

FOR SALE

OSWEGO LANDING

*Extremely rare opportunity to own one of the
most coveted properties on Oswego Lake.*

696 MCVEY AVE, LAKE OSWEGO, OR 97034

 **Kidder
Mathews**

OSWEGO LANDING

It's the only private marina on the lake, with 29 boat slips and a waitlist that's 220 people deep.



UNOBSTRUCTED, FULL-LENGTH LAKE VIEWS FROM SELECT OFFICES



PDK AUTOMATED ACCESS, BUILDING IS FULLY MODERNIZED



COVERED PARKING, WHICH IS A RARITY IN THIS MARKET



NEW ROOF, SIDING, PAINT AND MOSTLY NEW HVAC SYSTEMS



SIGNIFICANT UPSIDE FROM BELOW-MARKET RENTS

*Premier Class A offering with the
only private marina on Lake Oswego.*



PROPERTY OVERVIEW

DESCRIPTION	Private marina with 29 boat slips and 200 person waitlist
BUILDING SIZE	7,074 SF
YEAR BUILT	1958/2005
NO. OF FLOORS	2
TYPICAL FLOOR	3,460 SF
LAND AREA	17,424 SF (0.40 AC)
PARKING	21 (3.03/1,000 SF)
ZONING	NC
OCCUPANCY	100%
PROPERTY TYPE	Class A Office
COUNTY	Clackamas
SUBMARKET	Lake Oswego/West Linn
PURCHASE PRICE	\$8,600,000

\$8.6M

SALE PRICE

\$475,132

2026 EST. NOI

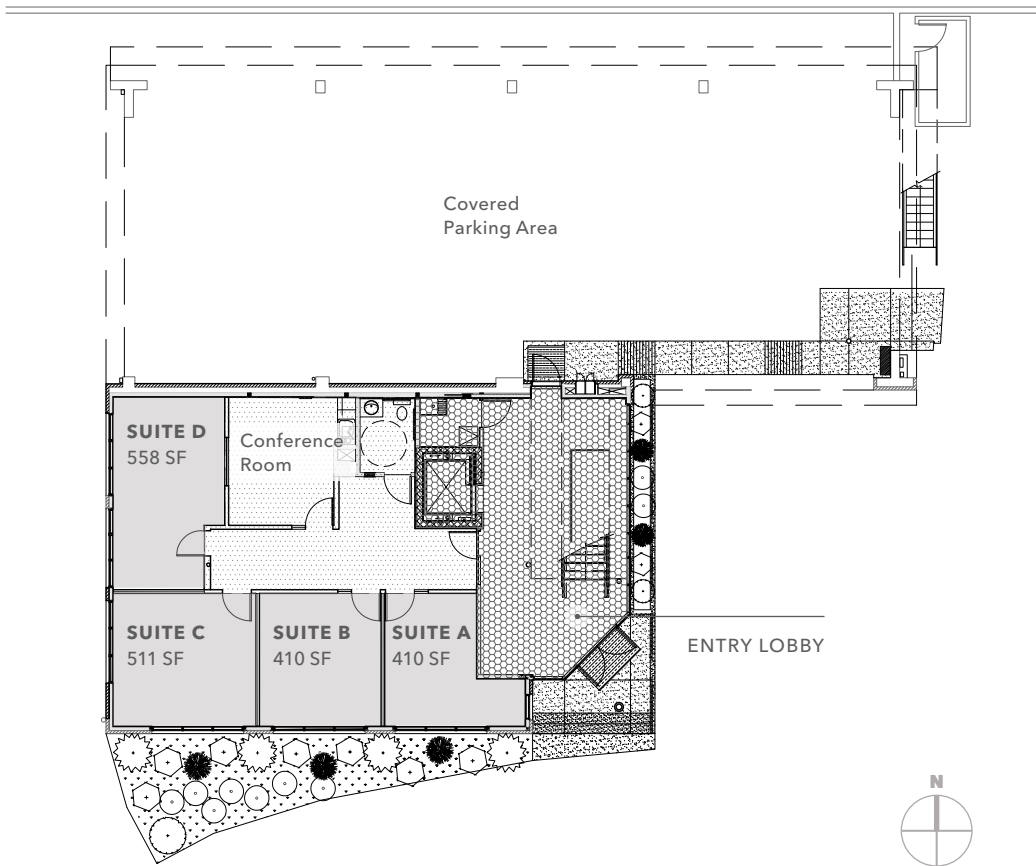
6.5%

OFFICE CAP RATE

5.0%

MARINA CAP RATE

FIRST FLOOR PLAN



SUITES A-D

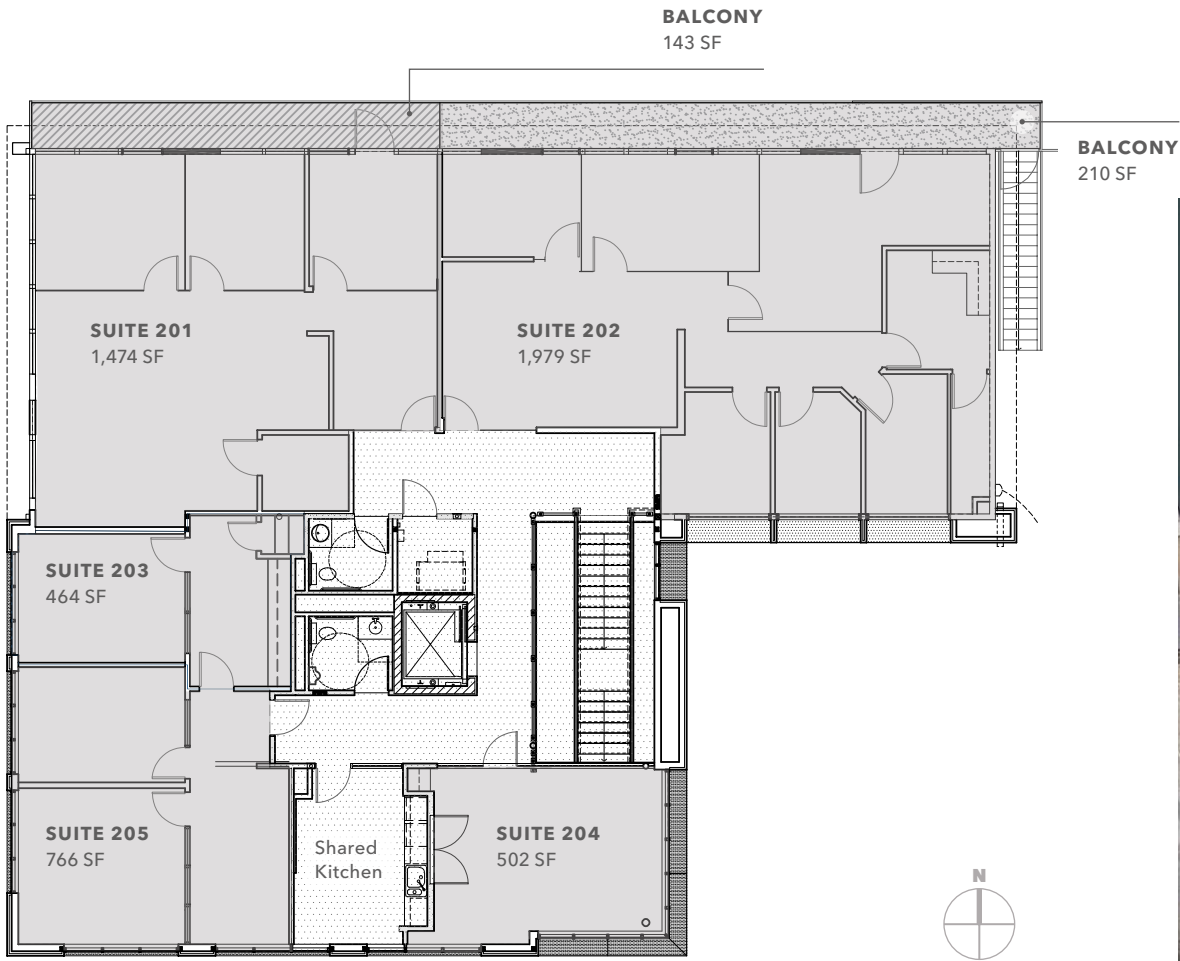
FLOOR 1 SUITES

1,889 SF

FLOOR 1 SIZE



SECOND FLOOR PLAN



SUITES 201-205

FLOOR 2 SUITES

5,185 SF

FLOOR 2 SIZE



Lakefront Ownership in the Most Coveted Location

Oswego Landing is the kind of property that doesn't just sit in a portfolio—it makes a statement. It's the only private marina on the lake, with 29 boat slips and a waitlist that's 200 people deep. The office building is 100% leased, with tenants lined up should space ever become available. And unlike any other property on the lake, this one includes ownership of approximately 40 feet into the lakebed, giving you a level of control and prestige no one else can match.

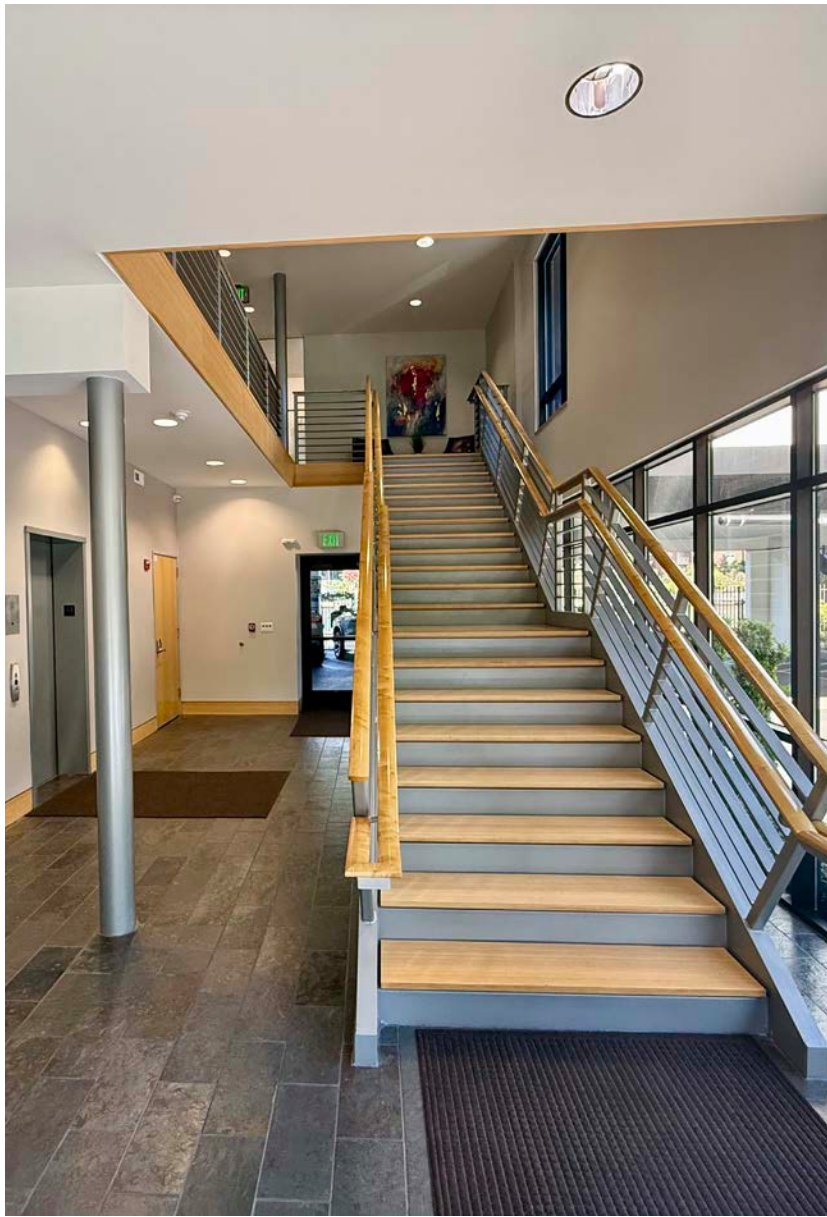
SUBJECT
PROPERTY

MCVEY AVE

PERMITTED

OSWEGO LANDING





OSWEGO LANDING



PERMITTED

MCVEY AVE

KIDDER MATHEWS

AVAILABLE FOR SALE

OSWEGO LANDING

OSWEGO LAKE COUNTRY CLUB

SAFEWAY

RITE AID

LAKE OSWEGO

SALT & STRAW

LAKE VIEW VILLAGE

MANN'S

Lakewood Bay

WHOLE FOODS MARKET

STARBUCKS

ACE Hardware

WILLAMETTE VALLEY VINEYARDS

PETCO

UPS

SUBWAY

US BANK

NICOLETTA'S TABLE

LAKE OSWEGO ASSOCIATES

SUBJECT PROPERTY

GEORGE ROGERS PARK ATHLETIC FIELDS

Oswego Lake

River Forest Lake

Willamette River

AVAILABLE FOR SALE

KIDDER MATHEWS

OSWEGO LANDING

Exclusively listed by

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km Kidder
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