Moyer**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$2.77/sf**

Parcel Number: **01363991**

Parking: **30 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Bus Line, Signage**

| Floor                                                                                                                                                                                                                            | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 21560                                                                                                                                                                                                              | 1,000    | 1,000        | 1,000       | \$21.60/mg       | Vacant    | Negotiable | Direct |
| <i>Barnard Commercial Real Estate / Craig S. Barnard (503) 675-0900 x1 / Chris Hayes (503) 675-0900</i>                                                                                                                          |          |              |             |                  |           |            |        |
| Bolton Plaza is a commercial building with a lot of character on Hwy 43/Willamette Drive in West Linn. This location has great access and visibility with high traffic counts and higher than average neighborhood demographics. |          |              |             |                  |           |            |        |
| P 1st / Suite 21590                                                                                                                                                                                                              | 900      | 900          | 900         | \$24.00/mg       | Vacant    | Negotiable | Direct |
| <i>Barnard Commercial Real Estate / Craig S. Barnard (503) 675-0900 x1</i>                                                                                                                                                       |          |              |             |                  |           |            |        |
| 2nd Floor Office space with 3 offices, conference room and kitchen                                                                                                                                                               |          |              |             |                  |           |            |        |

**Building Notes**

Two story building which also contains basement level office space. Back of basement level has many windows, entrance to this is through main level. Highway exposure. Signage with great visibility available.



Location: **I-5 Corridor Cluster  
Lake Oswego/West Linn Submarket  
Clackamas County  
West Linn, OR 97068**

Building Type: **Retail/Storefront Retail/Office**  
 Bldg Status: **Built 1921**  
 Building Size: **8,000 SF**  
 Typical Floor Size: **4,594 SF**  
 Stories: **2**  
 Land Area: **9,696 SF**  
 Total Avail: **1,850 SF**  
 % Leased: **76.9%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,850 SF**  
 Bldg Vacant: **3273**

Landlord Rep: **ICON Construction & Development LLC**  
 Developer: -  
 Management: -  
 Recorded Owner: **Willamette Falls Holdings Llc**  
 Expenses: **2011 Tax @ \$1.93/sf**  
 Parcel Number: **00748944**

Amenities: **Signage**  
 Street Frontage: **157 feet on Willamette Falls Dr(with 0 curb cut)**  
 Parking: -

| Floor                                                                                                                            | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|----------------------------------------------------------------------------------------------------------------------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 2nd / Suite 200                                                                                                                | 1,850    | 1,850        | 1,850       | \$20.00/nnn      | Vacant    | Negotiable | Direct |
| <i>Icon Construction &amp; Development LLC / Andrea Hughes (503) 657-0406</i>                                                    |          |              |             |                  |           |            |        |
| Four private offices, plus conference room, reception area and kitchenette/break room. Corner office with lots of natural light. |          |              |             |                  |           |            |        |





Location: **I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class C Industrial**

Status: **Built 1972**  
 Tenancy: -

Land Area: **19,707 SF**  
 Stories: **1**  
 RBA: **1,800 SF**

Landlord Rep: **Windermere Community Commercial Realty**  
 Management: -  
 Recorded Owner: **Hayward John H (te)**

Total Avail: **1,800 SF**  
 % Leased: **0%**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: -  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

For Sale: **Not For Sale**  
 Expenses: **2014 Tax @ \$1.49/sf**  
 Parcel Number: **00409285**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| E 1st | 1,800    | 1,800       | \$12.00/mg       | Vacant    | Negotiable | Direct   |

*Windermere Community Commercial Realty / Graham Peterson (503) 319-4267*  
 Garage/open area with 2 garage doors Office with separate entrance large lot In the Willamette District of West Linn Just of the I-205 Exit



Location: **I-5 Corridor Cluster  
Lake Oswego/West Linn Submarket  
Clackamas County  
West Linn, OR 97068**

Building Type: **Retail/Freestanding**  
Bldg Status: **Built 1996**  
Building Size: **6,666 SF**  
Typical Floor Size: **7,575 SF**  
Stories: **1**  
Land Area: **24,524 SF**  
Total Avail: **1,625 SF**  
% Leased: **75.6%**  
Total Spaces Avail: **1**  
Smallest Space: **1,625 SF**  
Bldg Vacant: **1625**

Landlord Rep: **Commercial Realty Advisors NW**  
Developer: -  
Management: -  
Recorded Owner: **Tamer Willamette Llc**  
Expenses: **2014 Tax @ \$2.30/sf**

Parcel Number: **01680354**

Amenities: **Signage**

Street Frontage: **163 feet on 8th Ct(with 1 curb cut)**

Parking: **40 free Surface Spaces are available; Ratio of 6.00/1,000 SF**

| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 5-6 | 1,625    | 1,625        | 1,625       | Withheld         | Vacant    | Negotiable | Direct |

*Commercial Realty Advisors NW / Rob Kimmelman (503) 274-0211 x400*  
Former Marrow's Flowers.



Location: **Robin Professional Plaza**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class C Office/Loft/Creative Space**

Status: **Built 1960, Renov 2003**

Stories: **1**

RBA: **3,300 SF**

Typical Floor: **3,300 SF**

Total Avail: **1,460 SF**

% Leased: **55.8%**

Landlord Rep: **Hamid R & Azadeh A Arabshahi**

Developer: **-**

Management: **Hamid R & Azadeh A Arabshahi**

Recorded Owner: **Hamid R & Azadeh A Arabshahi**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$2.02/sf, 2011 Est Tax @ \$1.85/sf; 2011 Ops @ \$0.65/sf, 2012 Est Ops @ \$0.65/sf**

Parcel Number: **00306671**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 1,460    | 1,460        | 1,460       | \$16.44/mg       | Vacant    | Negotiable | Direct |

*Hamid R & Azadeh A Arabshahi / Azadeh A. Arabshahi (503) 932-0885*

Description Medical/Office Space for Lease On-site parking 1460 sq ft. 4 office/exam rooms, kitchen, storage, conference room spacious and open layout grand-builtin workstation Please DO NOT disturb tenant Available Mid October Located on busy Willamette Drive with great visibility

**Building Notes**

Property sits up on Hwy 43 providing signage opportunities a pylon sign is available. Close to Starbucks, McDonalds and Zupans.





Location: **I-5 Corridor Cluster  
Lake Oswego/West Linn Submarket  
Clackamas County  
West Linn, OR 97068**

Building Type: **Retail/Storefront**  
Bldg Status: **Built 1915**  
Building Size: **3,395 SF**  
Typical Floor Size: **1,929 SF**  
Stories: **2**  
Land Area: **5,798 SF**  
Total Avail: **1,400 SF**  
% Leased: **100%**  
Total Spaces Avail: **1**  
Smallest Space: **1,400 SF**  
Bldg Vacant: **-**

Landlord Rep: **Oregon Association of Tax Consultants**  
Developer: **-**  
Management: **-**  
Recorded Owner: **Kim Byong**  
Expenses: **2014 Tax @ \$5.10/sf**  
Parcel Number: **00749079**

Amenities: **Signage**  
Street Frontage: **48 feet on Willamette Falls Dr(with 0 curb cut)**  
Parking: **-**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 1,400    | 1,400        | 1,400       | Withheld         | 30 Days   | Negotiable | Direct |

*Oregon Association of Tax Consultants / Dave Kim (503) 626-5065*

Approximately 1,400 square feet ground level with parking in front. Located in the middle of vibrant Old West Linn Willamette Falls area. Located right middle of Willamette Falls area with many restaurants, boutique shops etc.



Location: **Cedar Oaks Retail**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Retail/(Strip Center)**  
 Bldg Status: **Built 1997**  
 Building Size: **11,178 SF**  
 Typical Floor Size: **11,974 SF**  
 Stories: **1**  
 Land Area: **28,314 SF**  
 Total Avail: **1,158 SF**  
 % Leased: **89.6%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,158 SF**  
 Bldg Vacant: **1158**

Landlord Rep: **Commercial Realty Advisors NW**  
 Developer: -  
 Management: -  
 Recorded Owner: **Berrey Investment LLC**  
 Expenses: **2014 Tax @ \$2.69/sf**

Parcel Number: **00306911, 00306920**

Street Frontage: **197 feet on Willamette Dr**  
 Parking: **72 Surface Spaces are available; Ratio of 6.44/1,000 SF**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 1,158    | 1,158        | 1,158       | Withheld         | Vacant    | Negotiable | Direct |

*Commercial Realty Advisors NW / Rob Kimmelman (503) 274-0211 x400*



Location: **I-5 Corridor Cluster  
Lake Oswego/West Linn Submarket  
Clackamas County  
West Linn, OR 97068**

Building Type: **Class C Office**

Status: **Built 1945**

Stories: **2**

RBA: **2,435 SF**

Typical Floor: **2,435 SF**

Total Avail: **835 SF**

% Leased: **65.7%**

Landlord Rep: **Barnard Commercial Real Estate**

Developer: -

Management: -

Recorded Owner: **John T Moyer**

For Sale: **Not For Sale**

Expenses: **2014 Tax @ \$1.84/sf**

Parcel Number: **00381063**

Parking: **30 free Surface Spaces are available**

Amenities: **Signage**

| Floor               | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|---------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 21540 | 835      | 835          | 835         | \$20.04/mg       | Vacant    | Negotiable | Direct |

*Barnard Commercial Real Estate / Craig S. Barnard (503) 675-0900 x1*



Location: **West Linn Law Center**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class B Office**

Status: **Built 2001**

Stories: **1**

RBA: **3,200 SF**

Typical Floor: **3,200 SF**

Total Avail: **400 SF**

% Leased: **100%**

Landlord Rep: **Larry Blunck**  
 Developer: -  
 Management: -  
 Recorded Owner: -

For Sale: **Not For Sale**  
 Parcel Number: **00409310**  
 Parking: **16 free Surface Spaces are available**  
 Amenities: **Bus Line**

| Floor  | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|--------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P GRND | 50 - 400 | 400          | 400         | Withheld         | 30 Days   | Negotiable | Direct |

*Larry Blunck / Larry Blunck (503) 656-1654*  
 Four Executive Suites Available for \$36/SF/year at the following sizes: 1) 50 SF 2) 50 SF 3) 150 SF 4) 150 SF

**Building Notes**

Description

Located on a natural wetlands, the property is inviting to small business owners and clients.  
 The building is located close to many restaurants, which makes lunch out of the office fast and very convenient.





Location: **Willamette Law Center**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Class C Office**

Status: **Built 1910**

Stories: **2**

RBA: **2,700 SF**

Typical Floor: **1,798 SF**

Total Avail: **121 SF**

% Leased: **100%**

Landlord Rep: **The Smith Firm**

Developer: -

Management: -

Recorded Owner: **Dnj Properties Llc**

For Sale: **Not For Sale**

Expenses: **2011 Tax @ \$1.89/sf**

Parcel Number: **00748926**

Parking: **3 free Surface Spaces are available; Ratio of 1.11/1,000 SF**

Amenities: **Bus Line, Signage**

| Floor                                      | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|--------------------------------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st                                      | 121      | 121          | 121         | Withheld         | 30 Days   | Negotiable | Sublet |
| The Smith Firm / Dave Smith (503) 657-6550 |          |              |             |                  |           |            |        |
| \$550/mo                                   |          |              |             |                  |           |            |        |