

FOR LEASE Willamette Mercantile Building

1705-1717 WILLAMETTE FALLS DRIVE, WEST LINN, OREGON 97068



PROPERTY HIGHLIGHTS

- Outstanding visibility in the Historic Willamette District
- Vibrant street – walk to numerous restaurants and shops
- Two (2) suites available
- Outdoor sundeck and patio
- Ample public parking

**Subject to West Linn sign code*

FOR INFORMATION AND RATES PLEASE CALL:

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Gilbert Bros.
COMMERCIAL BROKERAGE COMPANY • REALTORS

1705 Willamette Falls Drive 2,200 RSF approx.

1705



Prominent corner location



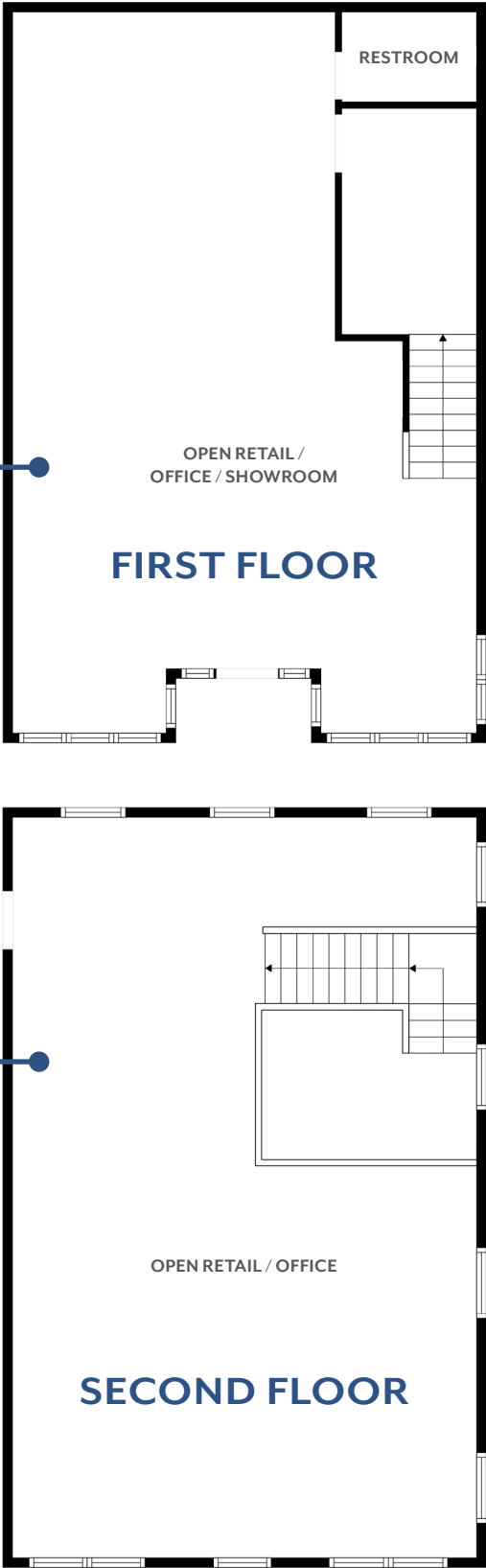
1705 entrance

SUITE HIGHLIGHTS

- Exceptional opportunity – rarely available first floor space
- Signature corner in the dynamic district
- 2-story space with own private entrance
- Restroom in suite
- Storefront doors open to the sidewalk
- Current cubicles owned by Director’s Mortgage – purchase is possible
- Sublease through 12/31/2025, landlord’s objective is a long term lease

EXPLORE 1705 IN 3D

COMBINED
2,200 RSF
approx.



Sizes and dimensions are approximate; actual may vary.



Striking entryway



Direct sidewalk access



Potential conference room



Abundant natural light



Restroom in suite

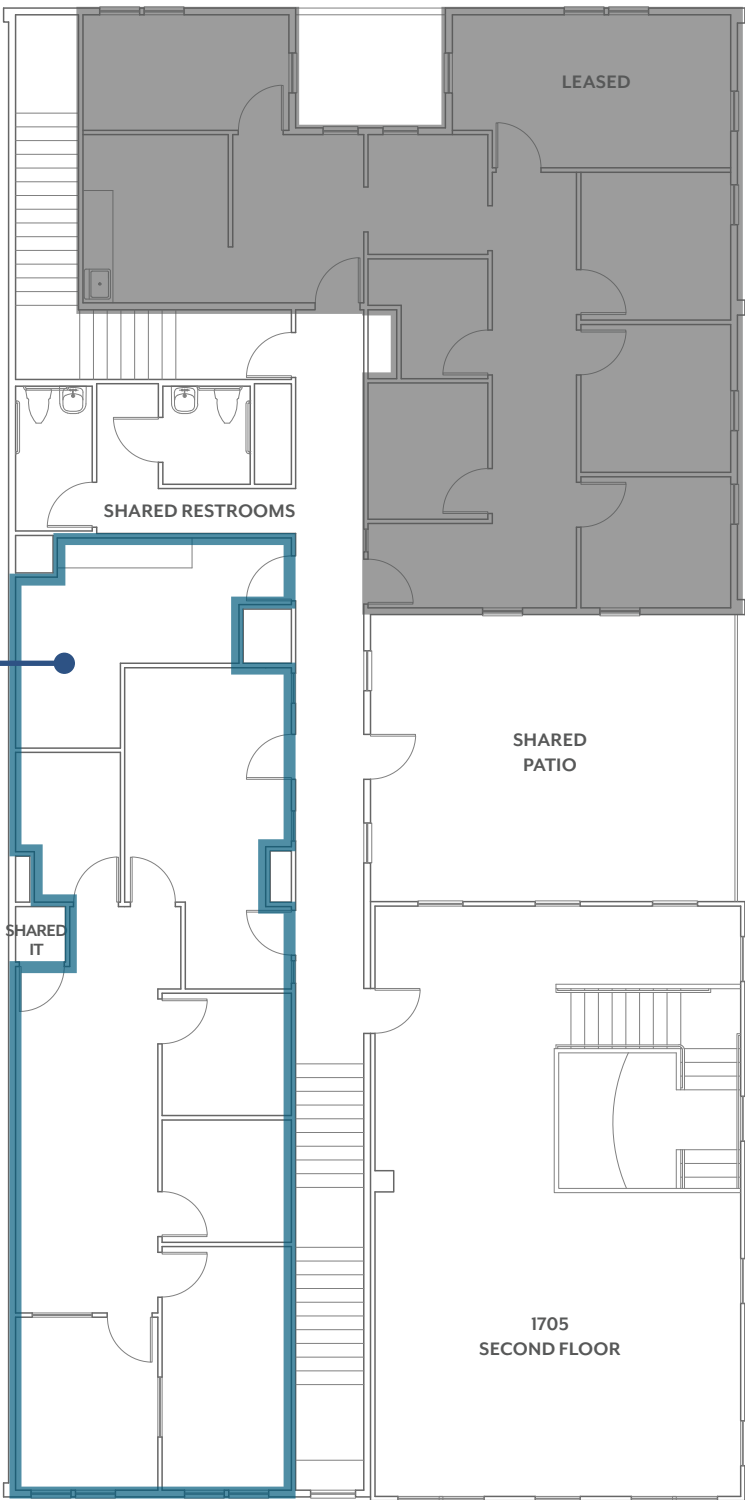
1715 Willamette Falls Drive, Suite 201 1,538 RSF approx.



SUITE HIGHLIGHTS

- Abundant natural light
- Substantial build out
- Good mix of open and private offices
- Birdseye view of Willamette Falls Drive
- Tenant improvements possible

SUITE 201
1,538 RSF
approx.



Sizes and dimensions are approximate; actual may vary.



Second floor common area



Multiple private offices



Abundant natural light

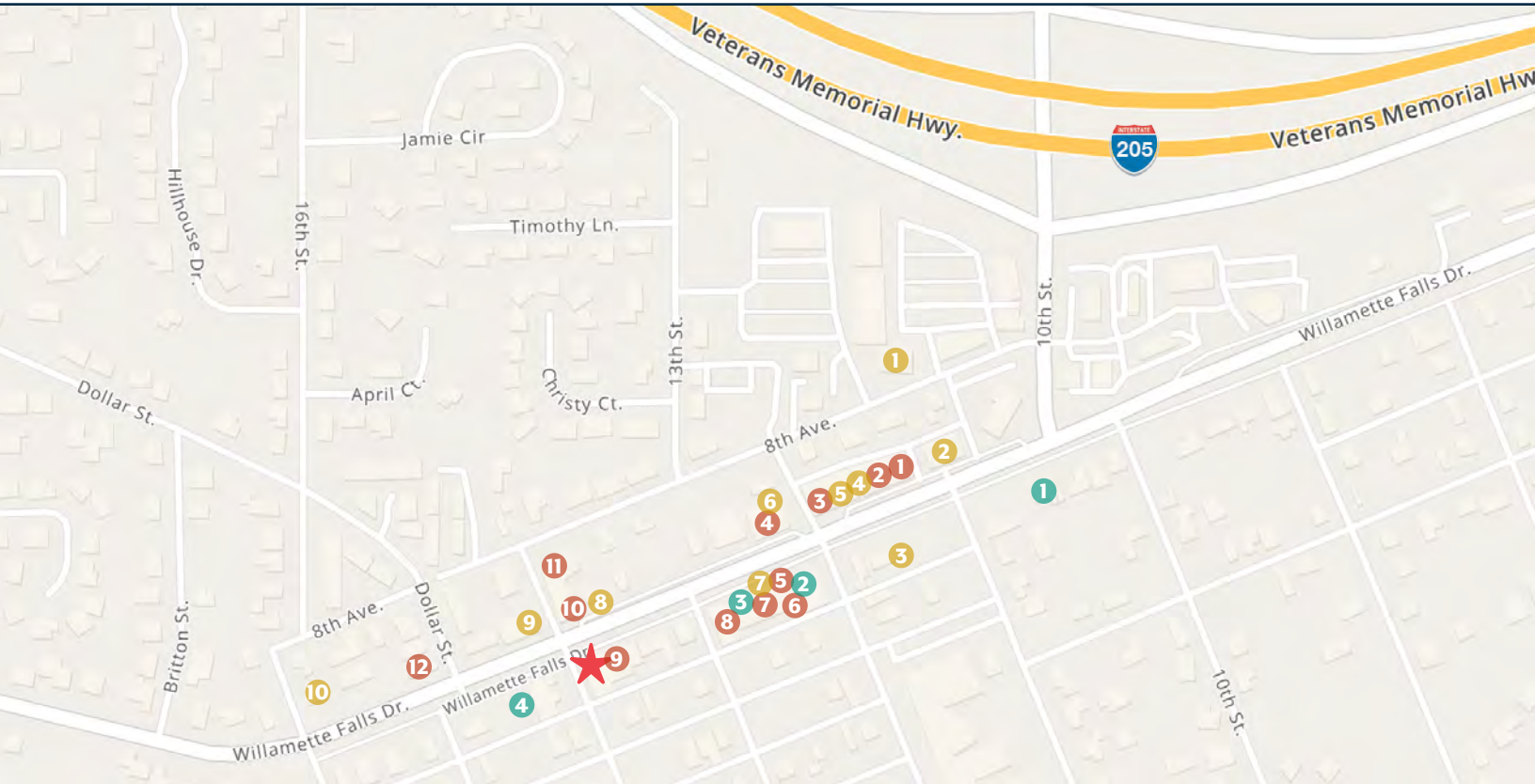


Dedicated work room



Shared patio and sun deck

HIGHLIGHTS ★ 1705-1717 Willamette Falls Drive, West Linn, Oregon 97068



SHOPPING

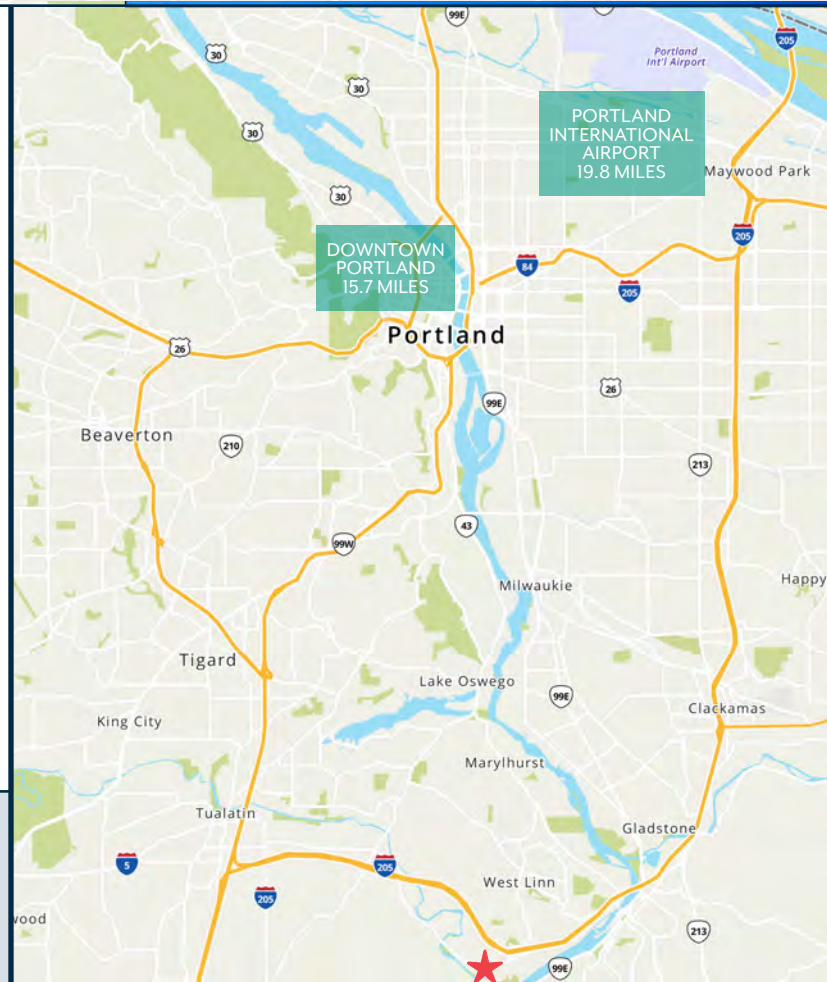
1. URBAN COOP
2. AFFINITY HOME & DESIGN
3. WORLD HEARTS FAIR TRADE
4. THE VINTAGE

BANKING / PERSONAL SERVICES

1. PACIFIC WEST BANK
2. WEST LINN HOLISTIC CENTER
3. ETESIAN WEALTH ADVISORS
4. MIRAGE SALON
5. WILLAMETTE VALLEY BANK
6. COUNTRY FINANCIAL
7. FARMERS INSURANCE
8. AMERIPRISE FINANCIAL SERVICES
9. RUBIA HAIR
10. TOUSLED SALON

FOOD AND DRINK

1. LARK CAFÉ
2. THAI LEMON
3. ALLIUM BISTRO & BAR
4. BELLAGIOS PIZZA
5. NINETEEN33
6. PARA JUICE BAR
7. LA FIESTA MEXICAN KITCHEN
8. LIL' COOPERSTOWN BAR & GRILL
9. J. WILLYS PUBLIC HOUSE AND EATERY
10. ALE & CIDER HOUSE
11. KELLY'S TACOS
12. WILLAMETTE GARAGE FOOD CART POD



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