

PREPARED FOR:

City of West Linn

Buildings Available for Lease or Sale

12/17/2013

PREPARED BY:

Clackamas County - Business & Econ. Svs.

150 Beaver Creek Rd
Oregon City, OR 97045

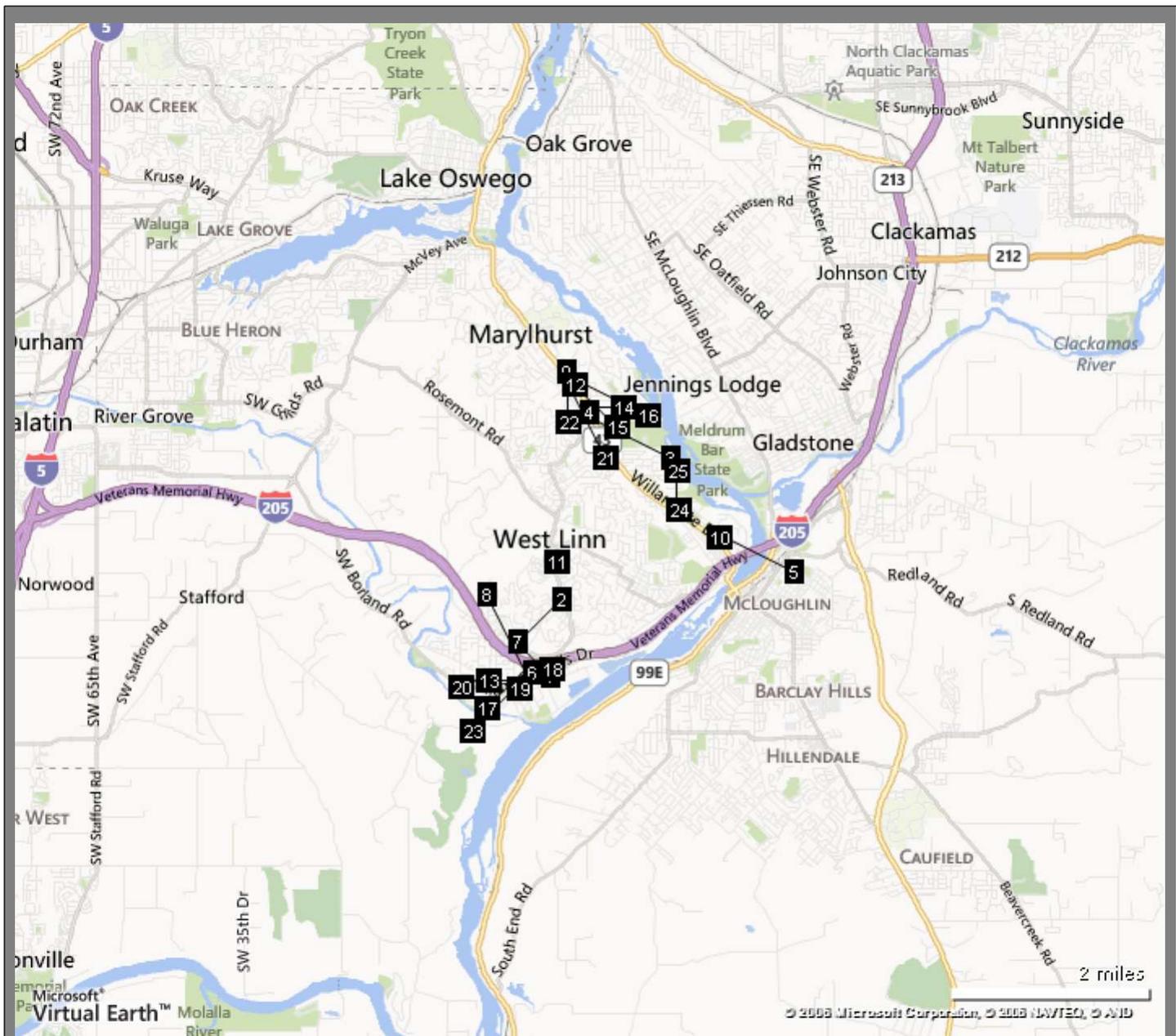
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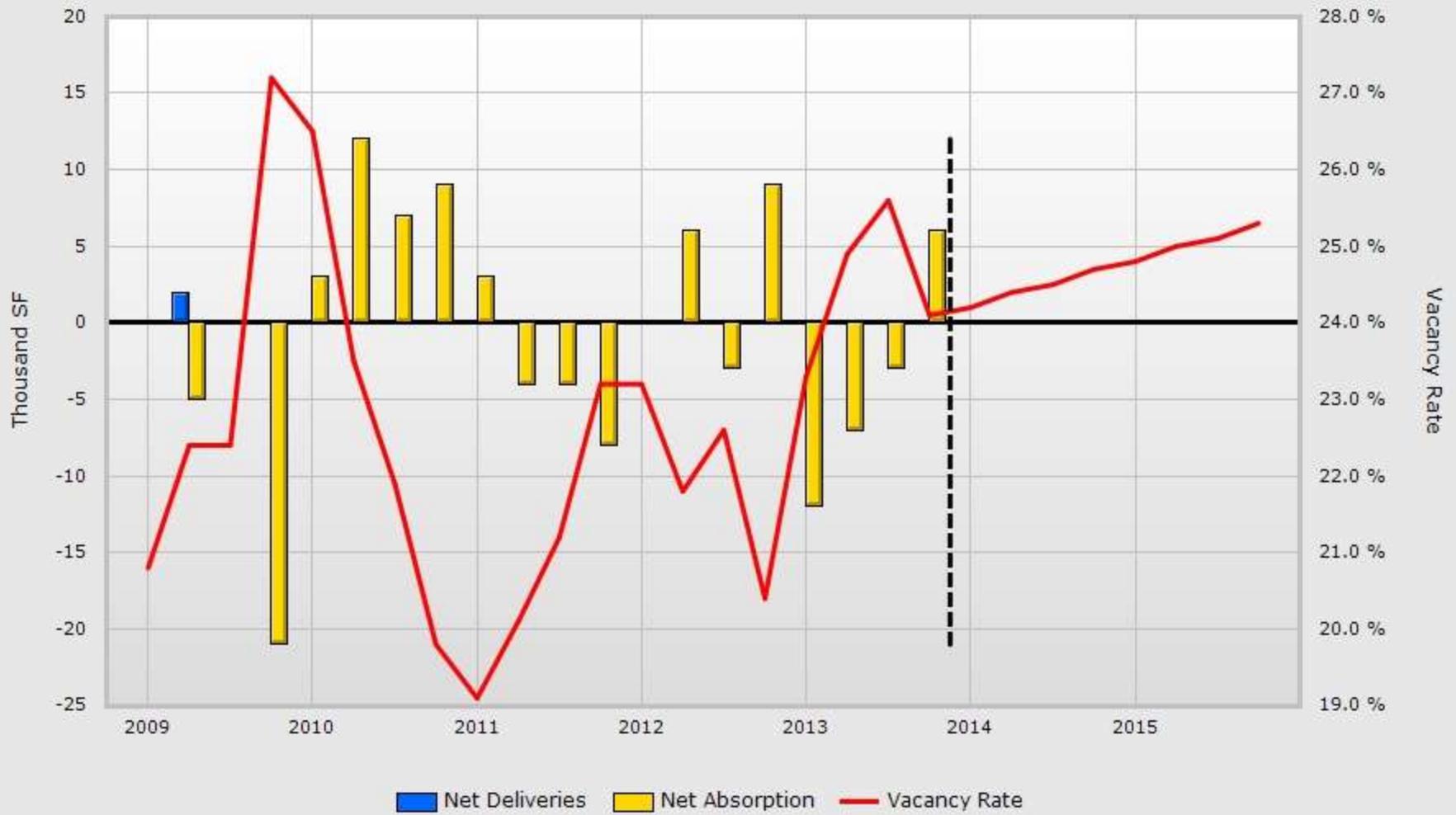
	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1730 Blankenship Rd	West Linn	Class A Office	65,000 SF	24,743 SF	\$24.50-\$26.50
2	1800 Blankenship Rd	West Linn	Class B Office	80,000 SF	21,076 SF	\$23.50-\$26.50
3	19300-19350 Willamette Dr	West Linn	Retail/(Strip Center)	9,000 SF	8,688 SF	Withheld
4	19377 Willamette Dr	West Linn	Retail/(Strip Center)	18,158 SF	8,688 SF	\$22.00
5	21900 Willamette Dr	West Linn	Retail/(Neighborhood Center)	24,635 SF	8,075 SF	\$19.75
6	2070 8th Ave	West Linn	Retail/Freestanding (Community Center)	7,608 SF	7,546 SF	\$22.00-\$26.00
7	1830 Blankenship Rd	West Linn	Class B Office	24,000 SF	7,133 SF	\$23.50-\$26.50
8	2020 8th Ave	West Linn	Class B Office/(Community Center)	41,058 SF	5,947 SF	\$22.00
9	18676 Willamette Dr	West Linn	Class B Office	15,700 SF	5,653 SF	Withheld



10	22000 Willamette Dr	West Linn	Retail/(Neighborhood Center)	22,897 SF	4,575 SF	Withheld
11	22400 S Salamo Rd	West Linn	Class B Office/Loft/Creative Space	17,000 SF	4,534 SF	\$24.00
12	18900 Willamette Dr	West Linn	Class B Office	3,800 SF	3,800 SF	Withheld
13	2008 Willamette Falls Dr	West Linn	Class C Office	13,000 SF	2,500 SF	\$19.00
14	19157-19171 Willamette Dr	West Linn	Retail	8,090 SF	2,400 SF	Withheld
15	19062 Willamette Dr	West Linn	Retail/Freestanding (Strip Center)	2,000 SF	2,000 SF	\$26.00
16	18750 Willamette Dr	West Linn	Retail/(Strip Center)	11,178 SF	1,922 SF	Withheld
17	2000 SW 8th Ave	West Linn	Retail/Freestanding (Community Center)	9,343 SF	1,804 SF	\$24.00-\$26.00
18	2320 Willamette Falls Dr	West Linn	Class C Industrial	1,800 SF	1,800 SF	\$12.00
19	1833-1869 Willamette Falls Dr	West Linn	Retail/Storefront Retail/Residential	13,940 SF	1,440 SF	\$17.52
20	1095 Willamette Falls Dr	West Linn	Class C Industrial/Warehouse	22,000 SF	1,200 SF	\$9.00
21	18825-18837 Willamette Dr	West Linn	Class C Office	3,551 SF	1,050 SF	\$12.00
22	18805-18813 Willamette Dr	West Linn	Class B Office	8,000 SF	1,020 SF	\$12.00
23	1705-1717 N Willamette Falls	West Linn	Retail/Storefront Retail/Office	9,000 SF	1,015 SF	\$24.00
24	21550-21572 Willamette Dr	West Linn	Class C Office	6,554 SF	1,000 SF	\$21.60
25	21520-21540 Willamette Dr	West Linn	Class C Office	2,435 SF	750 SF	\$15.96



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
2015 Q4	0	0	0	0	0	-678	-678	439,747	111,209	25.3%
2015 Q3	0	0	0	0	0	253	-678	439,747	110,531	25.1%
2015 Q2	0	0	0	0	0	-56	-678	439,747	109,853	25%
2015 Q1	0	0	0	0	0	-864	-678	439,747	109,175	24.8%
2014 Q4	0	0	0	0	0	-2,333	-678	439,747	108,497	24.7%
2014 Q3	0	0	0	0	0	-1,074	-678	439,747	107,819	24.5%
2014 Q2	0	0	0	0	0	-1,415	-678	439,747	107,141	24.4%
2014 Q1	0	0	0	0	0	-564	-678	439,747	106,463	24.2%
Current Qtr	0	0	0	0	0	-491	6,773	439,747	105,785	24.1%
2013 Q3	0	0	0	0	0	-2,442	-3,152	439,747	112,558	25.6%
2013 Q2	0	0	0	0	0	-2,641	-7,142	439,747	109,406	24.9%
2013 Q1	0	0	0	0	0	-2,266	-12,433	439,747	102,264	23.3%
2012 Q4	0	0	0	0	0	-332	9,398	439,747	89,831	20.4%
2012 Q3	0	0	0	0	0	-365	-3,407	439,747	99,229	22.6%
2012 Q2	0	0	0	0	0	966	6,125	439,747	95,822	21.8%
2012 Q1	0	0	0	0	0	1,814	-88	439,747	101,947	23.2%
2011 Q4	0	0	0	0	0	2,232	-8,841	439,747	101,859	23.2%
2011 Q3	0	0	0	0	0	699	-4,739	439,747	93,018	21.2%
2011 Q2	0	0	0	0	0	1,301	-4,143	439,747	88,279	20.1%
2011 Q1	0	250	0	0	0	1,102	3,035	439,747	84,136	19.1%
2010 Q4	0	250	0	0	0	631	9,140	439,747	87,171	19.8%
2010 Q3	0	250	0	0	0	-690	7,238	439,747	96,311	21.9%
2010 Q2	0	250	0	0	0	-640	12,908	439,747	103,549	23.5%
2010 Q1	0	2,369	0	0	0	-2,542	3,254	439,747	116,457	26.5%
2009 Q4	0	2,369	0	0	0	-2,058	-21,099	439,747	119,711	27.2%
2009 Q3	0	7,501	0	0	0	2,131	77	439,747	98,612	22.4%
2009 Q2	1	7,501	2,000	0	2,000	2,872	-5,740	439,747	98,689	22.4%



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 Q1	0	7,251	0	0	0	6,070	-727	437,747	90,949	20.8%

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

Availability and Vacancy Analysis

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

Building Type	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Office	2	145,000	40,641	28.0%	40,641	28.0%	45,819	45,819	0	6,857	\$25.27/fs
Totals	2	145,000	40,641	28.0%	40,641	28.0%	45,819	45,819	0	6,857	\$25.27/fs

Total Available SF: 0-9,999 SF

Building Type	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
Office	10	135,098	26,254	19.4%	26,254	19.4%	33,387	33,387	0	5,969	\$24.44/fs
Industrial	2	23,800	3,000	12.6%	3,000	12.6%	3,000	3,000	0	1,800	-
General Retail	11	135,849	35,890	26.4%	35,890	26.4%	48,153	42,153	6,000	7,546	\$23.05/nnn
Totals	23	294,747	65,144	22.1%	65,144	22.1%	84,540	78,540	6,000	7,546	\$23.05/nnn

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
	25	439,747	105,785	24.1%	105,785	24.1%	130,359	124,359	6,000	7,546	\$23.05/nnn

Availability and Vacancy Building List

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

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
1730 Blankenship Rd	65,000	21,560	33.2%	21,560	33.2%	21,560	24,743	0	6,857	\$25.50/fs
1800 Blankenship Rd	80,000	19,081	23.9%	19,081	23.9%	19,081	21,076	0	6,624	\$25.00/fs
Subtotals (2 Bldgs)	145,000	40,641	28.0%	40,641	28.0%	40,641	45,819	0	6,857	\$25.27/fs

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

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(2 Bldgs)	145,000	40,641	28.0%	40,641	28.0%	40,641	45,819	0	6,857	\$25.27/fs

Availability and Vacancy Building List

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

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
2020 8th Ave	41,058	5,947	14.5%	5,947	14.5%	5,947	5,947	0	3,218	\$22.00/nnn
1830 Blankenship Rd	24,000	0	0.0%	0	0.0%	0	7,133	0	5,969	\$25.00/fs
22400 S Salamo Rd	17,000	4,534	26.7%	4,534	26.7%	4,534	4,534	0	2,214	\$24.00/fs
18676 Willamette Dr	15,700	5,653	36.0%	5,653	36.0%	5,653	5,653	0	2,875	\$26.00/fs
18805-18813 Willamette Dr	8,000	1,020	12.8%	1,020	12.8%	1,020	1,020	0	1,020	\$12.57/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	2,500	19.2%	2,500	19.2%	2,500	2,500	0	2,500	\$19.00/nnn
Subtotals (10 Bldgs)	135,098	26,254	19.4%	26,254	19.4%	26,254	33,387	0	5,969	\$24.44/fs

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

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
2320 Willamette Falls Dr	1,800	1,800	100.0%	1,800	100.0%	1,800	1,800	0	1,800	\$12.00/mg
1095 Willamette Falls Dr	22,000	1,200	5.5%	1,200	5.5%	1,200	1,200	0	1,200	\$9.00/+util
Subtotals (2 Bldgs)	23,800	3,000	12.6%	3,000	12.6%	3,000	3,000	0	1,800	-

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

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
2070 8th Ave	7,608	7,546	99.2%	7,546	99.2%	7,546	7,546	0	7,546	\$24.00/nnn
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%	764	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%	7,098	8,688	0	7,098	\$22.00/nnn
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	2,075	8.4%	2,075	8.4%	2,075	2,075	0	6,000	-
22000 Willamette Dr	22,897	2,500	10.9%	2,500	10.9%	2,500	4,575	0	2,500	-
1833-1869 Willamette Falls Dr	13,940	0	0.0%	0	0.0%	0	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	-
Subtotals (11 Bldgs)	135,849	35,890	26.4%	35,890	26.4%	35,890	42,153	0	7,546	\$23.05/nnn

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

	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
(23 Bldgs)	294,747	65,144	22.1%	65,144	22.1%	65,144	78,540	0	7,546	\$23.05/nnn

Availability and Vacancy Building List

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
(25 Bldgs)	439,747	105,785	24.1%	105,785	24.1%	105,785	124,359	0	7,546	\$23.05/nnm

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: **65,000 SF**

Typical Floor: **16,250 SF**

Total Avail: **24,743 SF**

% Leased: **66.8%**

Landlord Rep: **Real Estate Investment Group**

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 - Active; also for sale at \$54,156,600 (\$168.09/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 & 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 & 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.							

1730 Blankenship Rd - Summerlinn Center(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 160	2,324	2,324	2,324	\$24.50-\$26.50/fs	30 Days	Negotiable	Direct
<i>Doug Bean & 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 & 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 & 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 & 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 & 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: **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: **21,076 SF**

% Leased: **76.2%**

Landlord Rep: **Real Estate Investment Group**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

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

For Sale: **For Sale individually - Active; also for sale at \$54,156,600 (\$168.09/SF) as part of a portfolio of 7 properties - Active**

Expenses: **2011 Tax @ \$3.43/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	3,117	3,117	3,117	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean & 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 & 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 & 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 & 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 250	6,624	6,624	6,624	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean & 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	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean & 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 310	2,290	2,290	2,290	\$23.50-\$26.50/fs	Vacant	Negotiable	Direct
<i>Doug Bean & 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 & 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 & 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: **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							

19377 Willamette Dr - West Linn Retail Center



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 & 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 & 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: **8,075 SF**
 % Leased: **91.6%**
 Total Spaces Avail: **3**
 Smallest Space: **960 SF**
 Bldg Vacant: **2075**

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 LL	960	960	960	No	Withheld	Vacant	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>								
P LL	1,115	1,115	1,115	No	Withheld	Vacant	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>								
Former coldstone								
P 1st	6,000	6,000	6,000	No	\$19.75/fs	30 Days	Thru May 2017	Sublet
<i>Macadam Forbes / Joe Kappler (503) 972-7294 / Rod W. Brokenshire (503) 972-7281 / Kevin L. VandenBrink (503) 972-7289</i>								
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: **Bldg B**
AKA 2000 8th Ave
I-5 Corridor Cluster
Lake Oswego/West Linn Submarket
Clackamas County
West Linn, OR 97068

Building Type: **Retail/Freestanding (Community Center)**
 Bldg Status: **Built Apr 2008**
 Building Size: **7,608 SF**
 Typical Floor Size: **7,608 SF**
 Stories: **1**
 Land Area: **4.65 AC**
 Total Avail: **7,546 SF**
 % Leased: **0.8%**
 Total Spaces Avail: **1**
 Smallest Space: **3,000 SF**
 Bldg Vacant: **7546**

Landlord Rep: **Real Estate Investment Group**
 Developer: **-**
 Management: **Elliot & Associates**
 Recorded Owner: **Karlin Willamette Llc**
 Expenses: **2011 Tax @ \$11.38/sf; 2011 Est Ops @ \$6.85/sf**

Parcel Number: **00407759**

Street Frontage: **209 feet on 10th St(with 0 curb cut)**
 Parking: **225 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,000 - 7,546	7,546	7,546	\$22.00-\$26.00/nnn	Vacant	Negotiable	Direct

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

Building Notes

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



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: **24,000 SF**

Typical Floor: **12,021 SF**

Total Avail: **7,133 SF**

% Leased: **100%**

Landlord Rep: **Real Estate Investment Group**

Developer: -

Management: -

Recorded Owner: **Blackhawk of Nevada LLC**

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

For Sale: **For Sale individually - Active; also for sale at \$54,156,600 (\$168.09/SF) as part of a portfolio of 7 properties - Active**

Expenses: **2011 Tax @ \$11.44/sf**

Parcel Number: **00407599**

Amenities: **Bus Line**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 150	5,969	5,969	5,969	\$23.50-\$26.50/fs	30 Days	Negotiable	Direct
<i>Doug Bean & Associates, Inc. / Josh Bean (503) 222-5100</i>							
P 2nd / Suite 200	1,164	1,164	1,164	\$23.50-\$26.50/fs	30 Days	Negotiable	Direct
<i>Doug Bean & 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.							



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: **5,947 SF**

% Leased: **85.5%**

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 1st / Suite 101	3,218	3,218	3,218	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 1st / Suite 121	2,729	2,729	2,729	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								

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: **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: **5,653 SF**

% Leased: **64.0%**

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

Developer: -

Management: -

Recorded Owner: **Rosemary Young**

For Sale: **Not For Sale**

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>Doug Bean & Associates, Inc. / Tom Secolo (503) 222-5100 / Josh Bean (503) 222-5100</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	1,455	1,455	Withheld	Vacant	Negotiable	Direct
<i>Doug Bean & Associates, Inc. / Tom Secolo (503) 222-5100 / Josh Bean (503) 222-5100</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	1,323	1,323	Withheld	Vacant	Negotiable	Direct
<i>Doug Bean & Associates, Inc. / Tom Secolo (503) 222-5100 / Josh Bean (503) 222-5100</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: **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: **2012 Tax @ \$10.26/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
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>							
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	1,115	1,115	1,115	Withheld	Negotiable	Negotiable	Direct
<i>HSM Pacific Realty Inc. / Marc Strabic (503) 245-1400 x520</i>							



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: **4,534 SF**

% Leased: **73.3%**

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	375	375	375	\$24.00/fs	Vacant	3-5 yrs	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 703-3907 \$700/mo							
P 1st / Suite 103	575	575	575	\$24.00/fs	Vacant	3-5 yrs	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 703-3907 \$1200/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	\$24.00/fs	Vacant	Negotiable	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 703-3907							
P 2nd / Suite 200	1,370	1,370	1,370	\$24.00/fs	Vacant	3-5 yrs	Direct
Cambridge Realty Advisors LLC / Steve Reaume (503) 703-3907 \$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: **80.8%**

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	2,500	2,500	2,500	\$19.00/nnn	Vacant	2-5 yrs	Direct

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

Space was previously a medical lab. Medical business can move in immediately. Office and retail opportunities available as well. Would need to do some work on the space to adapt to your needs.



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

Building Type: **Retail**
Bldg Status: **Built 1980**
Building Size: **8,090 SF**
Typical Floor Size: **9,193 SF**
Stories: **1**

Landlord Rep: **Commercial Realty Advisors NW**
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>Commercial Realty Advisors NW / Gary A. Surgeon (503) 274-0211 x150</i>							
triple nets are \$4.80							
P 1st / Suite 19165	1,200	1,200	1,200	Withheld	Vacant	5-10 yrs	Direct
<i>Commercial Realty Advisors NW / Gary A. Surgeon (503) 274-0211 x150</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 / JJ Unger (503) 273-0341

• 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.



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: **2012 Tax @ \$2.54/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**

Amenities: **Bus Line, Pylon Sign, Signage**

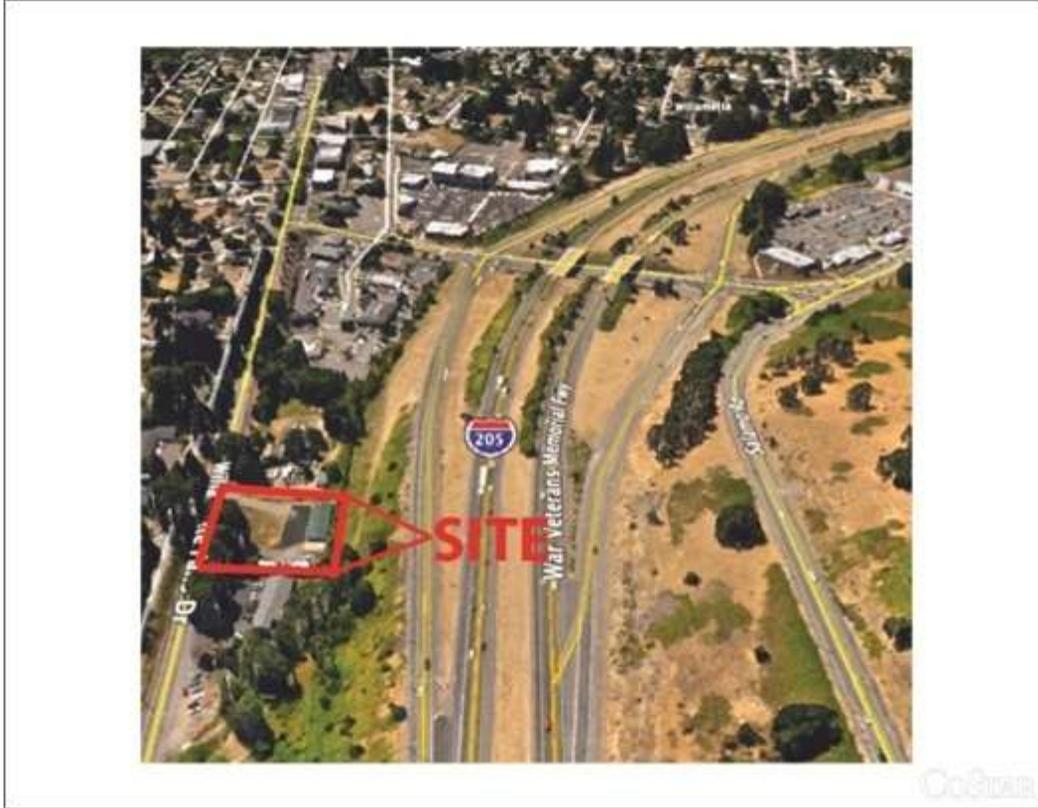
Street Frontage: **589 feet on 8th Ave(with 0 curb cut)**
480 feet on I-205
276 feet on 10th St

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	\$24.00-\$26.00/nnn	Vacant	Negotiable	Direct
<i>Real Estate Investment Group / George Diamond (503) 222-2178 / Michelle Rozakis (503) 222-1655 / Nick Diamond (503) 222-2655 x207</i> Anchored By: Legacy Health Clinic, McMenamins & Five Guys Burgers and Fries Easy Access to I-205 With Immediate Access Off The 10th Street Exit 5/1000 Parking Separate From Retail High Income Trade Area Motivated New Ownership							

Building Notes

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



Location: **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



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**
 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: -
 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							



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

Building Type: **Class C Warehouse**

Status: **Built 1935**
 Tenancy: **Multiple Tenant**

Land Area: **0.40 AC**
 Stories: **2**
 RBA: **22,000 SF**

Landlord Rep: **Bird Nest**
 Management: **-**
 Recorded Owner: **Truax Bros LLC**

Total Avail: **1,200 SF**
 % Leased: **94.6%**

Ceiling Height: **6'0"**
 Column Spacing: **-**
 Drive Ins: **-**
 Loading Docks: **Yes**
 Power: **-**

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

For Sale: **Not For Sale**
 Expenses: **2012 Tax @ \$0.21/sf, 2011 Est Tax @ \$0.20/sf**
 Parcel Number: **00752518**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	1,200 div	1,200	\$9.00/+util	Vacant	TBD	Direct
<i>Bird Nest / Fred Truax (971) 233-9000</i> \$900/month Please contact listing brokers for details and further information on the property.						



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
<i>Buyers Wade / Wade Buyers (503) 705-8450</i>							
<i>\$1020/mo. 6-month term with month-to-month after</i>							



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 & 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: **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: **2012 Tax @ \$2.62/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.

Report Criteria

location

City **West Linn, OR**

property

Type of Property **Retail, Office, Industrial, Hospitality, Land, Flex, Sports & Entertainment, Specialty, Health Care**

Property Size **from 1 SF**

add/rmv properties

*** This result set has been amended with criteria to add and/or remove records.**