

FOR SALE OR LEASE

# MEDICAL / PROFESSIONAL OFFICE

4309 OAKRIDGE RD, LAKE OSWEGO, OR



*Excellent opportunity to own or lease in Lake Grove!*

KIDDER.COM

**km** Kidder  
Mathews

*Standalone building available for sale or lease with access to premier retail and amenities.*

**TRADITIONAL OFFICE OR MEDICAL USES**

BUILDING SIZE	±7,387 SF
FIRST FLOOR	6,154 SF
SECOND FLOOR	1,233 SF
PARCEL SIZE	0.67 Acres
YEAR BUILT	1983/ Renovated in 2019
PARKING	30 spaces (4/1,000 SF)
SALE PRICE	\$3,400,000
ZONING	NC - Neighborhood Commercial
LEASE RATE	\$30/SF, NNN

**7,387 SF**  
BUILDING SIZE

**\$3.4M**  
SALE PRICE



→ VIDEO TOUR

4309 OAKRIDGE RD



# *THE REDEFINED* OFFICE EXPERIENCE

*With a recent renovation and convenient location,  
4309 SW Oakridge is an excellent option for  
employers looking to be at the heart of it all.*

Unique building offering tremendous value- recently used as traditional office, but prior medical use with heavy plumbing allows for easy conversion

High income demographic and vibrant local economy

Lake Grove location with proximity to Kruse Village amenities, Mercato Grove and multiple restaurants and amenities

Excellent walking neighborhood just blocks to parks and amenities

Convenient access to commuter corridors and freeways

Signalized intersection at Oakridge & Boones Ferry Rd

Multiple entries adds flexibility & can accommodate multiple tenants

30 onsite parking spaces

Prominent exterior signage opportunity

*TWO*  
STORIES

*2019*  
YEAR RENOVATED



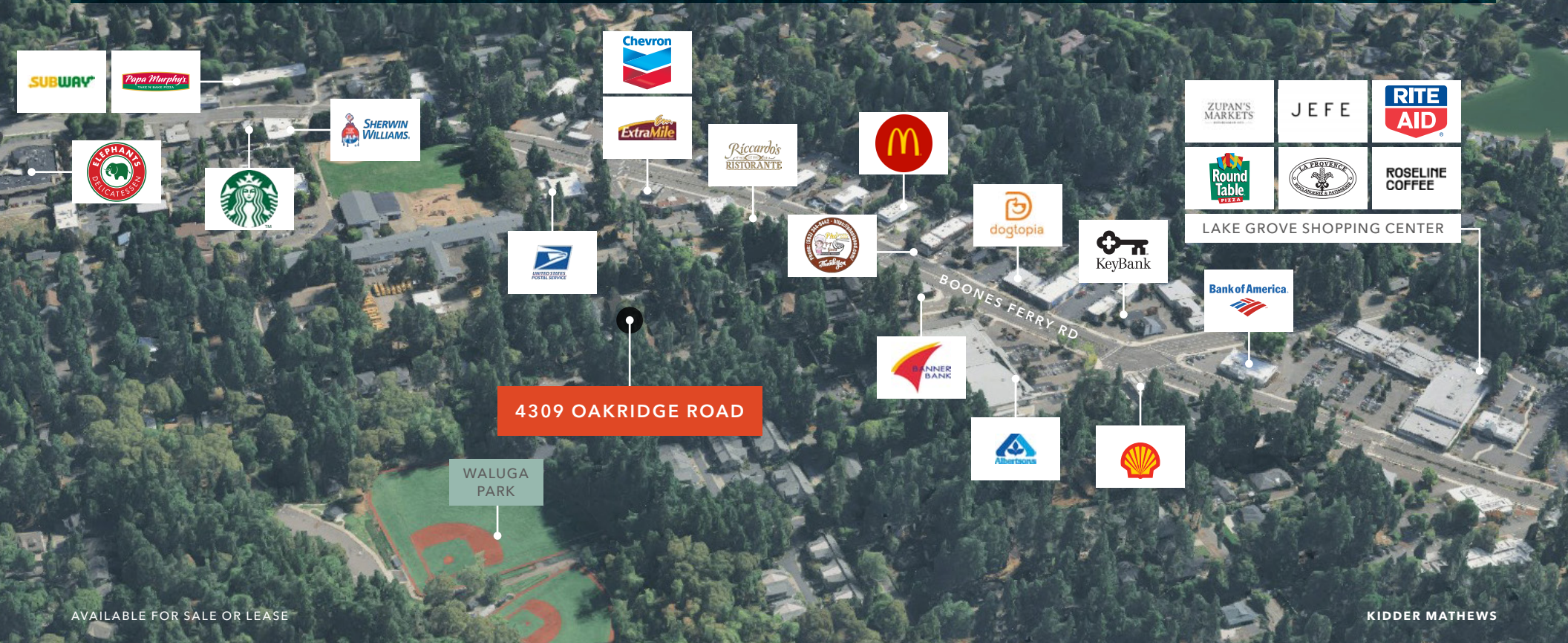




4309 OAKRIDGE RD

# LOCATED IN A *BEAUTIFUL WOODED* *SETTING* WITH AMPLE PARKING

The Lake Grove area of Lake Oswego offers a variety of amenities that are attractive to business and employees including excellent schools, parks and abundant retail and service oriented businesses. Because of the concentrated commercial area in Lake Grove, the demand is high and availability is low for leasing and owning. In the immediate neighborhood, the property is centrally located and has neighboring tenants including Lake Grove Elementary School, Albertsons, Zupan's Markets, Wells Fargo Bank, Bank of America, Key Bank, Banner Bank, US Bank.



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

# FIRST FLOOR (MEDICAL)



**6,154 SF**

AVAILABLE

**\$30/SF**

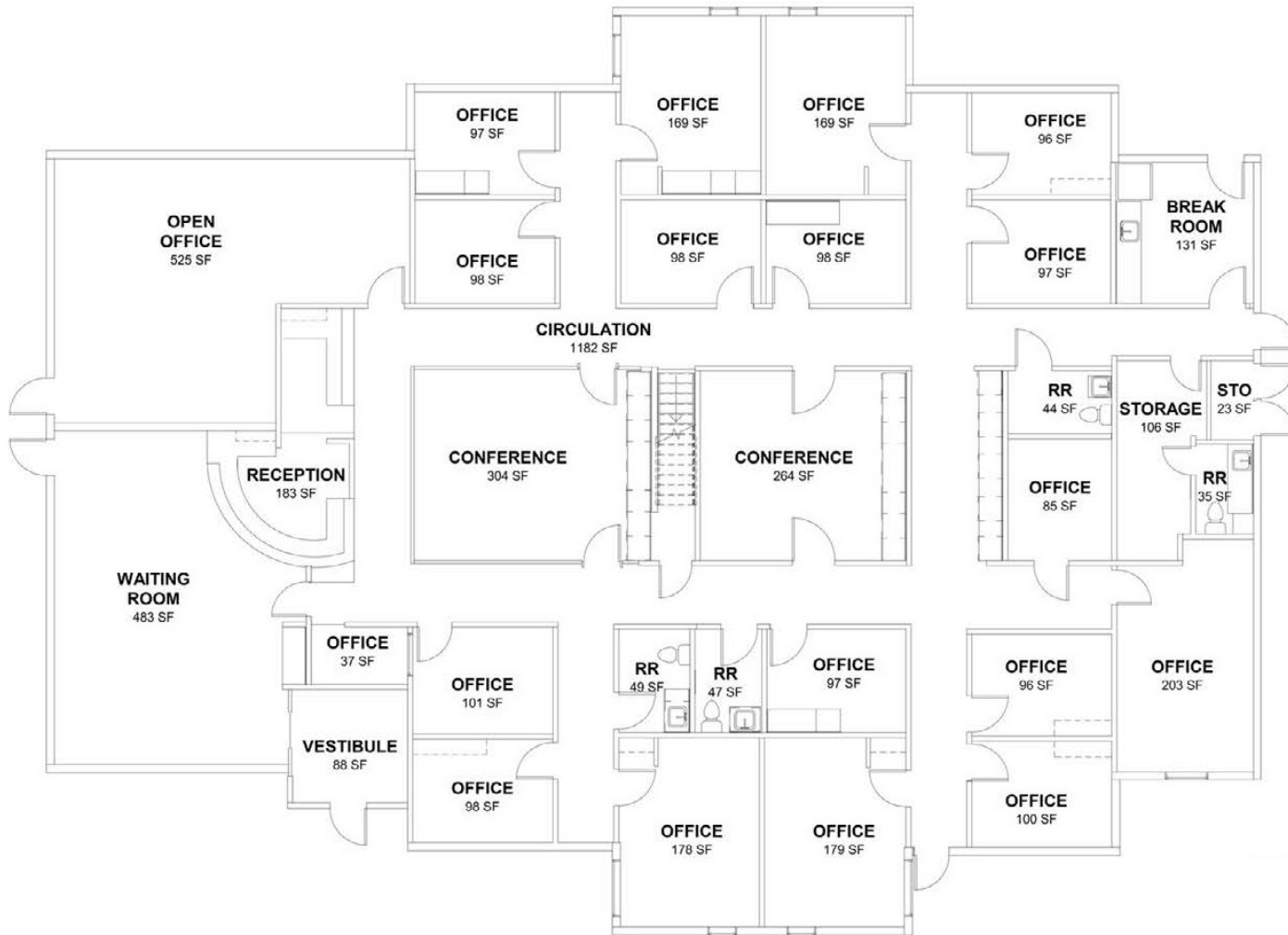
NNN LEASE RATE

**NOW**

AVAILABLE

Former medical clinic prior to 2019. Plumbing in most of the exam rooms has been stubbed off in the walls, making it cost effective to convert to medical.

# FIRST FLOOR



6,154 SF

AVAILABLE

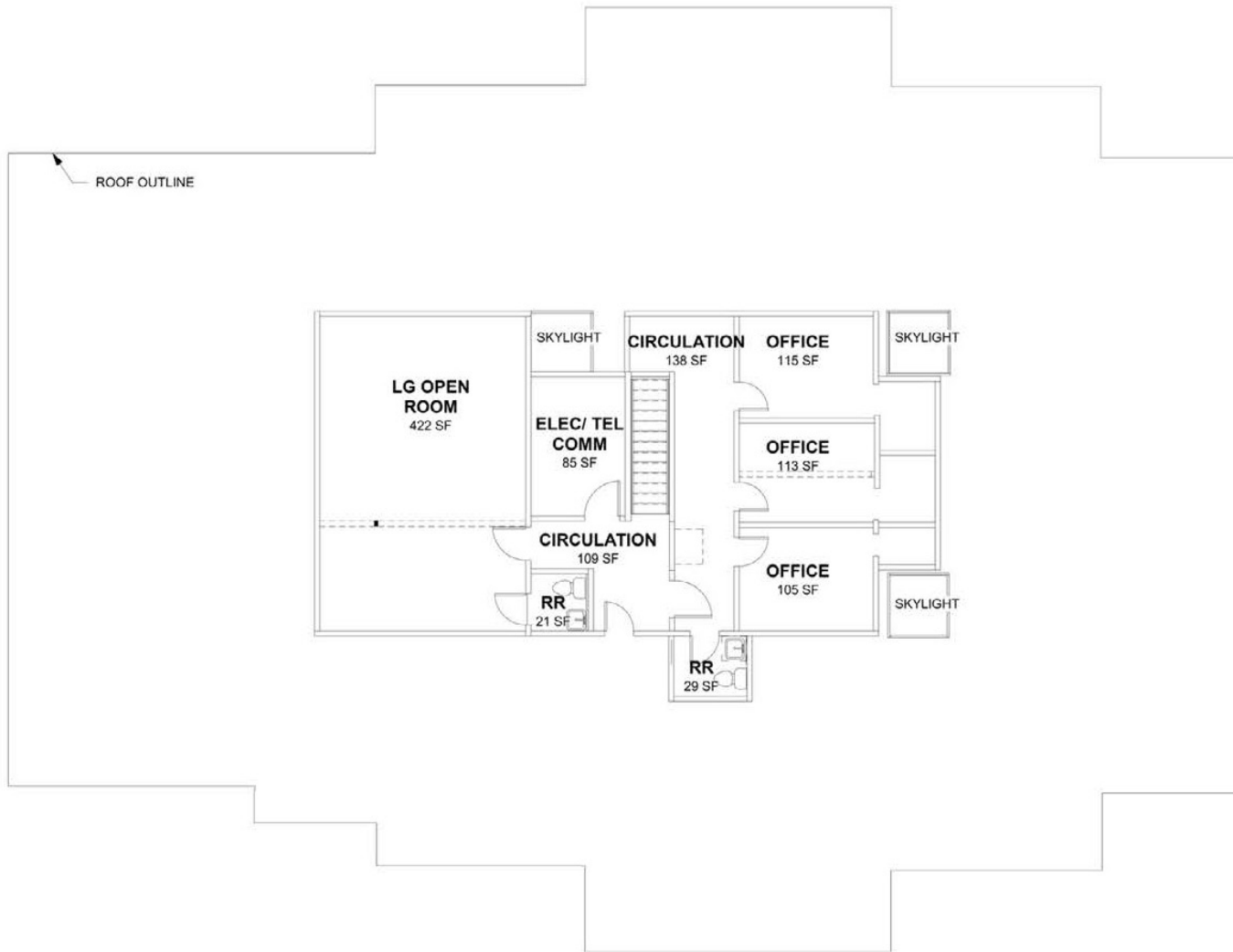
\$30/SF

NNN LEASE RATE

NOW

AVAILABLE

# SECOND FLOOR



*1,233 SF*

AVAILABLE

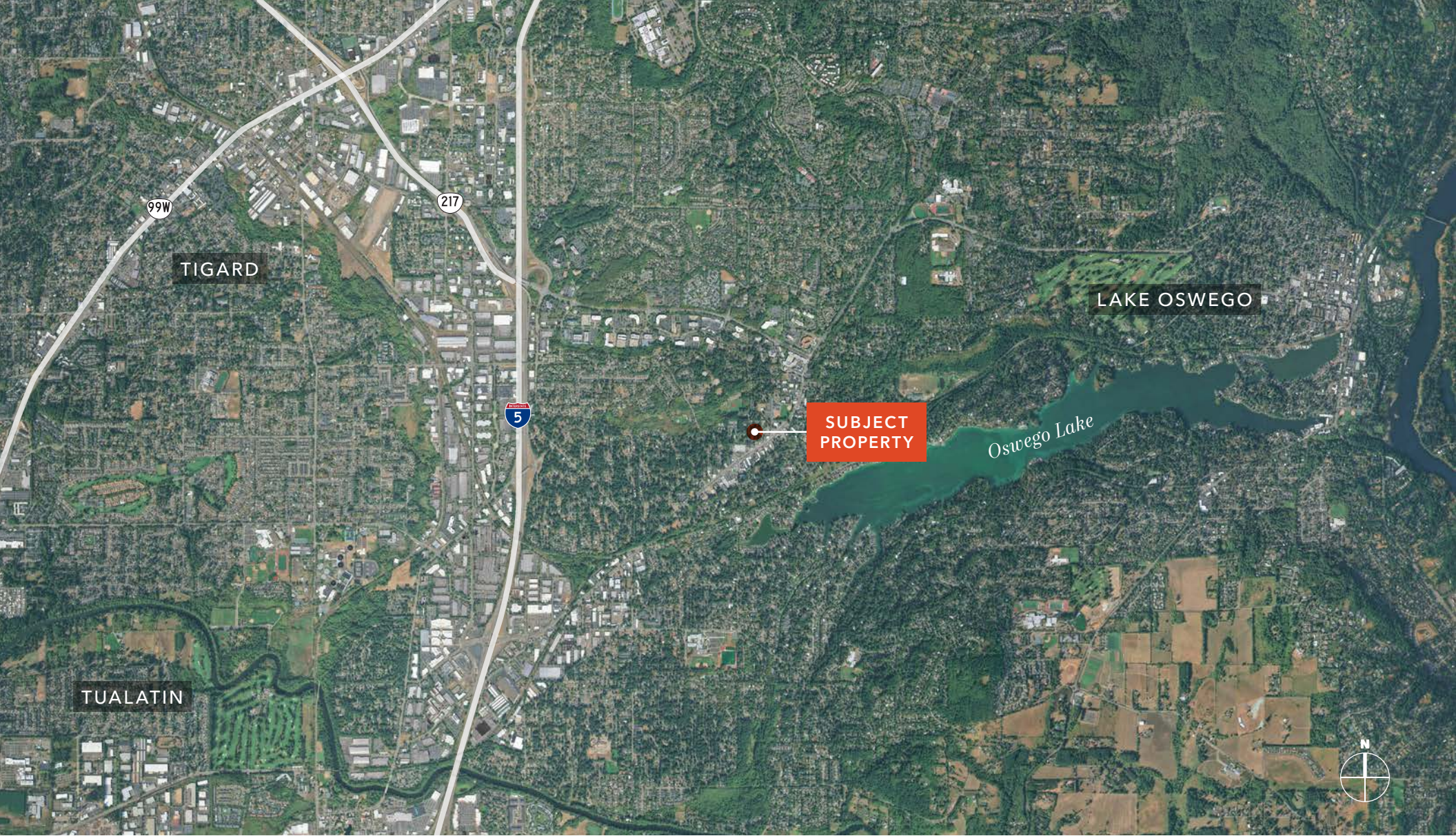
*\$30/SF*

NNN LEASE RATE

*NOW*

AVAILABLE

Ideal for use as a secondary large conference room or gym.





# 4309 OAKRIDGE RD

*For more information on this property, please contact*

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[KIDDER.COM](http://KIDDER.COM)

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