

FOR LEASE  
\$32/SF FULL SERVICE

# 5440

SW WESTGATE DR



PORTLAND, OR 97221  
SYLVAN/HILLSDALE SUBMARKET

HIGHLANDS PROFESSIONAL BUILDING

**CBRE**



## H I G H L I G H T S

- Immediate access to I-26
- Plentiful parking
- Turnkey suites available
- Professionally managed by Lincoln Property Company
- Tenant Improvement Allowance available to qualified Tenants

### ALL AVAILABLE SPACES

SPACE	SIZE
1st Floor, Ste 115	1,955 SF
1st Floor, Ste 120	1,043 - 2,430 SF
1st Floor, Ste 125	1,387 - 2,430 SF
1st Floor, Ste 140	1,086 SF
1st Floor, Ste 175	1,389 SF
3rd Floor, Ste 300	1,697 SF
3rd Floor, Ste 345	792 - 1,881 SF
3rd Floor, Ste 370	1,089 - 1,881 SF



FREE PARKING



SHARED BREAK ROOM



BUS LINE



CONVENIENT ACCESS

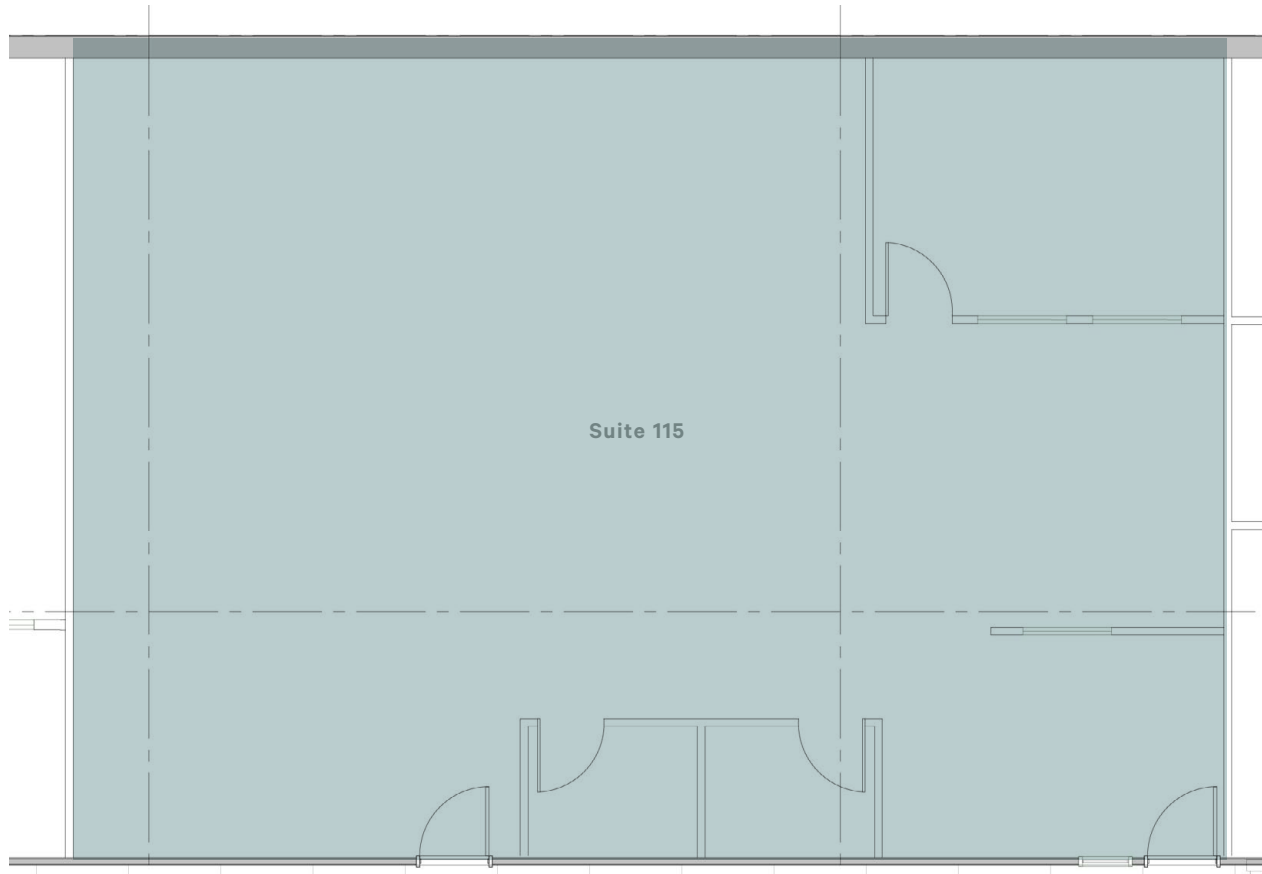


ATRIUM

FLOOR PLANS

1st floor

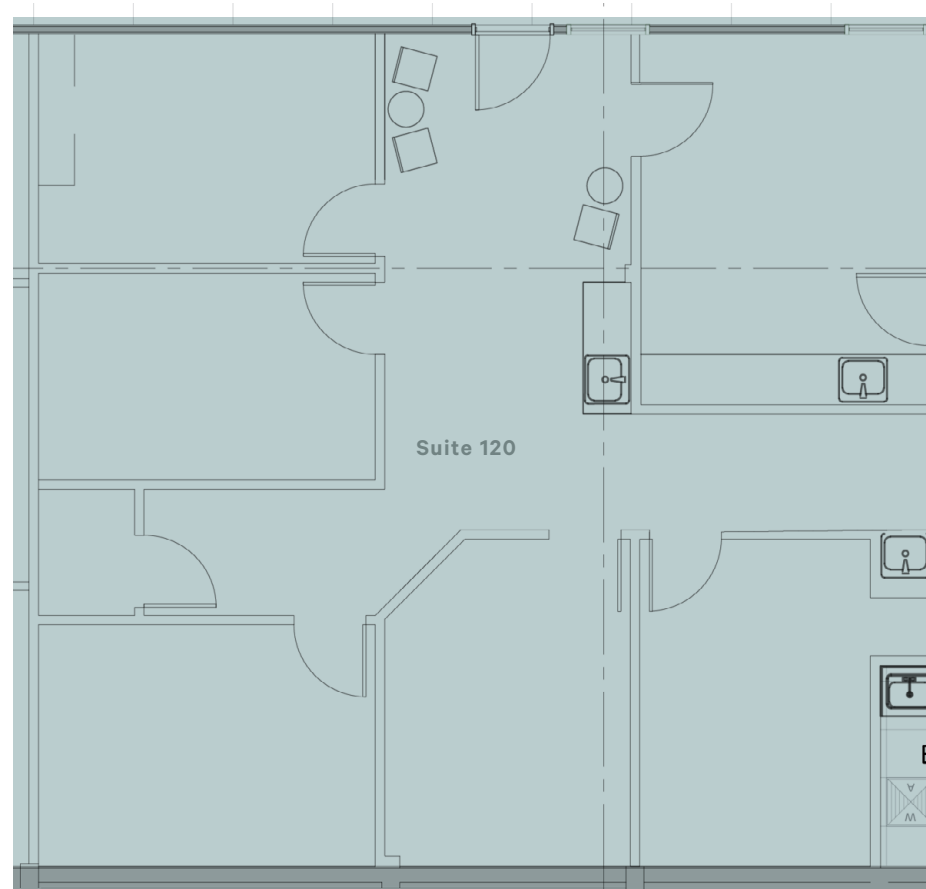
Suite 115: 1,955 SF



FLOOR PLANS

1st floor

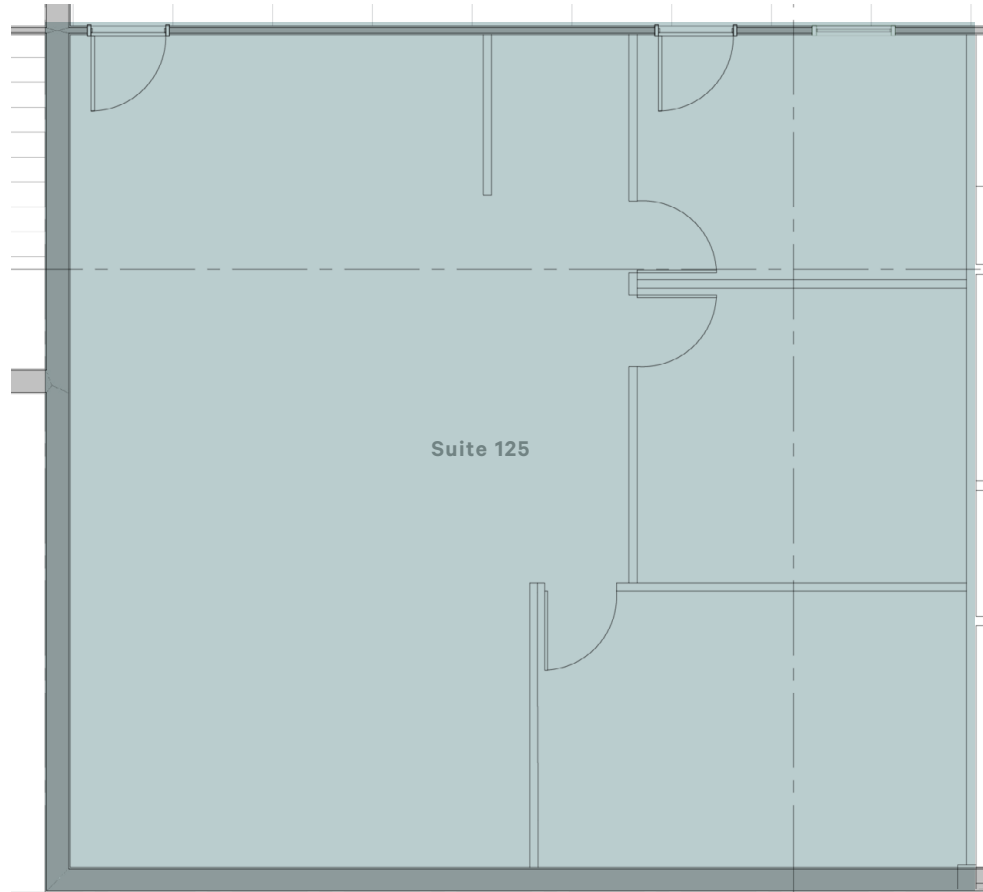
Suite 120: 1,043 – 2,430 SF



FLOOR PLANS

1st floor

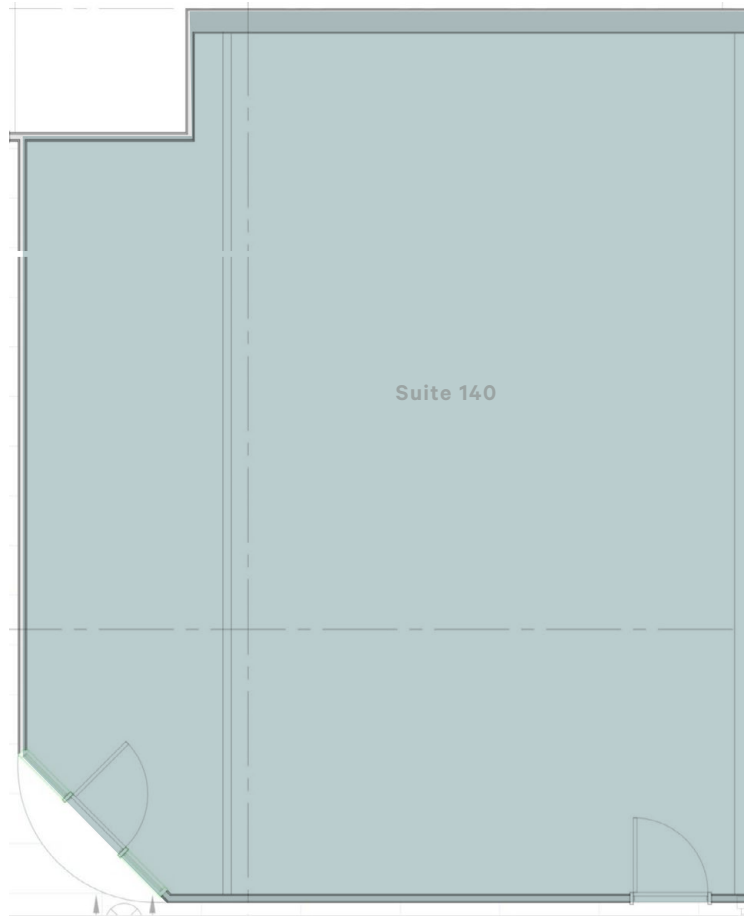
Suite 125: 1,387 – 2,430 SF



FLOOR PLANS

1st floor

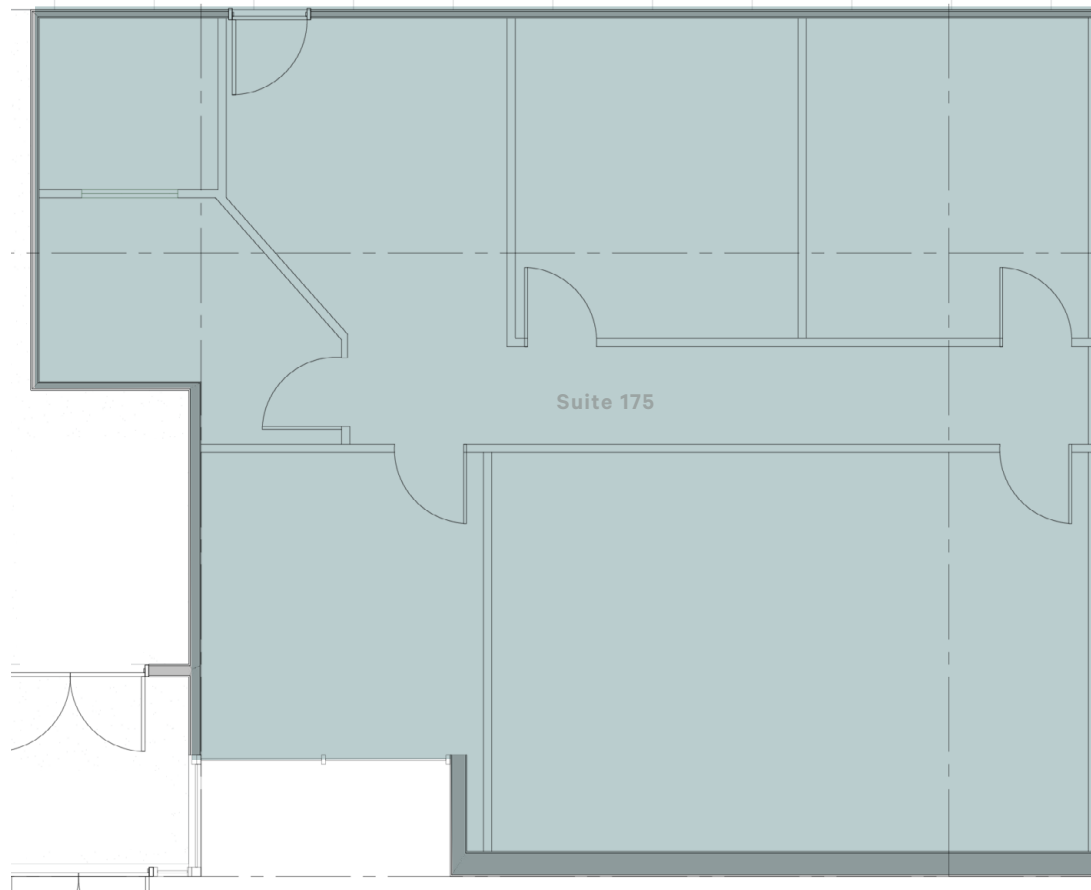
Suite 140: 1,086 SF



FLOOR PLANS

1st floor

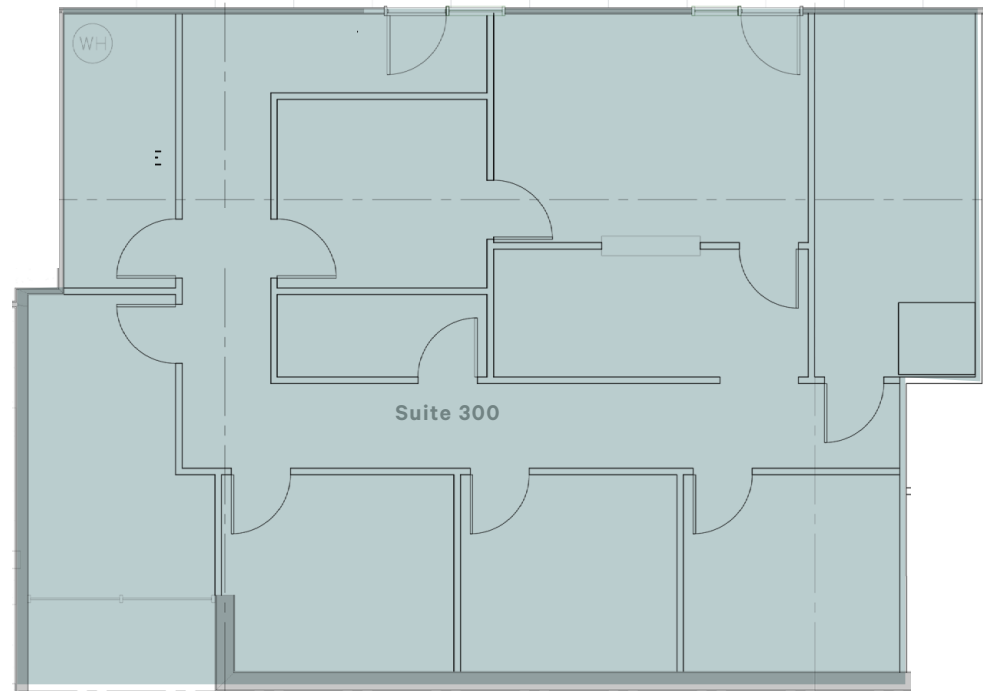
Suite 175: 1,389 SF



FLOOR PLANS

3rd floor

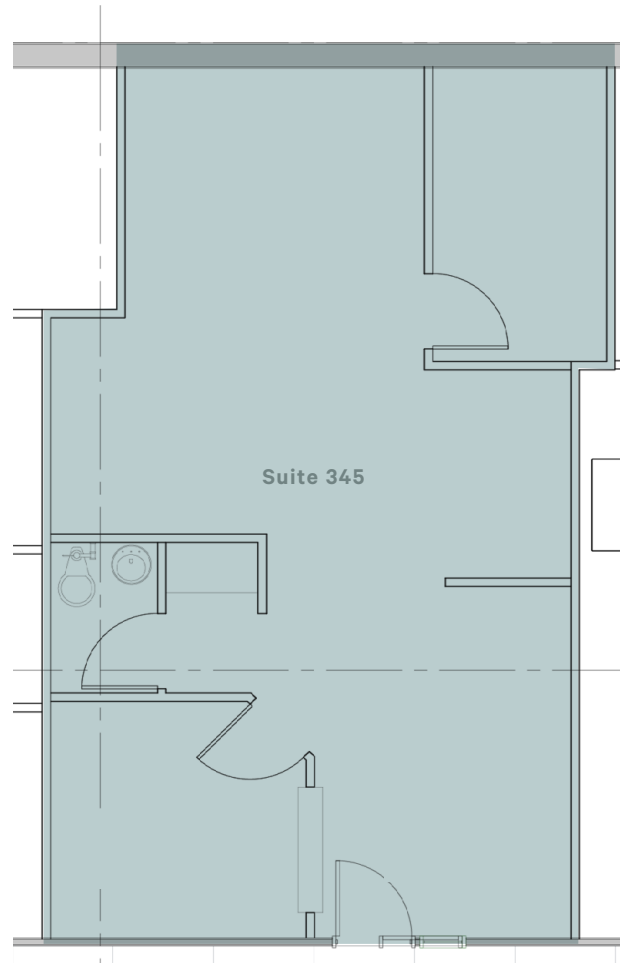
Suite 300: 1,697 SF



FLOOR PLANS

3rd floor

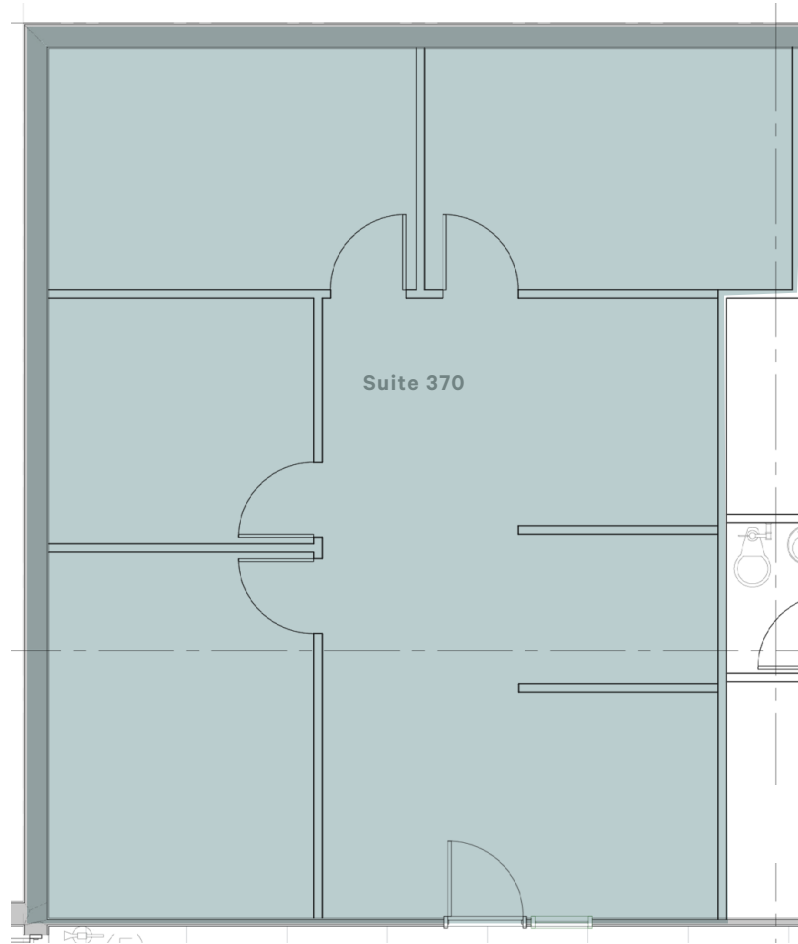
Suite 345: 793 – 1,881 SF



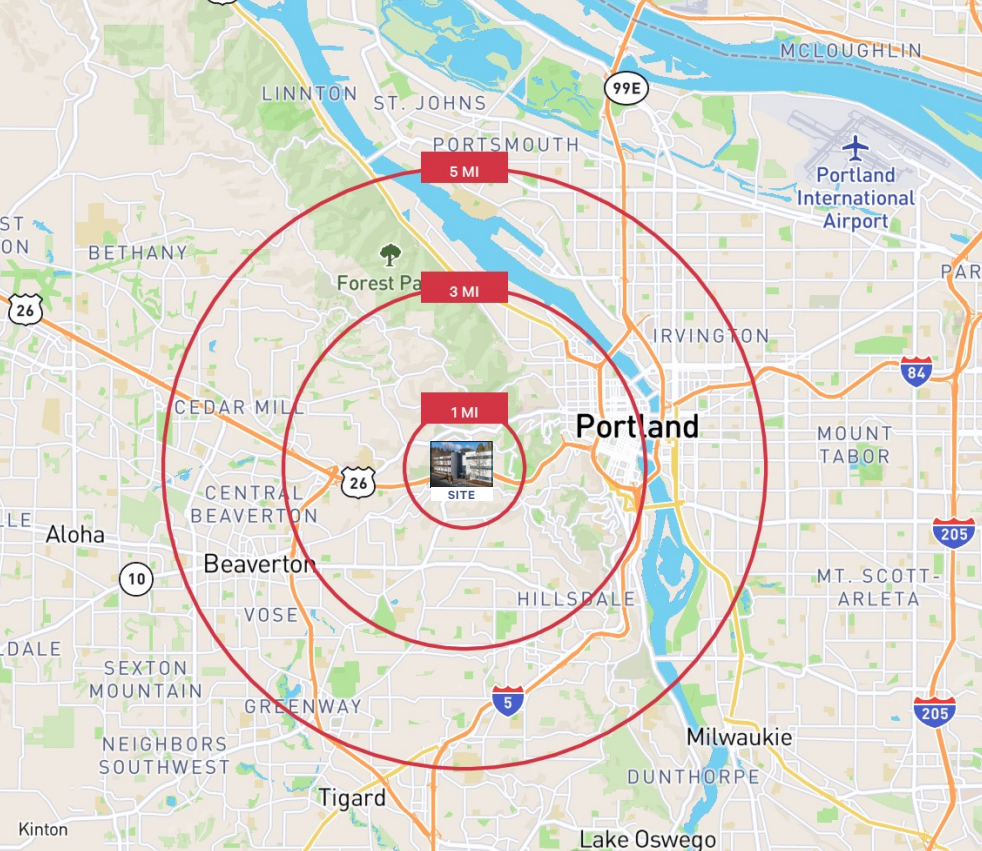
FLOOR PLANS

3rd floor

Suite 370: 1,089 – 1,881 SF







## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	7,954	133,788	375,473
2030 Population - Five Year Projection	8,487	137,891	386,591
2020 Population - Census	7,003	124,560	356,533
2010 Population - Census	6,244	106,471	306,724
2020-2025 Annual Population Growth Rate	2.06%	1.15%	0.83%
2025-2030 Annual Population Growth Rate	1.31%	0.61%	0.59%
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$215,644	\$168,927	\$155,336
2030 Average Household Income	\$248,725	\$196,009	\$179,137
2025 Median Household Income	\$133,062	\$107,638	\$106,975
2030 Median Household Income	\$160,524	\$126,839	\$124,719
2025 Per Capita Income	\$94,806	\$86,698	\$73,517
2030 Per Capita Income	\$109,325	\$100,801	\$85,062

Source: CBRE Location Intelligence Demographic Data

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CONTACT BROKER FOR  
ADDITIONAL DETAILS

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