

PREPARED FOR:

City of West Linn

Available Property Report

6/2/2015

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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2020 8th Ave
Willamette Marketplace
Bldg C
West Linn, OR 97068

10,275 SF
Not For Sale

Expenses: **2011 Tax @ \$2.11/sf; 2011 Est Ops @ \$6.85/sf**
Parking: **225 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
Utilities: -

41,058 SF
3.92 AC

-
-

Power: -
Rail Line: -



Landlord Rep: **Real Estate Investment Group / George Diamond (503) 222-2178 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655 -- 10,275 SF (670-3,365 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Real Estate Investment Group	1,795 N	1,795	No	\$22.00/nnn	Vacant	Negotiable	-	-
P 2nd	101	Office/Direct	Real Estate Investment Group	3,218 N	3,218	No	\$22.00/nnn	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Real Estate Investment Group	670 N	670	No	\$22.00/nnn	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Real Estate Investment Group	3,365 N	3,365	No	\$22.00/nnn	Vacant	Negotiable	-	-
P 3rd	222	Office/Direct	Real Estate Investment Group	1,227 N	1,227	No	\$22.00/nnn	Vacant	Negotiable	-	-

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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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2120-2170 8th Ct
West Linn, OR 97068

1,625 SF
Not For Sale

\$24.96/nnn
1

6,666 SF
0.56 AC

-
-

-
-

-
-



Expenses: 2014 Tax @ \$2.30/sf
Parking: 40 free Surface Spaces are available; Ratio of 6.00/1,000 SF
Utilities: -

Power: -
Rail Line: -

Landlord Rep: WT Rask Investment Real Estate Group / Wayne Rask (503) 260-3900 -- 1,625 SF (1,625 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	5-6	Retail/Direct	WT Rask Investment Real Estate Group	1,625 Y	1,625	\$24.96/nnn	60 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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2000 SW 8th Ave
Willamette Marketplace
Bldg A
West Linn, OR 97068

1,804 SF
Not For Sale

\$25.00/nnn
1

9,343 SF
0.89 AC

-
-

-
-

-
-



Expenses: 2011 Tax @ \$9.27/sf; 2011 Est Ops @ \$2.67/sf
Parking: 225 free Surface Spaces are available
Utilities: -

Power: -
Rail Line: -

Landlord Rep: Real Estate Investment Group / George Diamond (503) 222-2178 / Michelle Rozakis (503) 222-1195 / Ian Biggi (503) 222-1683 / Nick Diamond (503) 222-2655 -- 1,804 SF (1,804 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	D	Retail/Direct	Real Estate Investment Group	1,804 N	1,804	\$25.00/nnn	Vacant	Negotiable	-	-

Building Notes

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1730 Blankenship Rd
 Summerlinn Center
 West Linn, OR 97068

20,415 SF
For Sale at \$17,000,000
(\$267.65/SF) - Active

\$20.00-\$28.00/fs
4
63,515 SF
3.23 AC

-
 -
 -
 -

Expenses: **2014 Tax @ \$2.71/sf; 2011 Ops @ \$1.07/sf**
 Parking: **227 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Utilities: -

Power: -
 Rail Line: -

Landlord Rep: **Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178 -- 20,415 SF (859-6,857 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	125	Off/Med/New	Real Estate Investment Group	3,883 Y	3,883	\$20.00-\$28.00/fs	Vacant	Negotiable	-	-
P 1st	130/140	Off/Med/New	Real Estate Investment Group	2,530-6,857	6,857	\$20.00-\$28.00/fs	Vacant	Negotiable	-	-
P 1st	170	Off/Med/Direct	Real Estate Investment Group	859 N	3,183	\$20.00-\$28.00/fs	30 Days	Negotiable	-	-
P 1st	160	Off/Med/Direct	Real Estate Investment Group	2,324 N	3,183	\$20.00-\$28.00/fs	30 Days	Negotiable	-	-
P 2nd	210	Off/Med/New	Real Estate Investment Group	2,022 N	2,022	\$20.00-\$28.00/fs	Vacant	Negotiable	-	-
P 4th	425	Office/Direct	Real Estate Investment Group	1,271 N	4,470	\$20.00-\$28.00/fs	Vacant	Negotiable	-	-
P 4th	430	Office/Direct	Real Estate Investment Group	3,199 N	4,470	\$20.00-\$28.00/fs	Vacant	Negotiable	-	-

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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1800 Blankenship Rd
 Willamette 205 Corp Ctr
 Bldg A
 West Linn, OR 97068

10,168 SF
For Sale at \$21,500,000 as part of a portfolio of 2 properties - Active

Expenses: **2011 Tax @ \$3.92/sf**
 Parking: **328 free Surface Spaces are available; Ratio of 4.10/1,000 SF**
 Utilities: -


Power: -
 Rail Line: -

Landlord Rep: **Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178 -- 10,168 SF (1,128-2,749 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	125	Office/Direct	Real Estate Investment Group	2,749 N	2,749	\$20.00-\$32.00/fs	Vacant	Negotiable	-	-
P 1st	195	Office/Direct	Real Estate Investment Group	1,324 N	1,324	\$20.00-\$32.00/fs	Vacant	Negotiable	-	-
P 1st	190	Office/Direct	Real Estate Investment Group	1,128 N	1,128	\$20.00-\$32.00/fs	Vacant	Negotiable	-	-
P 3rd	365	Office/Direct	Real Estate Investment Group	1,662 N	1,662	\$20.00-\$32.00/fs	30 Days	Negotiable	-	-
P 3rd	310	Office/Direct	Real Estate Investment Group	1,310 N	1,310	\$20.00-\$32.00/fs	30 Days	Negotiable	-	-
P 4th	475	Office/Direct	Real Estate Investment Group	1,995 N	1,995	\$20.00-\$32.00/fs	30 Days	Negotiable	-	-

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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1830 Blankenship Rd Willamette 205 Corp Ctr Bldg B West Linn, OR 97068</p>	4,469 SF For Sale at \$21,500,000 as part of a portfolio of 2 properties - Active	\$20.00-\$32.00/fs 2	20,433 SF 1.64 AC	- -	- -	- -
Expenses: 2011 Tax @ \$13.44/sf		Parking: -		Power: -		Rail Line: -
Utilities: -		Landlord Rep: Real Estate Investment Group / Nick Diamond (503) 222-2655 / George Diamond (503) 222-2178 -- 4,469 SF (4,469 SF)				

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Off/Med/Direct	Real Estate Investment Group	4,469 N	4,469	\$20.00-\$32.00/fs	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>22400 S Salamo Rd Cascade Summit Professional Center West Linn, OR 97068</p>	2,214 SF Not For Sale	- 2	17,000 SF 0.84 AC	- -	- -	- -
Expenses: 2014 Tax @ \$2.61/sf		Parking: 68 free Surface Spaces are available; Ratio of 4.00/1,000 SF		Power: -		Rail Line: -
Utilities: -		Landlord Rep: Cambridge Realty Advisors LLC / Steve Reaume (503) 488-5406 -- 2,214 SF (2,214 SF)				

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	202	Medical/Direct	Cambridge Realty Advisors LLC	2,214 N	2,214	Withheld	Vacant	3-5 yrs	-	-

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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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18676 Willamette Dr
Cedaroak Professional Bldg
West Linn, OR 97068

15,700 SF
For Sale - Active

For Sale Only
3

15,700 SF
1 AC

-
-

-
-

-
-



Expenses: **2014 Tax @ \$2.14/sf**
Parking: **63 Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **JLL / Tom Shimota (503) 972-8609 / John C. Lee (503) 972-8608 -- 5,653 SF (1,323-2,875 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Off/Med/Direct	JLL	2,875 N	2,875	Withheld	Vacant	Negotiable	-	-
P 2nd	303	Off/Med/Direct	JLL	1,323 N	2,778	Withheld	Vacant	Negotiable	-	-
P 2nd	302	Off/Med/Direct	JLL	1,455 N	2,778	Withheld	Vacant	Negotiable	-	-

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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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18750 Willamette Dr
Cedar Oaks Retail
West Linn, OR 97068

1,158 SF
Not For Sale

-/nnn
1

11,178 SF
0.65 AC

-
-

-
-



-
-



Expenses: **2014 Tax @ \$2.69/sf**
Parking: **72 Surface Spaces are available; Ratio of 6.44/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Commercial Realty Advisors NW / Rob Kimmelman (503) 274-0211 X400 -- 1,158 SF (1,158 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Commercial Realty Advisors NW	1,158 N	1,158	Withheld	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		18900 Willamette Dr West Linn, OR 97068	3,300 SF Not For Sale	- 1	3,300 SF 1.80 AC	- -	- -	- -		
		Expenses: 2011 Tax @ \$8.47/sf Parking: - Utilities: -				Power: - Rail Line: -				
		Landlord Rep: HSM Pacific Realty Inc. / Doug Magnusen (503) 245-1400 X516 / Melissa Martin (503) 245-1400 -- 3,300 SF (3,300 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Office/Direct	HSM Pacific Realty Inc.	3,300 N	3,300	Withheld	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		19157-19171 Willamette Dr Robinwood Shopping Center Robinwood Shopping Center West Linn, OR 97068	2,400 SF Not For Sale	- 1	8,090 SF -	- -	- -	- -		
		Expenses: - Parking: 20 free Surface Spaces are available; Ratio of 2.47/1,000 SF Utilities: -				Power: - Rail Line: -				
		Landlord Rep: Retail Opportunity Investments, Corp. / John Wynton (858) 255-4918 -- 2,400 SF (1,200 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	19151	Retail/Direct	Retail Opportunity Investments, Corp.	1,200 N	1,200	Withheld	Vacant	5-10 yrs	-	-
P 1st	19155	Retail/Direct	Retail Opportunity Investments, Corp.	1,200 N	1,200	Withheld	Vacant	5-10 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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21520-21540 Willamette Dr
Bolton Plaza
West Linn, OR 97068

1,585 SF
Not For Sale

\$15.96-\$20.04/mg
2

2,435 SF
0.25 AC

-
-

-
-

-
-

Expenses: 2014 Tax @ \$1.84/sf
Parking: 30 free Surface Spaces are available
Utilities: -

Power: -
Rail Line: -

Landlord Rep: Barnard Commercial Real Estate / Scott Groves (503) 675-0900 / Craig S. Barnard (503) 675-0900 -- 1,585 SF (750-835 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	21540	Retail/Direct	Barnard Commercial Real Estate	835 N	835	\$20.04/mg	Vacant	Negotiable	-	-
P 1st	21520	Off/Ret/Direct	Barnard Commercial Real Estate	750 N	750	\$15.96/mg	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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21550-21590 Willamette Dr
Bolton Plaza
West Linn, OR 97068

1,900 SF
Not For Sale

\$21.60-\$24.00/mg
3

6,554 SF
0.63 AC

-
-

-
-

-
-

Expenses: 2014 Tax @ \$2.77/sf
Parking: 30 free Surface Spaces are available; Ratio of
4.00/1,000 SF
Utilities: -


Power: -
Rail Line: -

Landlord Rep: Barnard Commercial Real Estate / Chris Hayes (503) 675-0900 / Craig S. Barnard (503) 675-0900 -- 1,900 SF (900-1,000 SF)


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	21560	Retail/Direct	Barnard Commercial Real Estate	1,000 N	1,000	\$21.60/mg	Vacant	Negotiable	-	-
P 1st	21590	Off/Ret/Direct	Barnard Commercial Real Estate	900 N	900	\$24.00/mg	Vacant	Negotiable	-	-

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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>21900 Willamette Dr Central Village Phase 3 West Linn, OR 97068</p>	<p>11,992 SF Not For Sale</p>	<p>\$19.75 2</p>	<p>24,635 SF 1.87 AC</p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: - Parking: 97 free Surface Spaces are available; Ratio of 3.94/1,000 SF Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 X520 / Melissa Martin (503) 245-1400 -- 5,992 SF (992-5,000 SF)</p> <p>Sublet Contact: Macadam Forbes / Joe Kappler (503) 972-7294 Rod W. Brokenshire (503) 972-7281 Kevin L. VandenBrink (503) 972-7289 -- 6,000 SF (6,000 SF)</p>						


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P	LL	Retail/Direct	HSM Pacific Realty Inc.	992 N	992	No	Withheld	Vacant	Negotiable	-	-
P	1st	Retail/Direct	HSM Pacific Realty Inc.	5,000 N	5,000	No	Withheld	30 Days	Negotiable	-	-
P	1st	Office/Sublet	Macadam Forbes	6,000 N	6,000	No	\$19.75/fs	30 Days	Thru May 2017	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>22000 Willamette Dr Central Village Phase 2 West Linn, OR 97068</p>	<p>3,460 SF Not For Sale</p>	<p>-/tbd 1</p>	<p>22,897 SF 3.11 AC</p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: 2014 Tax @ \$11.10/sf Parking: 53 free Surface Spaces are available; Ratio of 2.30/1,000 SF Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 X520 -- 3,460 SF (960-2,500 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Off/Ret/Direct	HSM Pacific Realty Inc.	960 N	960	Withheld	Negotiable	Negotiable	-	-
P 1st		Retail/Direct	HSM Pacific Realty Inc.	2,500 N	2,500	Withheld	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1833-1869 Willamette Falls Dr West Linn, OR 97068</p>	1,440 SF Not For Sale	\$17.52/fs 2	13,940 SF 0.23 AC	- -	- -	- -
Expenses: 2014 Tax @ \$1.39/sf; 2012 Ops @ \$2.76/sf Parking: - Utilities: -				Power: - Rail Line: -		
Landlord Rep: William & Farzaneh H Sloan / T.William T. Sloan (503) 892-3696 -- 1,440 SF (1,440 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1837	Retail/Direct	William & Farzaneh H Sloan	1,440 N	1,440	\$17.52/fs	30 Days	2-5 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1871 Willamette Falls Dr West Linn, OR 97068</p>	1,400 SF Not For Sale	-/nnn 2	3,395 SF 0.13 AC	- -	- -	- -
Expenses: 2014 Tax @ \$5.10/sf Parking: - Utilities: -				Power: - Rail Line: -		
Landlord Rep: Oregon Association of Tax Consultants / Dave Kim (503) 626-5065 -- 1,400 SF (1,400 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Retail/Direct	Oregon Association of Tax Consultants	1,400 N	1,400	Withheld	30 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1880 Willamette Falls Dr
West Linn, OR 97068

4,221 SF
Not For Sale

\$20.00/fs
2

8,000 SF
0.22 AC

-
-

-
-

-
-



Expenses: **2011 Tax @ \$1.93/sf**
Parking: -
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **ICON Construction & Development LLC / Jason Andrews (503) 657-0406**

Leasing Company: **Icon Construction & Development LLC / Andrea Hughes (503) 657-0406 -- 1,423 SF (1,423 SF)**
Handris Realty / Melanie Alben (503) 657-0406 -- 2,798 SF (948-1,850 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	240	Office/Direct	Handris Realty Icon Construction & Development LLC	948 N	948	\$20.00/nnn	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Icon Construction & Development LLC	1,423 N	1,423	\$20.00/fs	Vacant	Negotiable	-	-
P 2nd	200	Office/Direct	Handris Realty Icon Construction & Development LLC	1,850 N	1,850	\$20.00/nnn	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1914 Willamette Falls Dr
Willamette Center III
West Linn, OR 97068

5,222 SF
Not For Sale

\$20.00/nnn
2

19,800 SF
0.41 AC

-
-

-
-

-
-



Expenses: **2011 Tax @ \$2.16/sf**
Parking: **12 free Surface Spaces are available**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **ICON Construction & Development LLC / Jason Andrews (503) 657-0406**

Leasing Company: **Icon Construction & Development LLC / Andrea Hughes (503) 657-0406 -- 5,222 SF (1,264-2,535 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	Icon Construction & Development LLC Handris Realty	2,535 N	2,535	\$20.00/nnn	Vacant	Negotiable	-	-

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	Icon Construction & Development LLC Handris Realty	1,264 N	1,264	\$20.00/nnn	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Icon Construction & Development LLC Handris Realty	1,423 N	1,423	\$20.00/nnn	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1980 Willamette Falls Dr
West Linn, OR 97068

1,083 SF
Not For Sale

\$21.00/nnn
2

13,000 SF
0.30 AC

-

-

-



Expenses: **2014 Tax @ \$3.18/sf**
Parking: **5 free Surface Spaces are available**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **ICON Construction & Development LLC / Jason Andrews (503) 657-0406**
Leasing Company: **Icon Construction & Development LLC / Andrea Hughes (503) 657-0406 -- 1,083 SF (530-553 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	Icon Construction & Development LLC	530 N	530	\$21.00/nnn	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Icon Construction & Development LLC	553 N	553	\$21.00/nnn	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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2008 Willamette Falls Dr
Handris Realty Bldg
West Linn, OR 97068

2,500 SF
Not For Sale

-
2

13,000 SF
0.28 AC

-

-

-





Expenses: **2014 Tax @ \$1.53/sf**
Parking: **12 free Surface Spaces are available**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Handris RealtyEd Handris (503) 657-1094 -- 2,500 SF (416-2,500 SF)**


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Handris Realty	416-2,500	2,500	Withheld	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		2320 Willamette Falls Dr West Linn, OR 97068	1,800 SF Not For Sale	\$12.00/mg 1	1,800 SF 0.45 AC	- -	- -	- -		
			Expenses: 2014 Tax @ \$1.49/sf Parking: - Utilities: -			Power: - Rail Line: -				
		Landlord Rep: Windermere Community Commercial Realty / Graham Peterson (503) 319-4267 -- 1,800 SF (1,800 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Windermere Community Commercial Realty	1,800 N	1,800	\$12.00/mg	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		2350 Willamette Falls Dr West Linn Law Center West Linn, OR 97068	400 SF Not For Sale	-/mg 1	3,600 SF 0.50 AC	- -	- -	- -		
			Expenses: - Parking: - Utilities: -			Power: - Rail Line: -				
		Landlord Rep: Larry Blunck / Larry Blunck (503) 656-1654 -- 400 SF (50-400 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P GRND		Office/Direct	Larry Blunck	50-400	400	Withheld	Vacant	Negotiable	-	-

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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1705-1717 N Willamette Falls Dr Willamette Mercantile Bldg West Linn, OR 97068</p> <p>Expenses: 2014 Tax @ \$2.94/sf Parking: - Utilities: -</p> <p>Landlord Rep: Windermere Community Commercial Realty / Graham Peterson (503) 319-4267 Leasing Company: Jones Robert O & Olga M / -- 1,015 SF (1,015 SF)</p>	1,015 SF Not For Sale	\$24.00/mg 2	9,000 SF 0.11 AC	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	1715	Office/Direct	Jones Robert O & Olga M	1,015 N	1,015	\$24.00/mg	Vacant	Negotiable	-	-

Building Notes

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

2020 8th Ave - Bldg C - Willamette Marketplace



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%**

Developer: **Venture Corporation**

Management: **Elliot & Associates**

Recorded Owner: **-**

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: **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	\$22.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 101	3,218	3,218	3,218	No	\$22.00/nnn	Vacant	Negotiable	Direct
P 3rd	670	670	670	No	\$22.00/nnn	Vacant	Negotiable	Direct
P 3rd	3,365	3,365	3,365	No	\$22.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 222	1,227	1,227	1,227	No	\$22.00/nnn	Vacant	Negotiable	Direct

2120-2170 8th Ct



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: **0.56 AC**
 Total Avail: **1,625 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **1,625 SF**
 Bldg Vacant: **-**

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	\$24.96/nnn	60 Days	Negotiable	Direct

2000 SW 8th Ave - Bldg A - Willamette Marketplace



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

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)**
276 feet on 10th St
480 feet on I-205

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

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%**

Developer: **Blackhawk LLC**
 Management: **Northwest Management**
 Recorded Owner: **Bhsum Llc**

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
P 1st / Suite 130/140	2,530 - 6,857	6,857	6,857	\$20.00-\$28.00/fs	Vacant	Negotiable	New
P 1st / Suite 160	2,324	3,183	3,183	\$20.00-\$28.00/fs	30 Days	Negotiable	Direct
P 1st / Suite 170	859	3,183	3,183	\$20.00-\$28.00/fs	30 Days	Negotiable	Direct
P 2nd / Suite 210	2,022	2,022	2,022	\$20.00-\$28.00/fs	Vacant	Negotiable	New
P 4th / Suite 425	1,271	4,470	4,470	\$20.00-\$28.00/fs	Vacant	Negotiable	Direct
P 4th / Suite 430	3,199	4,470	4,470	\$20.00-\$28.00/fs	Vacant	Negotiable	Direct

1800 Blankenship Rd - Bldg A - Willamette 205 Corp Ctr



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: **92.6%**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

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
P 1st / Suite 190	1,128	1,128	1,128	\$20.00-\$32.00/fs	Vacant	Negotiable	Direct
P 1st / Suite 195	1,324	1,324	1,324	\$20.00-\$32.00/fs	Vacant	Negotiable	Direct
P 3rd / Suite 310	1,310	1,310	1,310	\$20.00-\$32.00/fs	30 Days	Negotiable	Direct
P 3rd / Suite 365	1,662	1,662	1,662	\$20.00-\$32.00/fs	30 Days	Negotiable	Direct
P 4th / Suite 475	1,995	1,995	1,995	\$20.00-\$32.00/fs	30 Days	Negotiable	Direct

1830 Blankenship Rd - Bldg B - Willamette 205 Corp Ctr



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%**

Developer: -
 Management: -
 Recorded Owner: **Blackhawk of Nevada LLC**

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

22400 S Salamo Rd - Cascade Summit Professional Center



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: **2,214 SF**

% Leased: **87.0%**

Developer: -
 Management: -
 Recorded Owner: **Cascade Summit Office LLC**

Expenses: **2014 Tax @ \$2.61/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 2nd / Suite 202	2,214	2,214	2,214	Withheld	Vacant	3-5 yrs	Direct

18676 Willamette Dr - Cedaroak Professional Bldg



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%**

Developer: -
 Management: -
 Recorded Owner: **Rosemary Young**

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	2,875	2,875	2,875	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite 302	1,455	2,778	2,778	Withheld	Vacant	Negotiable	Direct
P 2nd / Suite 303	1,323	2,778	2,778	Withheld	Vacant	Negotiable	Direct

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: **1,158 SF**
 % Leased: **89.6%**
 Total Spaces Avail: **1**
 Smallest Space: **1,158 SF**
 Bldg Vacant: **1158**

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

18900 Willamette Dr



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: **1.80 AC**
 Total Avail: **3,300 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **3,300 SF**
 Bldg Vacant: **3300**

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

19157-19171 Willamette Dr - Robinwood Shopping Center



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**

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: **3600**

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
P 1st / Suite 19155	1,200	1,200	1,200	Withheld	Vacant	5-10 yrs	Direct

21520-21540 Willamette Dr - Bolton Plaza



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: **1,585 SF**

% Leased: **34.9%**

Developer: -
 Management: -
 Recorded Owner: **John T Moyer**

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 21520	750	750	750	\$15.96/mg	Vacant	Negotiable	Direct
P 1st / Suite 21540	835	835	835	\$20.04/mg	Vacant	Negotiable	Direct

21550-21590 Willamette Dr - Bolton Plaza



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%**

Developer: -
 Management: -
 Recorded Owner: **John T Moyer**

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
P 1st / Suite 21590	900	900	900	\$24.00/mg	Vacant	Negotiable	Direct

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: **11,992 SF**
 % Leased: **96.0%**
 Total Spaces Avail: **3**
 Smallest Space: **992 SF**
 Bldg Vacant: **992**

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 LL	992	992	992	No	Withheld	Vacant	Negotiable	Direct
P 1st	5,000	5,000	5,000	No	Withheld	30 Days	Negotiable	Direct
P 1st	6,000	6,000	6,000	No	\$19.75/fs	30 Days	Thru May 2017	Sublet

22000 Willamette Dr - Phase 2 - Central Village



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: **3,460 SF**
 % Leased: **89.1%**
 Total Spaces Avail: **2**
 Smallest Space: **960 SF**
 Bldg Vacant: **2500**

Developer: -
 Management: -
 Recorded Owner: **West Linn Shopping Center Association**

Expenses: **2014 Tax @ \$11.10/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	960	960	960	Withheld	Negotiable	Negotiable	Direct
P 1st	2,500	2,500	2,500	Withheld	Vacant	Negotiable	Direct

1833-1869 Willamette Falls Dr



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: **-**

Developer: -
 Management: -
 Recorded Owner: **William & Farzaneh H Sloan**
 Expenses: **2014 Tax @ \$1.39/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

1871 Willamette Falls Dr



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: **0.13 AC**
Total Avail: **1,400 SF**
% Leased: **100%**
Total Spaces Avail: **1**
Smallest Space: **1,400 SF**
Bldg Vacant: **-**

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

1880 Willamette Falls Dr



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: **0.22 AC**
 Total Avail: **4,221 SF**
 % Leased: **47.2%**
 Total Spaces Avail: **3**
 Smallest Space: **948 SF**
 Bldg Vacant: **4221**

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	1,423	1,423	1,423	\$20.00/fs	Vacant	Negotiable	Direct
P 2nd / Suite 200	1,850	1,850	1,850	\$20.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 240	948	948	948	\$20.00/nnn	Vacant	Negotiable	Direct

1914 Willamette Falls Dr - Willamette Center III



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

Building Type: **Retail/Storefront Retail/Office (Strip Center)**
 Bldg Status: **Built Aug 2008**
 Building Size: **19,800 SF**
 Typical Floor Size: **7,359 SF**
 Stories: **2**
 Land Area: **0.41 AC**
 Total Avail: **5,222 SF**
 % Leased: **73.6%**
 Total Spaces Avail: **3**
 Smallest Space: **1,264 SF**
 Bldg Vacant: **5222**

Developer: -
 Management: -
 Recorded Owner: **Willamette Falls Holdings Llc**
 Expenses: **2011 Tax @ \$2.16/sf**

Parcel Number: **00748800**

Amenities: **Bus Line**

Street Frontage: **132 feet on Willamette Falls Dr(with 0 curb cut)**

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

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	2,535	2,535	2,535	\$20.00/nnn	Vacant	Negotiable	Direct
P 2nd	1,264	1,264	1,264	\$20.00/nnn	Vacant	Negotiable	Direct
P 2nd	1,423	1,423	1,423	\$20.00/nnn	Vacant	Negotiable	Direct

1980 Willamette Falls Dr



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 Jul 2006**
 Building Size: **13,000 SF**
 Typical Floor Size: **6,500 SF**
 Stories: **2**
 Land Area: **0.30 AC**
 Total Avail: **1,083 SF**
 % Leased: **91.7%**
 Total Spaces Avail: **2**
 Smallest Space: **530 SF**
 Bldg Vacant: **1083**

Developer: -
 Management: -
 Recorded Owner: **Handris Enterprises LLC**
 Expenses: **2014 Tax @ \$3.18/sf**

Parcel Number: **00748828**

Amenities: **Bus Line, Signage**

Street Frontage: **116 feet on willamette falls Dr(with 0 curb cut)**

Parking: **5 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	530	530	530	\$21.00/nnn	Vacant	Negotiable	Direct
P 2nd	553	553	553	\$21.00/nnn	Vacant	Negotiable	Direct

2008 Willamette Falls Dr - Handris Realty Bldg



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%**

Developer: -
 Management: -
 Recorded Owner: **Ents Handris**

Expenses: **2014 Tax @ \$1.53/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

2320 Willamette Falls Dr



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**

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: -

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

2350 Willamette Falls Dr - West Linn Law Center



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: **3,600 SF**

Typical Floor: **3,600 SF**

Total Avail: **400 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: -

Parcel Number: **00409310**

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

1705-1717 N Willamette Falls Dr - Willamette Mercantile Bldg



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**

Developer: **Willamette Capital Investments LLC**
 Management: **-**
 Recorded Owner: **Jones Robert O & Olga M**

Expenses: **2014 Tax @ \$2.94/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

Leasing Activity Report

No Data for this report

Face Rent Analysis Report

Building Address: 2020 8th Ave, Bldg C, West Linn, OR 97068

		DIRECT SPACES				SUBLET SPACES				TOTAL
		# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office	Triple Net	4	\$22.00	\$22.00	\$22.00	0	-	-	-	\$22.00
Retail	Triple Net	1	\$22.00	\$22.00	\$22.00	0	-	-	-	\$22.00

Building Address: 2120-2170 8th Ct, , West Linn, OR 97068

		DIRECT SPACES				SUBLET SPACES				TOTAL
		# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Retail	Triple Net	1	\$24.96	\$24.96	\$24.96	0	-	-	-	\$24.96

Building Address: 2000 SW 8th Ave, Bldg A, West Linn, OR 97068

		DIRECT SPACES				SUBLET SPACES				TOTAL
		# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Retail	Triple Net	1	\$25.00	\$25.00	\$25.00	0	-	-	-	\$25.00

Building Address: 1730 Blankenship Rd, Summerlinn Center, West Linn, OR 970684116

		DIRECT SPACES				SUBLET SPACES				TOTAL
		# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Off/Med	Full Service Gross	5	\$20.00	\$24.00	\$28.00	0	-	-	-	\$24.00
Office	Full Service Gross	2	\$20.00	\$24.00	\$28.00	0	-	-	-	\$24.00

Building Address: 1800 Blankenship Rd, Bldg A, West Linn, OR 970684172

		DIRECT SPACES				SUBLET SPACES				TOTAL
		# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office	Full Service Gross	6	\$20.00	\$26.00	\$32.00	0	-	-	-	\$26.00

Building Address: 1830 Blankenship Rd, Bldg B, West Linn, OR 970684181

		DIRECT SPACES				SUBLET SPACES				TOTAL
		# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Off/Med	Full Service Gross	1	\$20.00	\$26.00	\$32.00	0	-	-	-	\$26.00



Face Rent Analysis Report

Building Address: 22400 S Salamo Rd, Cascade Summit Professional Center, West Linn, OR 970688269

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Medical Negotiable	1	-	-	-	0	-	-	-	-

Building Address: 18676 Willamette Dr, Cedaroak Professional Bldg, West Linn, OR 970681718

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Off/Med Full Service Gross	3	-	-	-	0	-	-	-	-

Building Address: 18750 Willamette Dr, Cedar Oaks Retail, West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Retail Triple Net	1	-	-	-	0	-	-	-	-

Building Address: 18900 Willamette Dr, , West Linn, OR 970681713

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office Negotiable	1	-	-	-	0	-	-	-	-

Building Address: 19157-19171 Willamette Dr, Robinwood Shopping Center, West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Retail Negotiable	2	-	-	-	0	-	-	-	-

Building Address: 21520-21540 Willamette Dr, , West Linn, OR 970682747

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Off/Ret Modified Gross	1	\$15.96	\$15.96	\$15.96	0	-	-	-	\$15.96
Retail Modified Gross	1	\$20.04	\$20.04	\$20.04	0	-	-	-	\$20.04

Face Rent Analysis Report

Building Address: 21550-21590 Willamette Dr, , West Linn, OR 970682747

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Off/Ret Modified Gross	1	\$24.00	\$24.00	\$24.00	0	-	-	-	\$24.00
Retail Modified Gross	1	\$21.60	\$21.60	\$21.60	0	-	-	-	\$21.60

Building Address: 21900 Willamette Dr, Phase 3, West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office Full Service Gross	0	-	-	-	1	\$19.75	\$19.75	\$19.75	\$19.75
Retail Negotiable	2	-	-	-	0	-	-	-	-

Building Address: 22000 Willamette Dr, Phase 2, West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Off/Ret TBD	1	-	-	-	0	-	-	-	-
Retail Negotiable	1	-	-	-	0	-	-	-	-

Building Address: 1833-1869 Willamette Falls Dr, , West Linn, OR 970684525

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Retail Full Service Gross	1	\$17.52	\$17.52	\$17.52	0	-	-	-	\$17.52

Building Address: 1871 Willamette Falls Dr, , West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Retail Triple Net	1	-	-	-	0	-	-	-	-



Face Rent Analysis Report

Building Address: 1880 Willamette Falls Dr, , West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office									
Full Service Gross	1	\$20.00	\$20.00	\$20.00	0	-	-	-	\$20.00
Triple Net	2	\$20.00	\$20.00	\$20.00	0	-	-	-	\$20.00

Building Address: 1914 Willamette Falls Dr, Willamette Center III, West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office									
Triple Net	3	\$20.00	\$20.00	\$20.00	0	-	-	-	\$20.00

Building Address: 1980 Willamette Falls Dr, , West Linn, OR 97068

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office									
Triple Net	2	\$21.00	\$21.00	\$21.00	0	-	-	-	\$21.00

Building Address: 2008 Willamette Falls Dr, Handris Realty Bldg, West Linn, OR 970684658

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office									
Negotiable	1	-	-	-	0	-	-	-	-

Building Address: 2320 Willamette Falls Dr, , West Linn, OR 970684737

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Industrial									
Modified Gross	1	\$12.00	\$12.00	\$12.00	0	-	-	-	\$12.00

Building Address: 2350 Willamette Falls Dr, West Linn Law Center, West Linn, OR 970684737

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office									
Modified Gross	1	-	-	-	0	-	-	-	-

Face Rent Analysis Report

Building Address: 1705-1717 N Willamette Falls Dr, Willamette Mercantile Bldg, West Linn, OR 970684523

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office Modified Gross	1	\$24.00	\$24.00	\$24.00	0	-	-	-	\$24.00

Grand Totals

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Industrial Modified Gross	1	\$12.00	\$12.00	\$12.00	0	-	-	-	\$12.00
Medical Negotiable	1	-	-	-	0	-	-	-	-
Off/Med Full Service Gross	9	\$20.00	\$24.44	\$32.00	0	-	-	-	\$24.44
Off/Ret Modified Gross	2	\$15.96	\$20.35	\$24.00	0	-	-	-	\$20.35
TBD	1	-	-	-	0	-	-	-	-
Office Full Service Gross	9	\$20.00	\$24.91	\$32.00	1	\$19.75	\$19.75	\$19.75	\$23.51
Modified Gross	2	\$24.00	\$24.00	\$24.00	0	-	-	-	\$24.00
Negotiable	2	-	-	-	0	-	-	-	-
Triple Net	11	\$20.00	\$21.03	\$22.00	0	-	-	-	\$21.03
Retail Full Service Gross	1	\$17.52	\$17.52	\$17.52	0	-	-	-	\$17.52
Modified Gross	2	\$20.04	\$20.89	\$21.60	0	-	-	-	\$20.89
Negotiable	5	-	-	-	0	-	-	-	-
Triple Net	5	\$22.00	\$23.96	\$25.00	0	-	-	-	\$23.96