

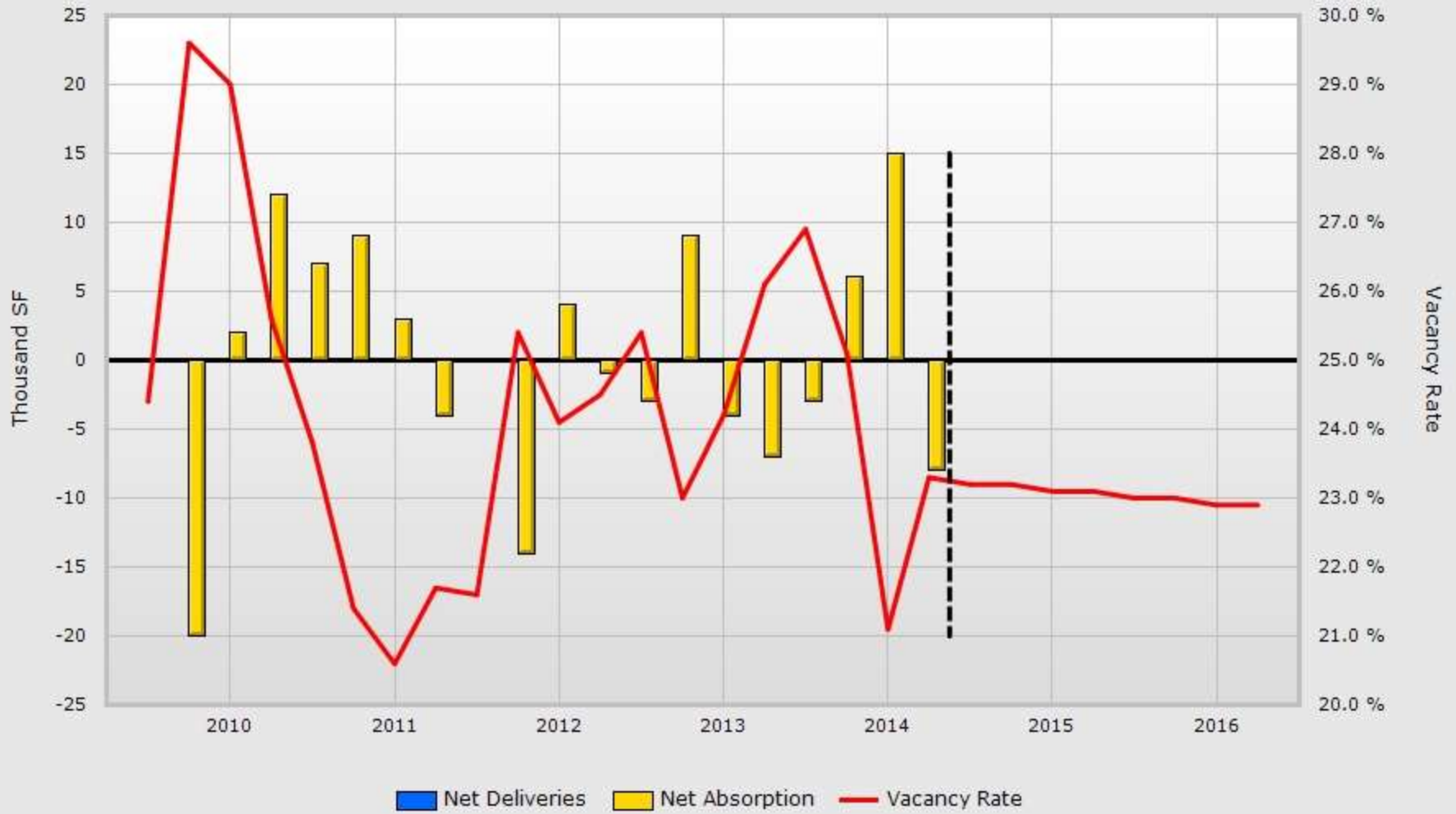
	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	19300-19350 Willamette Dr	West Linn	Retail/(Strip Center)	9,000 SF	8,688 SF	Withheld
2	19377 Willamette Dr	West Linn	Retail/(Strip Center)	18,158 SF	8,688 SF	\$22.00
3	21900 Willamette Dr	West Linn	Retail/(Neighborhood Center)	24,635 SF	6,000 SF	\$19.75
4	22000 Willamette Dr	West Linn	Retail/(Neighborhood Center)	22,897 SF	4,575 SF	Withheld
5	19157-19171 Willamette Dr	West Linn	Retail/(Neighborhood Center)	8,090 SF	2,400 SF	Withheld
6	19062 Willamette Dr	West Linn	Retail/Freestanding (Strip Center)	2,000 SF	2,000 SF	\$26.00
7	18750 Willamette Dr	West Linn	Retail/(Strip Center)	11,178 SF	1,922 SF	Withheld
8	2000 SW 8th Ave	West Linn	Retail/Freestanding (Community Center)	9,343 SF	1,804 SF	\$25.00
9	1833-1869 Willamette Falls Dr	West Linn	Retail/Storefront Retail/Residential	13,940 SF	1,440 SF	\$17.52



<b>10</b>	1705-1717 N Willamette Falls	West Linn	Retail/Storefront Retail/Office	9,000 SF	1,015 SF	\$24.00
<b>11</b>	1730 Blankenship Rd	West Linn	Class A Office	65,000 SF	24,743 SF	\$24.50-\$26.50
<b>12</b>	18676 Willamette Dr	West Linn	Class B Office	15,700 SF	15,700 SF	Withheld
<b>13</b>	1800 Blankenship Rd	West Linn	Class B Office	80,000 SF	15,130 SF	\$23.50-\$26.50
<b>14</b>	2020 8th Ave	West Linn	Class B Office/(Community Center)	41,058 SF	9,733 SF	\$22.00
<b>15</b>	22400 S Salamo Rd	West Linn	Class B Office/Loft/Creative Space	17,000 SF	4,159 SF	\$23.00
<b>16</b>	18900 Willamette Dr	West Linn	Class B Office	3,800 SF	3,800 SF	Withheld
<b>17</b>	2008 Willamette Falls Dr	West Linn	Class C Office	13,000 SF	2,500 SF	Withheld
<b>18</b>	18825-18837 Willamette Dr	West Linn	Class C Office	3,551 SF	1,050 SF	\$12.00
<b>19</b>	18805-18813 Willamette Dr	West Linn	Class B Office	8,000 SF	1,020 SF	\$12.00
<b>20</b>	21550-21572 Willamette Dr	West Linn	Class C Office	6,554 SF	1,000 SF	\$21.60
<b>21</b>	21520-21540 Willamette Dr	West Linn	Class C Office	2,435 SF	750 SF	\$15.96
<b>22</b>	2320 Willamette Falls Dr	West Linn	Class C Industrial	1,800 SF	1,800 SF	\$12.00



### 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
2016 Q2	0	0	0	0	0	210	210	386,139	88,249	22.9%
2016 Q1	0	0	0	0	0	-872	210	386,139	88,459	22.9%
2015 Q4	0	0	0	0	0	1,046	210	386,139	88,669	23%
2015 Q3	0	0	0	0	0	1,867	210	386,139	88,879	23%
2015 Q2	0	0	0	0	0	1,446	210	386,139	89,089	23.1%
2015 Q1	0	0	0	0	0	527	210	386,139	89,299	23.1%
2014 Q4	0	0	0	0	0	-110	210	386,139	89,509	23.2%
2014 Q3	0	0	0	0	0	1,039	210	386,139	89,719	23.2%
Current Qtr	0	0	0	0	0	587	-8,449	386,139	89,929	23.3%
2014 Q1	0	0	0	0	0	1,458	15,559	386,139	81,480	21.1%
2013 Q4	0	0	0	0	0	132	6,773	386,139	97,039	25.1%
2013 Q3	0	0	0	0	0	-2,550	-3,152	386,139	103,812	26.9%
2013 Q2	0	0	0	0	0	-2,118	-7,142	386,139	100,660	26.1%
2013 Q1	0	0	0	0	0	-1,743	-4,887	386,139	93,518	24.2%
2012 Q4	0	0	0	0	0	-753	9,398	386,139	88,631	23%
2012 Q3	0	0	0	0	0	-785	-3,407	386,139	98,029	25.4%
2012 Q2	0	0	0	0	0	546	-1,478	386,139	94,622	24.5%
2012 Q1	0	0	0	0	0	2,344	4,954	386,139	93,144	24.1%
2011 Q4	0	0	0	0	0	2,023	-14,684	386,139	98,098	25.4%
2011 Q3	0	0	0	0	0	1,330	303	386,139	83,414	21.6%
2011 Q2	0	0	0	0	0	1,301	-4,143	386,139	83,717	21.7%
2011 Q1	0	250	0	0	0	1,102	3,035	386,139	79,574	20.6%
2010 Q4	0	250	0	0	0	631	9,140	386,139	82,609	21.4%
2010 Q3	0	250	0	0	0	-690	7,238	386,139	91,749	23.8%
2010 Q2	0	250	0	0	0	-1,270	12,908	386,139	98,987	25.6%
2010 Q1	0	1,418	0	0	0	-3,173	2,390	386,139	111,895	29%
2009 Q4	0	1,418	0	0	0	-2,331	-20,235	386,139	114,285	29.6%



**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
2009 Q3	0	6,550	0	0	0	1,750	77	386,139	94,050	24.4%

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

## Availability and Vacancy Analysis

### Building Type:

Total Available SF	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
20,000-29,999 SF	1	65,000	21,560	33.2%	21,560	33.2%	24,743	24,743	0	6,857	\$25.50/fs
10,000-19,999 SF	2	95,700	18,788	19.6%	18,788	19.6%	30,830	30,830	0	10,047	\$25.17/fs
0-9,999 SF	8	95,398	21,512	22.5%	21,512	22.5%	24,012	24,012	0	3,800	\$25.69/fs
<b>Totals</b>	<b>11</b>	<b>256,098</b>	<b>61,860</b>	<b>24.2%</b>	<b>61,860</b>	<b>24.2%</b>	<b>79,585</b>	<b>79,585</b>	<b>0</b>	<b>10,047</b>	<b>\$25.48/fs</b>

### Building Type:

Total Available SF	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
0-9,999 SF	1	1,800	1,800	100.0%	1,800	100.0%	1,800	1,800	0	1,800	-
<b>Totals</b>	<b>1</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>	<b>-</b>

### Building Type:

Total Available SF	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
0-9,999 SF	10	128,241	26,269	20.5%	26,269	20.5%	38,532	32,532	6,000	7,098	\$23.07/nnn
<b>Totals</b>	<b>10</b>	<b>128,241</b>	<b>26,269</b>	<b>20.5%</b>	<b>26,269</b>	<b>20.5%</b>	<b>38,532</b>	<b>32,532</b>	<b>6,000</b>	<b>7,098</b>	<b>\$23.07/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>22</b>	<b>386,139</b>	<b>89,929</b>	<b>23.3%</b>	<b>89,929</b>	<b>23.3%</b>	<b>119,917</b>	<b>113,917</b>	<b>6,000</b>	<b>10,047</b>	<b>\$25.48/fs</b>

## Availability and Vacancy Building List

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

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	65,000	21,560	33.2%	21,560	33.2%	24,743	24,743	0	6,857	\$25.50/fs
<b>Subtotals (1 Bldg)</b>	<b>65,000</b>	<b>21,560</b>	<b>33.2%</b>	<b>21,560</b>	<b>33.2%</b>	<b>24,743</b>	<b>24,743</b>	<b>0</b>	<b>6,857</b>	<b>\$25.50/fs</b>

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

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
1800 Blankenship Rd	80,000	13,135	16.4%	13,135	16.4%	15,130	15,130	0	3,117	\$25.17/fs
18676 Willamette Dr	15,700	5,653	36.0%	5,653	36.0%	15,700	15,700	0	10,047	-
<b>Subtotals (2 Bldgs)</b>	<b>95,700</b>	<b>18,788</b>	<b>19.6%</b>	<b>18,788</b>	<b>19.6%</b>	<b>30,830</b>	<b>30,830</b>	<b>0</b>	<b>10,047</b>	<b>\$25.17/fs</b>

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

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	9,733	23.7%	9,733	23.7%	9,733	9,733	0	3,365	\$22.00/nnn
22400 S Salamo Rd	17,000	4,159	24.5%	4,159	24.5%	4,159	4,159	0	2,214	\$23.00/fs
18805-18813 Willamette Dr	8,000	1,020	12.8%	1,020	12.8%	1,020	1,020	0	1,020	\$12.00/mg
18825-18837 Willamette Dr	3,551	1,050	29.6%	1,050	29.6%	1,050	1,050	0	1,050	\$12.00/nnn
18900 Willamette Dr	3,800	3,800	100.0%	3,800	100.0%	3,800	3,800	0	3,800	-
21520-21540 Willamette Dr	2,435	750	30.8%	750	30.8%	750	750	0	750	-
21550-21572 Willamette Dr	6,554	1,000	15.3%	1,000	15.3%	1,000	1,000	0	1,000	-
2008 Willamette Falls Dr	13,000	0	0.0%	0	0.0%	2,500	2,500	0	2,500	\$19.00/nnn
<b>Subtotals (8 Bldgs)</b>	<b>95,398</b>	<b>21,512</b>	<b>22.5%</b>	<b>21,512</b>	<b>22.5%</b>	<b>24,012</b>	<b>24,012</b>	<b>0</b>	<b>3,800</b>	<b>\$25.69/fs</b>

### Totals for Building Type:

	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>(11 Bldgs)</b>	<b>256,098</b>	<b>61,860</b>	<b>24.2%</b>	<b>61,860</b>	<b>24.2%</b>	<b>79,585</b>	<b>79,585</b>	<b>0</b>	<b>10,047</b>	<b>\$25.48/fs</b>

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

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>	<b>-</b>

### Totals for Building Type:

	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>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>	<b>-</b>

## Availability and Vacancy Building List

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

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
2000 SW 8th Ave	9,343	1,804	19.3%	1,804	19.3%	1,804	1,804	0	1,804	\$25.00/nnn
18750 Willamette Dr	11,178	764	6.8%	764	6.8%	1,922	1,922	0	1,158	-
19062 Willamette Dr	2,000	2,000	100.0%	2,000	100.0%	2,000	2,000	0	2,000	\$26.00/nnn
19157-19171 Willamette Dr	8,090	2,400	29.7%	2,400	29.7%	2,400	2,400	0	1,200	-
19300-19350 Willamette Dr	9,000	7,098	78.9%	7,098	78.9%	8,688	8,688	0	7,098	-
19377 Willamette Dr	18,158	8,688	47.8%	8,688	47.8%	8,688	8,688	0	7,098	\$22.00/nnn
21900 Willamette Dr	24,635	0	0.0%	0	0.0%	6,000	0	0	6,000	-
22000 Willamette Dr	22,897	2,500	10.9%	2,500	10.9%	4,575	4,575	0	2,500	-
1833-1869 Willamette Falls Dr	13,940	0	0.0%	0	0.0%	1,440	1,440	0	1,440	\$17.52/fs
1705-1717 N Willamette Falls Dr	9,000	1,015	11.3%	1,015	11.3%	1,015	1,015	0	1,015	-
<b>Subtotals (10 Bldgs)</b>	<b>128,241</b>	<b>26,269</b>	<b>20.5%</b>	<b>26,269</b>	<b>20.5%</b>	<b>38,532</b>	<b>32,532</b>	<b>0</b>	<b>7,098</b>	<b>\$23.07/nnn</b>

**Totals for Building Type:**

	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>(10 Bldgs)</b>	<b>128,241</b>	<b>26,269</b>	<b>20.5%</b>	<b>26,269</b>	<b>20.5%</b>	<b>38,532</b>	<b>32,532</b>	<b>0</b>	<b>7,098</b>	<b>\$23.07/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>(22 Bldgs)</b>	<b>386,139</b>	<b>89,929</b>	<b>23.3%</b>	<b>89,929</b>	<b>23.3%</b>	<b>119,917</b>	<b>113,917</b>	<b>0</b>	<b>10,047</b>	<b>\$25.48/fs</b>



19300-19350 Willamette Dr - West Linn Retail Center



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

Building Type: **Retail/(Strip Center)**  
 Bldg Status: **Built 1990**  
 Building Size: **9,000 SF**  
 Typical Floor Size: **9,000 SF**  
 Stories: **1**  
 Land Area: **2.90 AC**  
 Total Avail: **8,688 SF**  
 % Leased: **21.1%**  
 Total Spaces Avail: **2**  
 Smallest Space: **1,590 SF**  
 Bldg Vacant: **7098**

Landlord Rep: **New & Neville Real Estate Services**  
 Developer: **-**  
 Management: **Wyse Investment Services Company**  
 Recorded Owner: **Stanley G Gray**  
 Expenses: **2012 Tax @ \$9.44/sf**

Parcel Number: **00362958, 00362967**  
 Utilities: **Sewer - City**  
 Loading Docks: **None**

Ceiling Height: **-**

Amenities: **Signage**

Parking: **115 free Surface Spaces are available; Ratio of 3.84/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,590	1,590	1,590	Withheld	30 Days	Negotiable	Direct
New & Neville Real Estate Services / Austin Cain (503) 241-1222 x6 / Natalie Butler (503) 241-1222 x5 " Located 0.9 miles from Marylhurst University (1,612 students, 507 faculty/staff) " Located along Hwy 43 / Willamette Drive (19,900 VPD) " Retail serving affluent West Linn residents " Includes medical and service users which add customer traffic to the site " Strong mix of national and local tenants							
E 1st	7,098	7,098	7,098	Withheld	Vacant	Negotiable	Direct
New & Neville Real Estate Services / Austin Cain (503) 241-1222 x6 / Natalie Butler (503) 241-1222 x5 " Located 0.9 miles from Marylhurst University (1,612 students, 507 faculty/staff) " Located along Hwy 43 / Willamette Drive (19,900 VPD) " Retail serving affluent West Linn residents " Includes medical and service users which add customer traffic to the site " Strong mix of national and local tenants							



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

Building Type: **Retail/(Strip Center)**  
 Bldg Status: **Built 1989**  
 Building Size: **18,158 SF**  
 Typical Floor Size: **18,158 SF**  
 Stories: **1**  
 Land Area: **1.98 AC**  
 Total Avail: **8,688 SF**  
 % Leased: **52.2%**  
 Total Spaces Avail: **2**  
 Smallest Space: **1,590 SF**  
 Bldg Vacant: **8688**

Landlord Rep: **New & Neville Real Estate Services**  
 Developer: -  
 Management: -  
 Recorded Owner: **Gray Family Properties Llc**  
 Expenses: **2012 Tax @ \$3.85/sf**

Parcel Number: **00362958**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	7,098	7,098	7,098	\$22.00/nnn	Vacant	Negotiable	Direct
<i>New &amp; Neville Real Estate Services / Mark New (503) 241-1222 x2</i>							
P 1st / Suite 10	1,590	1,590	1,590	\$22.00/nnn	Vacant	Negotiable	Direct
<i>New &amp; Neville Real Estate Services / Mark New (503) 241-1222 x2</i>							

21900 Willamette Dr - Phase 3 - Central Village



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: **1.87 AC**  
 Total Avail: **6,000 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **6,000 SF**  
 Bldg Vacant: **-**

Landlord Rep: **HSM Pacific Realty Inc.**  
 Developer: **-**  
 Management: **-**  
 Recorded Owner: **West Linn Shopping Center Association**  
 Parcel Number: **0565891**

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 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



Location: **Phase 2**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Building Type: **Retail/(Neighborhood Center)**  
 Bldg Status: **Built 1975, Renov 2007**  
 Building Size: **22,897 SF**  
 Typical Floor Size: **22,897 SF**  
 Stories: **1**  
 Land Area: **3.11 AC**  
 Total Avail: **4,575 SF**  
 % Leased: **89.1%**  
 Total Spaces Avail: **3**  
 Smallest Space: **960 SF**  
 Bldg Vacant: **2500**

Landlord Rep: **HSM Pacific Realty Inc.**  
 Developer: -  
 Management: -  
 Recorded Owner: **West Linn Shopping Center Association**  
 Expenses: **2013 Tax @ \$10.65/sf**

Parcel Number: **00565891**

Amenities: **Signage, Signalized Intersection**

Street Frontage: **309 feet on Hood St**  
**356 feet on Willamette Dr**

Parking: **53 free Surface Spaces are available; Ratio of 2.30/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>							
P 1st	960	960	960	Withheld	Negotiable	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>							
P 1st	1,115	1,115	1,115	Withheld	Negotiable	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>							



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**

Landlord Rep: **Retail Opportunity Investments, Corp.**  
 Developer: -  
 Management: **Robinwood Shopping Center**  
 Recorded Owner: -  
 Parcel Number: **C166729**  
 CAM: **\$4.73**

Total Avail: **2,400 SF**  
 % Leased: **70.3%**  
 Total Spaces Avail: **2**  
 Smallest Space: **1,200 SF**  
 Bldg Vacant: **2400**

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 19165	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: **Bldg B**  
**N of South Cedar Oak Dr.**  
**I-5 Corridor Cluster**  
**Lake Oswego/West Linn Submarket**  
**Clackamas County**  
**West Linn, OR 97068**

Landlord Rep: **NAI Norris, Beggs & Simpson**  
 Developer: -  
 Management: -  
 Recorded Owner: **Seely Douglas E & Ruthann**  
 Expenses: **2011 Tax @ \$6.98/sf**

Parcel Number: **00360638**

Cross Street: **S Cedar Oak Dr**  
 Street Frontage: **97 feet on Willamette Dr(with 0 curb cut)**  
 Parking: **43 Surface Spaces are available**

Building Type: **Retail/Freestanding (Strip Center)**  
 Bldg Status: **Built Apr 2009**  
 Building Size: **2,000 SF**  
 Typical Floor Size: **2,000 SF**  
 Stories: **1**  
 Land Area: **0.81 AC**  
 Total Avail: **2,000 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **1**  
 Smallest Space: **2,000 SF**  
 Bldg Vacant: **2000**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,000	2,000	2,000	\$26.00/nnn	Vacant	Negotiable	New

NAI Norris, Beggs & Simpson / Chris Schneider (503) 223-7181

• Excellent exposure on Highway 43, serving West Linn and Lake Oswego. • Recently constructed retail center serving affluent West Linn. • Join new nearby tenants including Walmart, US Bank and Chase Bank.

**Building Notes**

Located on Hwy 43, just north of South Cedar Oak Drive.

18750 Willamette Dr - Cedar Oaks Retail



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: **0.65 AC**  
 Total Avail: **1,922 SF**  
 % Leased: **93.2%**  
 Total Spaces Avail: **2**  
 Smallest Space: **764 SF**  
 Bldg Vacant: **764**

Landlord Rep: **Commercial Realty Advisors NW**  
 Developer: -  
 Management: -  
 Recorded Owner: **Berrey Investment LLC**  
 Expenses: **2013 Tax @ \$2.59/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	764	764	764	Withheld	Vacant	Negotiable	Direct
<i>Commercial Realty Advisors NW / Rob Kimmelman (503) 274-0211 x400</i>							
P 1st	1,158	1,158	1,158	Withheld	30 Days	Negotiable	Direct
<i>Commercial Realty Advisors NW / Rob Kimmelman (503) 274-0211 x400</i>							



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: **4.71 AC**  
 Total Avail: **1,804 SF**  
 % Leased: **80.7%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,804 SF**  
 Bldg Vacant: **1804**

Landlord Rep: **Real Estate Investment Group**  
 Developer: **-**  
 Management: **Elliot & Associates**  
 Recorded Owner: **Inland Mortgage Capital Corporation**  
 Expenses: **2011 Tax @ \$9.27/sf; 2011 Est Ops @ \$2.67/sf**

Parcel Number: **00407759**

Sales Company: **Capital Pacific: Scott Frank (503) 675-8383**

For Sale: **For Sale at \$16,140,000 as part of a portfolio of 15 properties - Active**

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 D	1,804	1,804	1,804	\$25.00/nnn	Vacant	Negotiable	Direct

Real Estate Investment Group / George Diamond (503) 222-2178 / Michelle Rozakis (503) 222-1655 / Nick Diamond (503) 222-2655 x207

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

Building Type: **Retail/Storefront Retail/Residential**  
 Bldg Status: **Built 1920, Renov 1996**  
 Building Size: **13,940 SF**  
 Typical Floor Size: **6,970 SF**  
 Stories: **2**  
 Land Area: **0.23 AC**  
 Total Avail: **1,440 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,440 SF**  
 Bldg Vacant: **-**

Landlord Rep: **William & Farzaneh H Sloan**  
 Developer: **-**  
 Management: **-**  
 Recorded Owner: **William & Farzaneh H Sloan**  
 Expenses: **2012 Tax @ \$1.31/sf; 2012 Ops @ \$2.76/sf**

Parcel Number: **00749088, 00749097**  
 CAM: **\$0.17**

Amenities: **Signage**

Street Frontage: **93 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 / Suite 1837	1,440	1,440	1,440	\$17.52/fs	30 Days	2-5 yrs	Direct
William & Farzaneh H Sloan / William T. Sloan (503) 892-3696 CAM charge \$100. Only water and sewer are included.							



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

Building Type: **Retail/Storefront Retail/Office**  
 Bldg Status: **Built Nov 2005**  
 Building Size: **9,000 SF**  
 Typical Floor Size: **4,500 SF**  
 Stories: **2**  
 Land Area: **0.11 AC**  
 Total Avail: **1,015 SF**  
 % Leased: **88.7%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,015 SF**  
 Bldg Vacant: **1015**

Landlord Rep: -  
 Developer: **Willamette Capital Investments LLC**  
 Management: -  
 Recorded Owner: **Jones Robert O & Olga M**  
 Expenses: **2012 Tax @ \$2.78/sf**

Parcel Number: **00748999**

Amenities: **Signage**

Cross Street: **14th St**

Street Frontage: **73 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 1715	1,015	1,015	1,015	\$24.00/mg	Vacant	Negotiable	Direct
<i>Jones Robert O &amp; Olga M</i> One private office Conference room Common bathrooms and deck							

**Building Notes**

Great access to I-205. Adjacent to shopping and dining amenities. Located in Historic Willamette District of West Linn.



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

Building Type: **Class A Office**  
 Status: **Built Aug 2006**  
 Stories: **4**  
 RBA: **65,000 SF**  
 Typical Floor: **16,250 SF**  
 Total Avail: **24,743 SF**  
 % Leased: **66.8%**

Landlord Rep: **Doug Bean & Associates, Inc.**  
 Developer: **Blackhawk LLC**  
 Management: **Northwest Management**  
 Recorded Owner: **Bhsum Llc**

Sales Company: **Real Estate Investment Group: George Diamond (503) 222-2178, Nick Diamond (503) 222-2655 X207**

For Sale: **For Sale individually at \$15,000,000 - Active; also for sale at \$46,710,660 (\$144.98/SF) as part of a portfolio of 7 properties - Active**

Expenses: **2012 Tax @ \$2.49/sf; 2011 Ops @ \$1.05/sf**

Parcel Number: **00407884**

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

Amenities: **A/C, Card Key Access, Conferencing Facility, 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	\$24.50-\$26.50/fs	Vacant	Negotiable	New
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i>							
Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 1st / Suite 130	2,530 - 6,857	6,857	6,857	\$24.50-\$26.50/fs	Vacant	Negotiable	New
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i>							
Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 160	2,324	2,324	2,324	\$24.50-\$26.50/fs	30 Days	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 1st / Suite 170	859	859	859	\$24.50-\$26.50/fs	30 Days	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 2nd / Suite 210	2,022	2,022	2,022	\$24.50-\$26.50/fs	Vacant	Negotiable	New
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 4th / Suite 400	4,470	4,470	4,470	\$24.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 4th / Suite 425	4,328	4,328	4,328	\$24.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							

**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: **Cedaroak 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: **15,700 SF**

% Leased: **64.0%**

Landlord Rep: **JLL**

Developer: -

Management: -

Recorded Owner: **Rosemary Young**

Sales Company: **JLL: Tom Shimota (503) 972-8609, John C. Lee (503) 972-8608**

For Sale: **For Sale - Active**

Expenses: **2012 Tax @ \$2.03/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	2,875	2,875	2,875	Withheld	Vacant	Negotiable	Direct
<i>JLL / Tom Shimota (503) 972-8609 / John C. Lee (503) 972-8608</i>							
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							
P 2nd / Suite 302	1,455	2,778	2,778	Withheld	Vacant	Negotiable	Direct
<i>JLL / Tom Shimota (503) 972-8609 / John C. Lee (503) 972-8608</i>							
Previous dental space which can be combined with Suite 303 for a total of 2,278 RSF (+/-). Reception/waiting area, three (3) operatories, one (1) office, one (1) restroom, and lab 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							
P 2nd / Suite 303	1,323	2,778	2,778	Withheld	Vacant	Negotiable	Direct
<i>JLL / Tom Shimota (503) 972-8609 / John C. Lee (503) 972-8608</i>							
Previous dental space which can be combined with Suite 302 for a total of 2,278 RSF (+/-). Reception/waiting area, three (3) operatories, one (1) office, one (1) restroom, and lab 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: **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: **80,000 SF**

Typical Floor: **19,479 SF**

Total Avail: **15,130 SF**

% Leased: **83.6%**

Landlord Rep: **Doug Bean & Associates, Inc.**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

Sales Company: **Real Estate Investment Group: George Diamond (503) 222-2178, Nick Diamond (503) 222-2655 X207**

For Sale: **For Sale individually - Active; also for sale at \$21,000,000 (\$201.92/SF) as part of a portfolio of 2 properties - Active; also for sale at \$46,710,660 (\$144.98/SF) as part of a portfolio of 7 properties - Active**

Expenses: **2011 Tax @ \$3.43/sf**

Parcel Number: **00407599**

Parking: **228 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	3,117	3,117	3,117	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i>							
Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 1st / Suite 130	1,408	1,408	1,408	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i>							
Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 1st / Suite 190	1,128	1,128	1,128	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i>							
Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							





Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 195	1,324	1,324	1,324	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 2nd / Suite 285	1,695	1,695	1,695	\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i>							
P 3rd / Suite 325	2,968	2,968	2,968	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities Access to Club room with common area kitchen Broadband fiber optics Approximately 4/1,000 parking ratio Numerous restaurants and other retail amenities in close proximity							
P 3rd / Suite 360	1,495	1,495	1,495	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							
P 4th / Suite 475	1,995	1,995	1,995	\$23.50-\$26.50/fs	30 Days	Negotiable	Direct
<i>Doug Bean &amp; Associates, Inc. / Josh Bean (503) 222-5100</i> Shared conference facility with video conferencing and voice-over IP capabilities • Access to Club room with common area kitchen • Broadband fiber optics • Approximately 4/1,000 parking ratio • Numerous restaurants and other retail amenities in close proximity.							

**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: **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: **9,733 SF**

% Leased: **76.3%**

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: **00407688, 00407759**

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

Amenities: **Corner Lot, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P	3,365	3,365	3,365	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / George Diamond (503) 222-2178 / Nick Diamond (503) 222-2655 x207 / Michelle Rozakis (503) 222-1655</i>								
P	1,718	1,718	1,718	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / George Diamond (503) 222-2178 / Nick Diamond (503) 222-2655 x207 / Michelle Rozakis (503) 222-1655</i>								
P 1st	1,795	1,795	1,795	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / Michelle Rozakis (503) 222-1655 / George Diamond (503) 222-2178 / Nick Diamond (503) 222-2655 x207</i>								
P 1st / Suite 101	2,218	2,218	2,218	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / George Diamond (503) 222-2178 / Nick Diamond (503) 222-2655 x207 / Michelle Rozakis (503) 222-1655</i>								
-Grade level medical with retail amenities on the lower floor and adjacent buildings - Separate identity and access for medical use - Excellent exposure to I-205 with immediate access off the 10th street exit - Generous 5/1,000 parking separate from retail - Ample windows & flexible floor plans								
P 2nd	637	637	637	No	\$22.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / George Diamond (503) 222-2178 / Nick Diamond (503) 222-2655 x207 / Michelle Rozakis (503) 222-1655</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: **Cascade Summit Professional Center  
I-5 Corridor Cluster  
Lake Oswego/West Linn Submarket  
Clackamas County  
West Linn, OR 97068**

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

Status: **Built 1999**

Stories: **2**

RBA: **17,000 SF**

Typical Floor: **7,899 SF**

Total Avail: **4,159 SF**

% Leased: **75.5%**

Landlord Rep: **Cambridge Realty Advisors LLC**

Developer: -

Management: -

Recorded Owner: **Cascade Summit Office Llc**

For Sale: **Not For Sale**

Expenses: **2012 Tax @ \$2.47/sf**

Parcel Number: **01858243**

Parking: **68 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Mezzanine, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103	575	575	575	\$23.00/fs	Vacant	3-5 yrs	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 488-5406							
\$1102/mo/fs - Ample Parking - Monument Signage Available - Located adjacent to West Linn City Hall - Walking distance to Safeway, Starbucks, and other retail.							
P 2nd	2,214	2,214	2,214	\$23.00/fs	Vacant	3-5 yrs	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 488-5406							
P 2nd / Suite 200	1,370	1,370	1,370	\$23.00/fs	Vacant	3-5 yrs	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 488-5406							
\$3200/mo							

**Building Notes**

Subject property is metal and tilt-up concrete construction. There are 17 acres of buildable land available for BTS development, of which approximately 12 are contiguous.



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

Building Type: **Class B Office**

Status: **Built Feb 2007**

Stories: **1**

RBA: **3,800 SF**

Typical Floor: **3,800 SF**

Total Avail: **3,800 SF**

% Leased: **0%**

Landlord Rep: **Macadam Forbes**  
 Developer: **West Linn Investors LLC**  
 Management: **-**  
 Recorded Owner: **West Linn Investors Llc**

For Sale: **Not For Sale**

Expenses: **2011 Tax @ \$7.35/sf**

Parcel Number: **00360718**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,800	3,800	3,800	Withheld	Vacant	Negotiable	Direct

Macadam Forbes / Greg B. Burpee (503) 972-7282

• High exposure location on Highway 43 • Updated interior • Secure safety deposit box room • Night deposit box • Pneumatic tube system • Ample parking • Highway signage available



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

Building Type: **Class C Office**

Status: **Built 1940**

Stories: **2**

RBA: **13,000 SF**

Typical Floor: **6,500 SF**

Total Avail: **2,500 SF**

% Leased: **100%**

Landlord Rep: **Handris Realty**

Developer: -

Management: -

Recorded Owner: **Ents Handris**

For Sale: **Not For Sale**

Expenses: **2012 Tax @ \$1.45/sf**

Parcel Number: **00748837**

Parking: **12 free Surface Spaces are available**

Amenities: **Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	416 - 2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct

Handris Realty / Ed Handris (503) 657-1094 x31

Space was previously built out as a medical facility, however the current owner has demoed that build out and converted it to be 6 executive suites that are to be leased for between \$600-\$700/month. There is some possibility that the offices may be provided furnished depending on negotiations with owner. There is also a conference room and common reception area.



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

Building Type: **Class C Office**

Status: **Built 1977**

Stories: **1**

RBA: **3,551 SF**

Typical Floor: **3,551 SF**

Total Avail: **1,050 SF**

% Leased: **70.4%**

Landlord Rep: **Wade Byers**

Developer: -

Management: -

Recorded Owner: **Pynn, Travis and Parrish**

For Sale: **Not For Sale**

Expenses: **2011 Tax @ \$4.02/sf**

Parcel Number: **00306877**

Parking: **20 free Surface Spaces are available; Ratio of 5.63/1,000 SF**

Amenities: **Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 18835	1,050	1,050	1,050	\$12.00/nnn	Vacant	6 mnths	Direct

Wade Byers / Wade Byers (503) 705-8450

\$1,050/mo. Modified net lease. Owner is providing maintenance and landscaping as well as water/sewer. Quiet area that is convenient to an interstate freeway and also to an active metropolitan area. Looking for a 6 month commitment, after which month-to-month is available.



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

Building Type: **Class B Office**

Status: **Built 1977**

Stories: **1**

RBA: **8,000 SF**

Typical Floor: **8,000 SF**

Total Avail: **1,020 SF**

% Leased: **87.3%**

Landlord Rep: **Buyers Wade**  
 Developer: **-**  
 Management: **Pynn Allen B**  
 Recorded Owner: **Pynn Allen B**

For Sale: **Not For Sale**

Expenses: **2011 Tax @ \$1.78/sf**

Parcel Number: **00306877**

Parking: **20 Surface Spaces are available; Ratio of 2.50/1,000 SF**

Amenities: **Bus Line, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 18835	1,020	1,020	1,020	\$12.00/mg	Vacant	6 mnths	Direct
Buyers Wade / Wade Buyers (503) 705-8450							
\$1020/mo. 6-month term with month-to-month after							





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: **1,000 SF**

% Leased: **84.7%**

Landlord Rep: **Barnard Commercial Real Estate**

Developer: -

Management: -

Recorded Owner: **John T Moyer**

For Sale: **Not For Sale**

Expenses: **2013 Tax @ \$2.66/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

*Barnard Commercial Real Estate / Chris Hayes (503) 675-0900*

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.

**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: **Class C Office**

Status: **Built 1945**

Stories: **2**

RBA: **2,435 SF**

Typical Floor: **2,435 SF**

Total Avail: **750 SF**

% Leased: **69.2%**

Landlord Rep: **Barnard Commercial Real Estate**

Developer: -

Management: -

Recorded Owner: **John T Moyer**

For Sale: **Not For Sale**

Expenses: **2012 Tax @ \$1.74/sf**

Parcel Number: **00381063**

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

Amenities: **Corner Lot, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 21520	750	750	750	\$15.96/mg	Vacant	Negotiable	Direct

*Barnard Commercial Real Estate / Scott Groves (503) 675-0900*

Bolton Plaza has a lot of character and is located on Willamette Drive/Hwy 43 with great access and visibility. This area see's high traffic counts and higher than average neighborhood demographics.



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: **0.45 AC**  
 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: **2012 Tax @ \$1.41/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