



FOR LEASE

17131 SOUTHWEST BOONES FERRY ROAD

LAKE OSWEGO, OR 97035

JOE KAPPLER

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Recently white-boxed, the space is ready for a new tenant. The 3,835 SF space benefits from signage on SW Boones Ferry Rd., off-street parking, and easy access to I-5 & I-205. The property is zoned I-P, Industrial Park (City of Lake Oswego), which allows a variety of uses, including office, retail, medical, manufacturing, warehousing, and more.

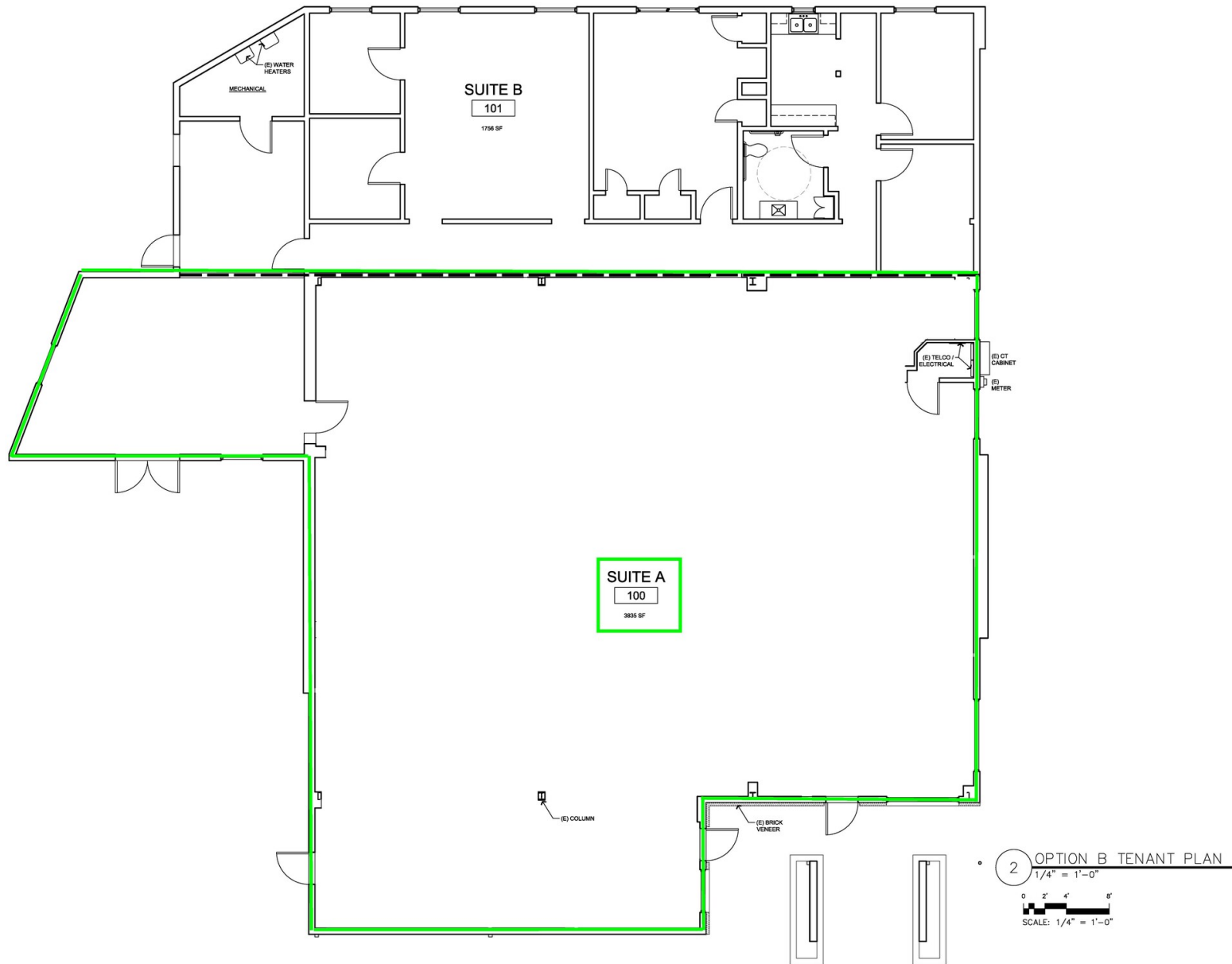
OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
NNNs:	\$7.57/SF
Available SF:	3,835 SF
Building Size:	6,000 SF
Parking:	10 Stalls



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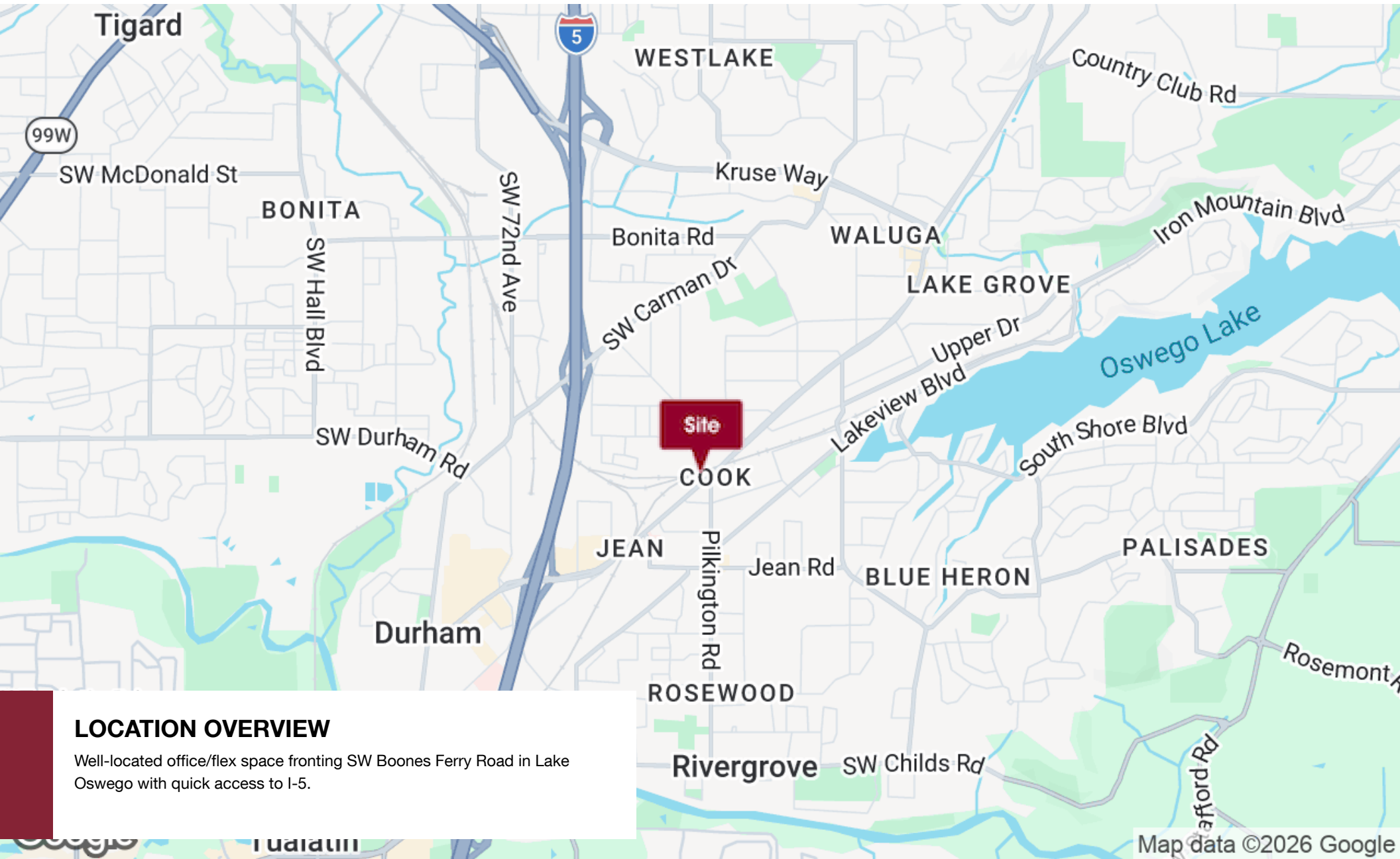


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LOCATION OVERVIEW

Well-located office/flex space fronting SW Boones Ferry Road in Lake Oswego with quick access to I-5.

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