



LAKE OSWEGO INVESTMENT OPPORTUNITY

## OWNER/USER OFFICE INVESTMENT

The ±7,300 SF Westlake Building, located at 16016 Boones Ferry Road in Lake Oswego, Oregon, is situated on a 19,293 SF parcel. The property represents an opportunity to acquire a multi-tenant office building in the center of the Lake Grove district of Lake Oswego, Oregon with numerous amenities within walking distance.

The property is currently occupied by four (4) tenants with one vacancy. The existing vacancy and pending expirations of several leases present an excellent opportunity for an owner user to occupy one or more suites in the building. The current vacancy is a 1,200 SF second floor two-bedroom apartment with a potential roof deck offering a true live/work opportunity.

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**PROPERTY SUMMARY**

16016 Boones Ferry Road  
Lake Oswego, OR 97035  
**ADDRESS**

1979  
**YEAR BUILT**

7,312  
**SQUARE FEET**

19,293 SF  
**LAND AREA**

85%  
**OCCUPANCY**

\$154,201  
**PROFORMA NOI**

\$2,800,000  
**ASKING PRICE**

5.5%  
**PROFORMA CAP RATE**



**INVESTMENT HIGHLIGHTS**

- 85% occupied with strong occupancy history
- Near-term expiration of several tenants creates owner/user opportunity
- Existing 1,200 SF two bedroom apartment represents live/work opportunity
- Located on Boones Ferry Road near Kruse Way with dozens of amenities within walking distance
- Excellent visibility with traffic counts of 22,900 vehicles daily
- Attractive physical setting
- Excellent physical condition



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