



FOR LEASE

# 17355 BOONES FERRY ROAD, SUITE 300

LAKE OSWEGO, OR 97035

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COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

Move-in ready 7,700 SF penthouse office space with abundant natural light and a very heavy private office buildout. The space offers glass on all sides with 34 private offices (however 2 of them are large enough to be conference rooms and kitchenette). Full building renovation should be completed by Summer of 2025. Ownership is willing to demise down the 7,700 SF.

## PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$33 SF/yr (Gross)
<b>Available SF:</b>	7,700 SF (Divisible down to 2,500 SF)
<b>Building Size:</b>	33,574 SF
<b>Parking:</b>	4/1000



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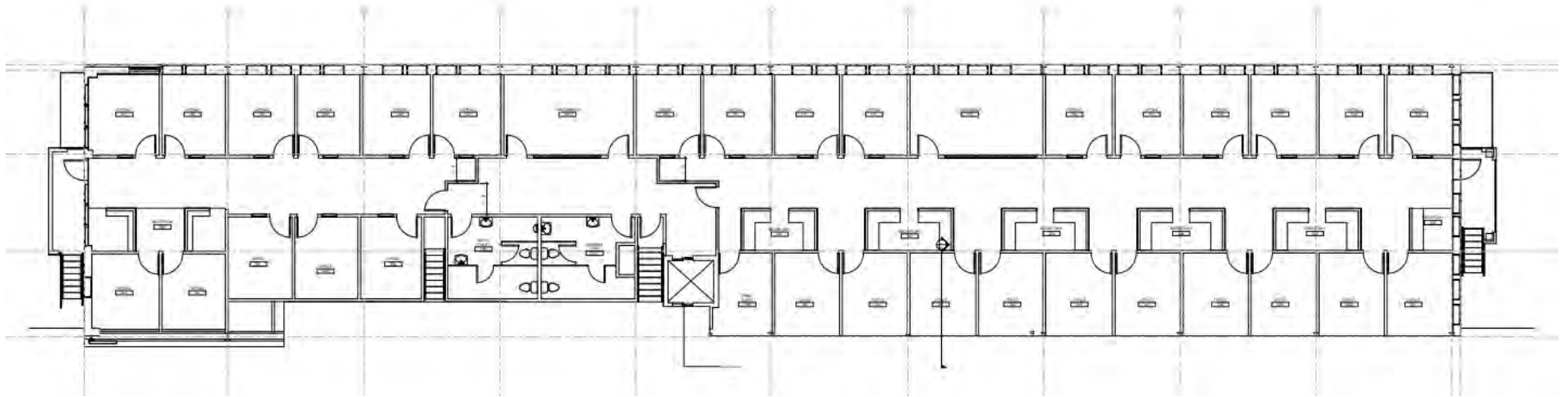


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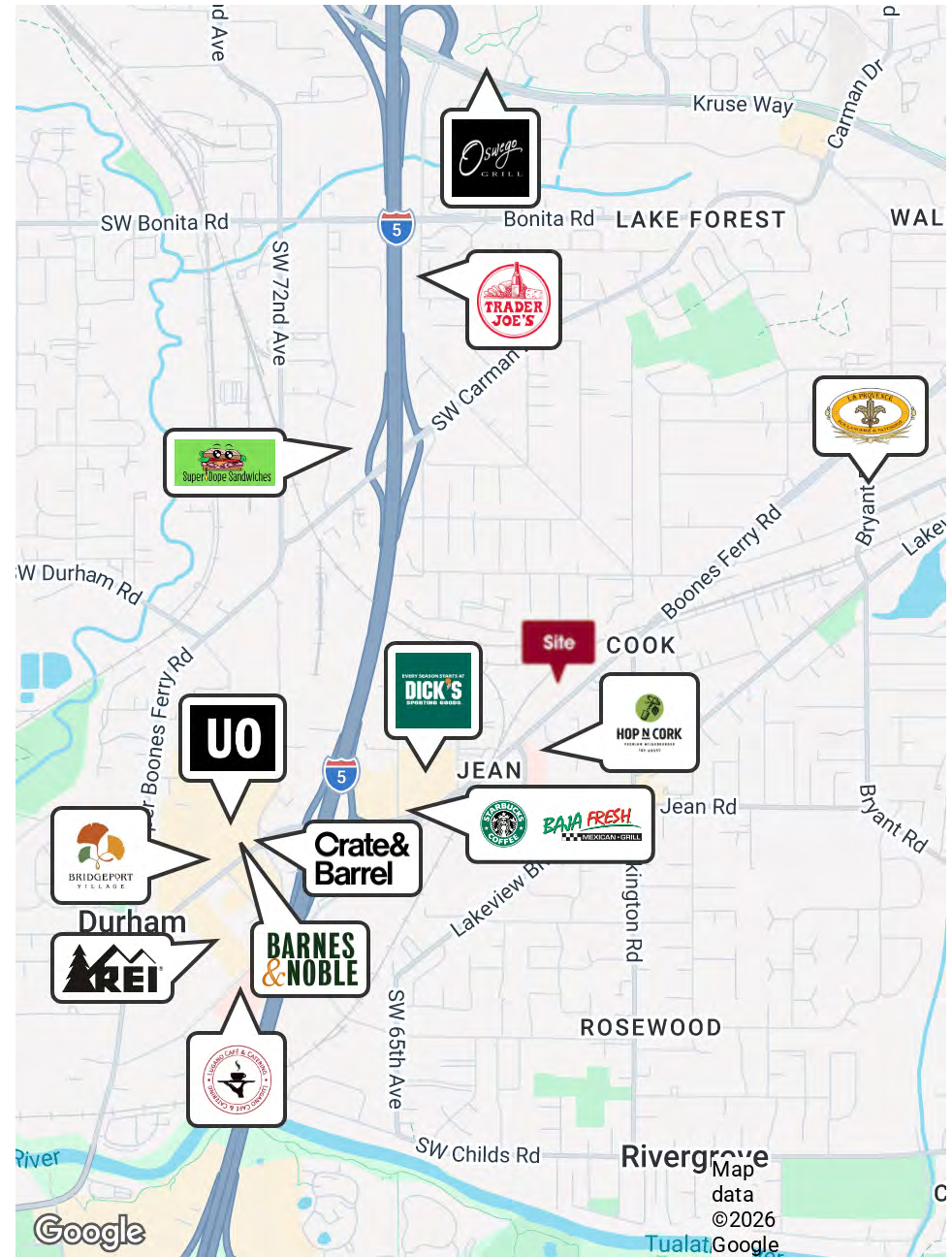
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### LOCATION OVERVIEW

Discover the vibrant community surrounding the area at 17355 Boones Ferry Road in Lake Oswego, OR. This premier location offers proximity to attractive amenities, including charming cafes, upscale dining options, and serene parks for a delightful work-life balance. The bustling area provides an array of leisure activities and picturesque views to enjoy during breaks or after work. The nearby access to major roadways facilitates easy commuting, connecting you to the greater Lake Oswego area and downtown Portland. Elevate your office experience in this dynamic and inviting location.



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