

FOR SALE - OWNER USER/INVESTOR OPPORTUNITY

SPRINGCREEK OFFICE PARK

15110 SW BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035



All SVN® Offices Independently Owned and Operated

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SPRINGCREEK OFFICE PARK

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Introducing 15110 SW Boones Ferry Road, a prime owner-user or investor office opportunity in the heart of Lake Oswego's Lake Grove business district. The property is centrally located at the corner of Boones Ferry Road and Kruse Way, one of the area's most established commercial intersections, and is surrounded by one of the most affluent residential trade areas in Oregon. This 14,945 SF office building is currently 81.8% occupied with a mix of long-term and short-term tenants, providing immediate in-place income with the flexibility to reposition suites over time.

For an owner-user, the short-term lease profile allows a buyer to strategically occupy space while maintaining rental income from existing tenants. A purchaser can target 51% owner occupancy to qualify for SBA financing, while using the remaining leased space to help offset mortgage and operating costs. This structure allows a business to control its real estate, stabilize long-term occupancy costs, and build equity.

For an investor, the property offers stable cash flow with the ability to grow NOI through lease-up, rent increases, and improved tenant mix. The existing occupancy provides a solid income base, while future leasing activity creates upside potential.

The property is also well-suited for medical and healthcare users, located directly across from The Springs at Lake Oswego, a large senior living community that drives daily demand for medical, wellness, and professional services.

This combination of income, flexibility, location, and demographics makes Springcreek Office Park a compelling acquisition for both owner-users and investors seeking long-term value in a core Lake Oswego office corridor.

Price:	\$3,795,000
Price/SF:	\$253.93
Building Size:	14,945 SF
Lot Size:	0.72 AC (31,363 SF)
Year Built:	1979
Zoning:	OC





PROPERTY HIGHLIGHTS

- Rare opportunity for Owner-User or Investor
- 81.8% occupied with in-place income (seller to lease back vacancy to provide 100% occupancy for 12 months at closing)
- Mix of tenants with short-term leases provide flexibility to occupy or reposition
- Ability for owner-user to reach 51% occupancy for SBA financing
- Centrally located at Boones Ferry Rd & Kruse Way
- Surrounded by one of the most affluent trade areas in Oregon
- Directly across from The Springs at Lake Oswego (senior living)
- Well-suited for medical, professional, and office users
- Opportunity to grow NOI through lease-up and rent increases



19

TRANSIT SCORE



81

BIKE SCORE



80

WALK SCORE

FINANCIALS

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Potential Rental Income (PRI)

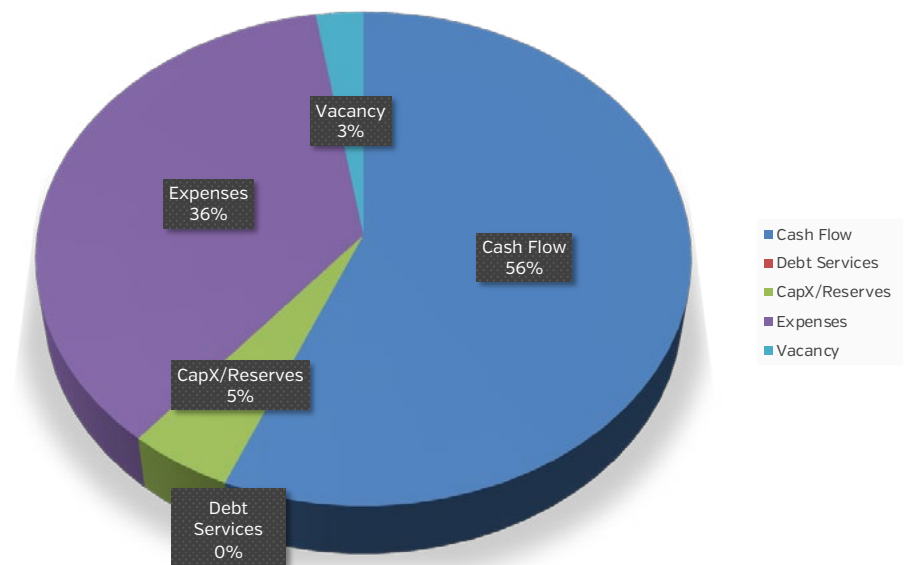
Year 1

Base Rental Income	\$286,782
Turnover Vacancy	-\$3,333
Rent Concessions	-\$954
Total Base Rental Income	\$282,494
General Vacancy / Credit Loss	-\$9,838
EFFECTIVE RENTAL INCOME	\$272,656
Tenant Expense Reimbursements	\$0
Seller 1 yr Vacancy Guarantee	\$99,807
GROSS OPERATING INCOME (GOI)	\$372,463
Operating Expenses	-\$139,142
NET OPERATING INCOME (NOI)	\$233,321
Capital Expenses / Replacement Reserves	-\$18,000
Annual Debt Service (1st Lien)	\$0
Tenant Improvements (TI)	\$0
Leasing Commissions (LC)	\$0
Net Loan Proceeds from Refinance	\$0
CASH FLOW BEFORE TAXES	\$215,321

EXPENSE DETAILS

Real Estate Taxes	\$32,654
Property Insurance (Estimated)	\$10,000
Property Management (Estimated)	\$18,623
Repairs & Maintenance (Estimated)	\$41,000
Utilities – Electric & Gas (Estimated)	\$25,219
Utilities – Water & Sewer (Estimated)	\$7,332
Utilities – Telephone (Estimated)	\$1,340
Utilities – Trash (Estimated)	\$2,612
Supplies (Estimated)	\$162
Miscellaneous Fire System Inspection (Estimated)	\$200
TOTAL OPERATING EXPENSES	\$139,142

TOTAL OPERATING INCOME (NOI) \$233,321



SALE COMPARABLES



**15100 Boones Ferry Road
Lake Oswego, OR 97035**

Sale Price:	\$1,400,000
Building SF:	4,522 SF
Closed Date:	5/9/2023
Lot Size:	-
Price/SF:	\$309.60
Occupancy:	50%
Year Built:	1939
CAP Rate:	4.50%
NOI:	\$63,000



**15400 Boones Ferry Road
Lake Oswego, OR 97035**

Sale Price:	\$5,875,000
Building SF:	12,900 SF
Closed Date:	12/12/2024
Lot Size:	0.73 AC
Price/SF:	\$455.43
Occupancy:	31%
Year Built:	1999
CAP Rate:	-
NOI:	-



**4309 SW Oakridge Road
Lake Oswego, OR 97035**

Sale Price:	\$3,200,000
Building SF:	7,387 SF
Closed Date:	8/31/2023
Lot Size:	-
Price/SF:	\$433.19
Occupancy:	0%
Year Built:	1983
CAP Rate:	-
NOI:	-



CVS
pharmacy

pizzeria
OTTO



ovation
Coffee & Tea

桃 momo
Sushi and Grill

THE SPRINGS
AT LAKE OSWEGO

KRUSE WAY

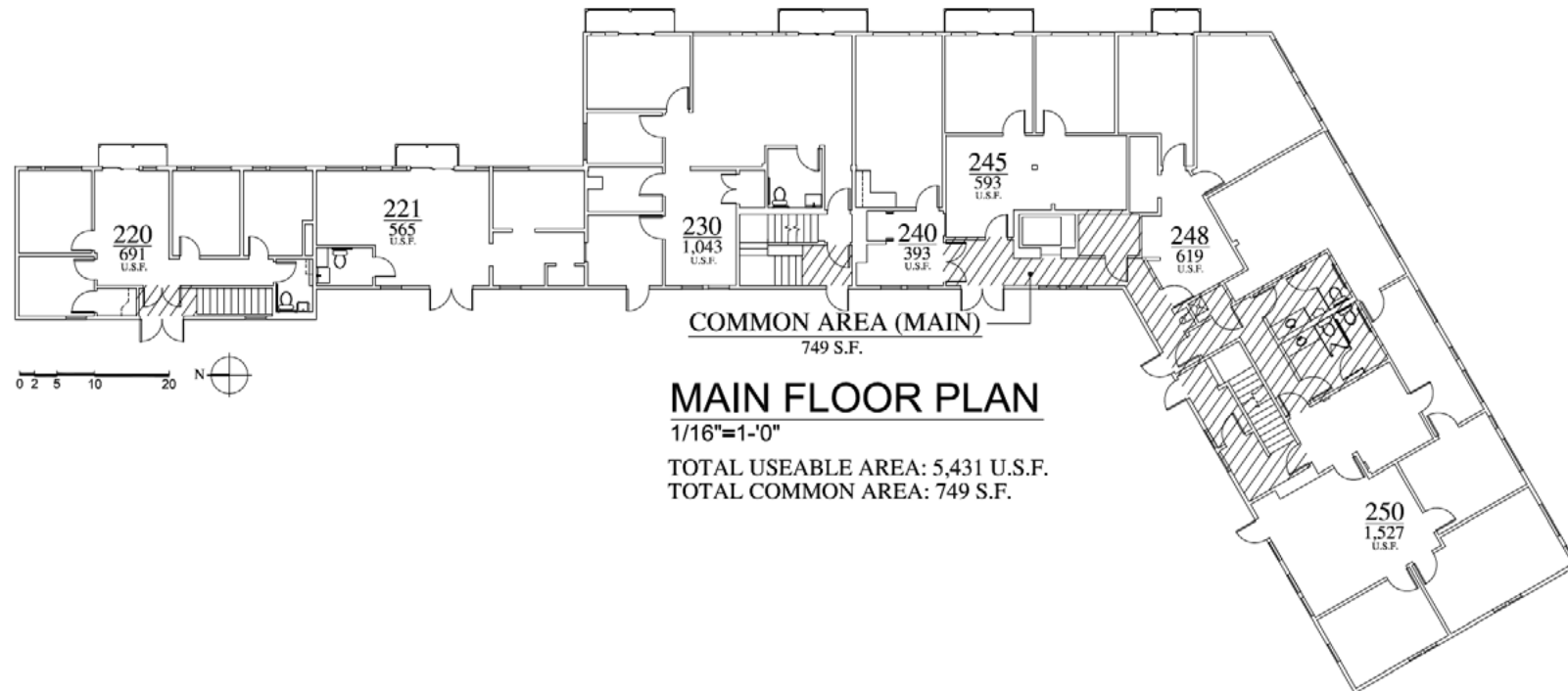
SW BOONES FERRY ROAD







MAIN FLOOR PLAN



MAIN FLOOR PLAN

1/16"=1'-0"

TOTAL USEABLE AREA: 5,431 U.S.F.

TOTAL COMMON AREA: 749 S.F.

Oregon Business Architecture P.C.

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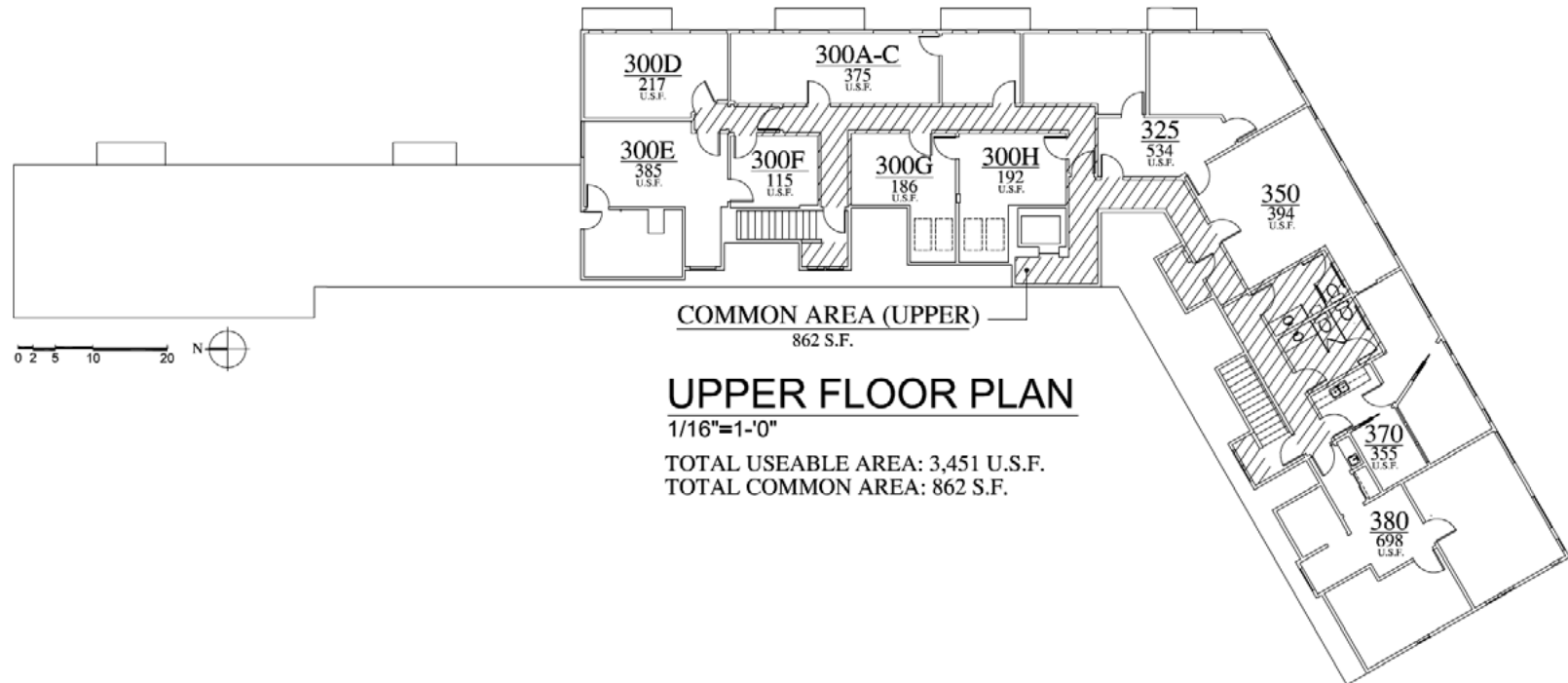
SPRING CREEK CAMPUS

15110 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON

OBA#13016

03/20/13

UPPER FLOOR PLAN



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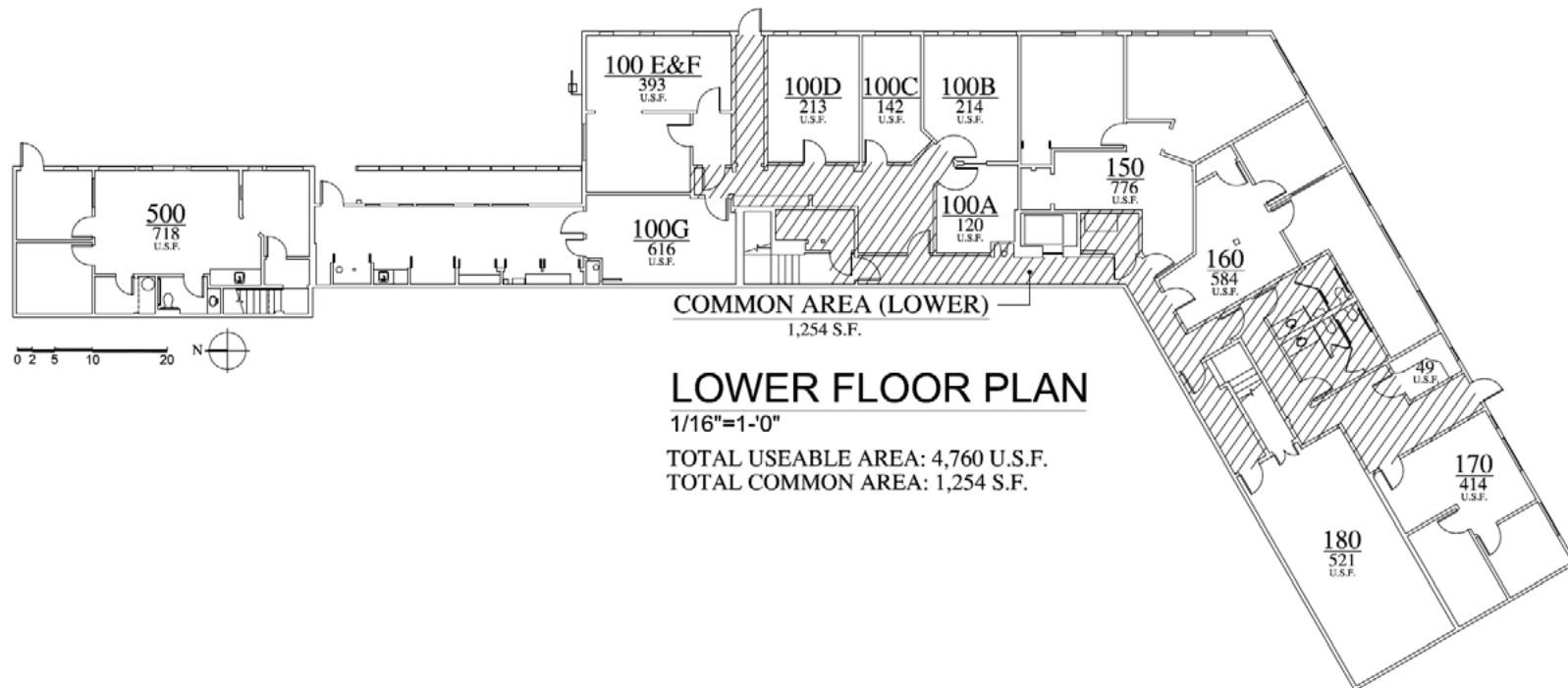
SPRING CREEK CAMPUS

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LOWER FLOOR PLAN



LOCATION MAP

KRUSE VILLAGE

DICKEY'S
BARBECUE PIT

Tavern
— ON KRUSE —

nektar
JUICE BAR

PROVIDENCE
Health & Services

restore
HYPER WELLNESS

MOD

KRUSE WAY

THE SPRINGS AT
LAKE OSWEGO

BOONES FERRY ROAD

SPRINGCREEK
OFFICE PARK

TO DOWNTOWN PORTLAND - 10 MILES (20 MINS)

TO PORTLAND INTERNATIONAL AIRPORT - 21 MILES (30 MINS)



ZUPAN'S
— MARKETS —



usbank

CVS
pharmacy

pizzeria
OTTO



ovation
Coffee & Tea

桃momo
Sushi and Grill

LAKE OSWEGO

Located in the northwestern corner of Clackamas County on the banks of the scenic Willamette River and hugging the shore of a 405-acre lake, Lake Oswego is nestled among many of Oregon's greatest attractions: Mount Hood, the Oregon Coast, the Columbia Gorge and nearby vineyards, farmlands, and forests. Lake Oswego is also ideally situated close to Oregon's major metropolitan areas – just eight miles south of downtown Portland and about 45 minutes north of the state capitol in Salem.

Lake Oswego is considered one of the finest residential areas in Oregon. Unlike some communities its size, Lake Oswego offers full-service police and fire protection, a celebrated library, and parks system. It also provides planning and zoning regulation, building inspection and regulation, street maintenance and improvement, water, wastewater and surface water services.

The schools in the city of Lake Oswego are rated among the best in the state. There are also several colleges in or near Lake Oswego; Lewis & Clark College and its affiliate Northwestern School of Law, and Portland Community College Sylvania campus].

Although the city is primarily residential, there is some commercial development and light manufacturing. Most of the businesses are located downtown near the Willamette River on the City's western boundary, or on the west end in the Lake Grove business district and neighborhood.



TOP EMPLOYERS

Lake Oswego School District

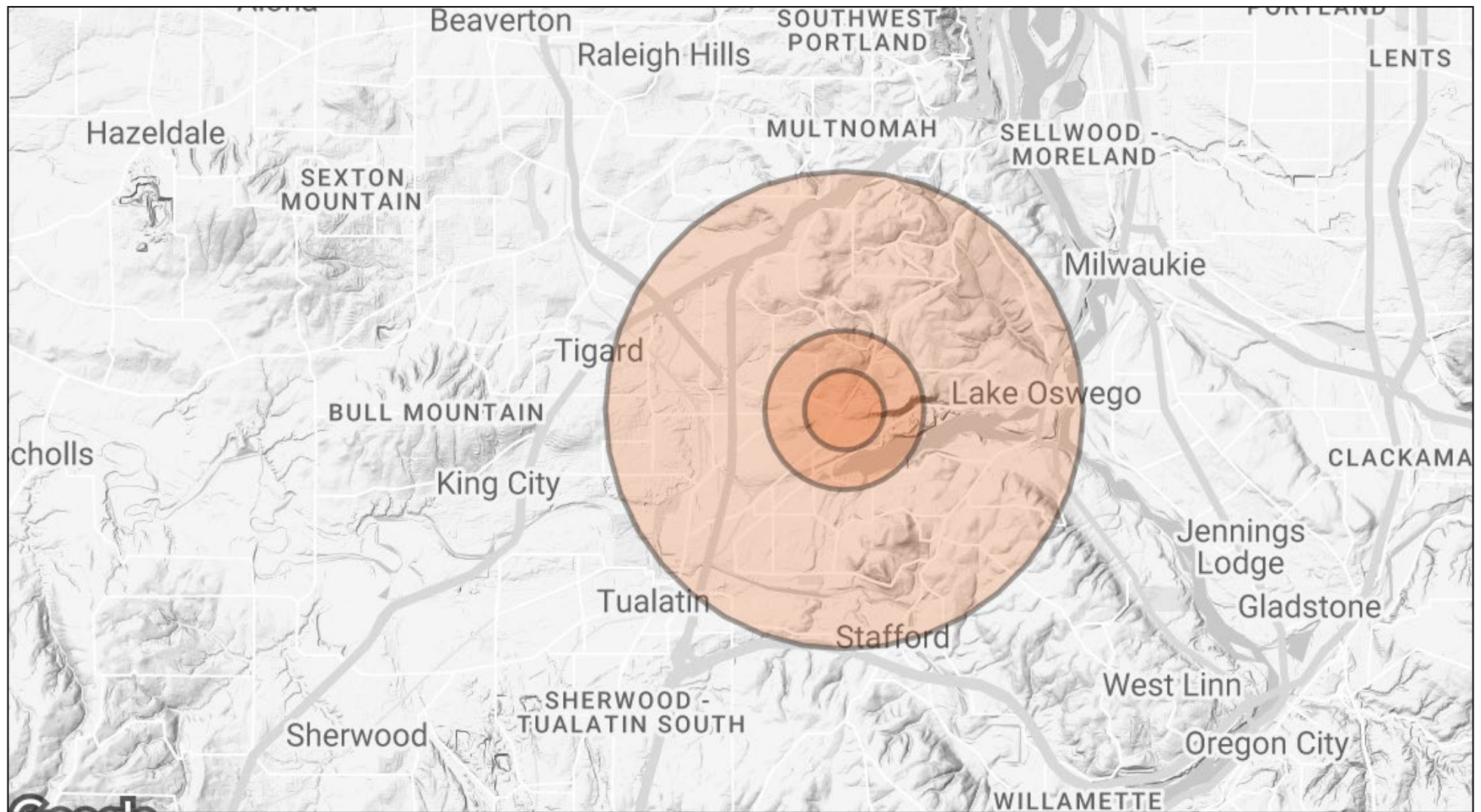
Micro Systems Engineering

Navex Global

Logicial Position

The Greenbrier Companies

Black & Veatch



POPULATION	1/2 MILE	1 MILE	3 MILE	HOUSEHOLD & INCOME	1/2 MILE	1 MILE	3 MILE
TOTAL POPULATION	3,196	11,811	89,023	TOTAL HOUSEHOLDS	1,361	4,949	36,458
AVERAGE AGE	47	45	43	# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE (MALE)	45	43	42	AVERAGE HH INCOME	\$166,450	\$171,858	\$166,530
AVERAGE (FEMALE)	49	46	44	AVERAGE HOUSE VALUE	\$1,070,047	\$1,030,441	\$873,150

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www.svnimbrie.com

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