

For Lease



Address:

221 Foothills Rd Lake Oswego, Oregon 97034

Building Size : 18,300 SF **Land Size :** 4.,124 SF/ 0.99 Acres

Asking Rate: \$1.25 NNN

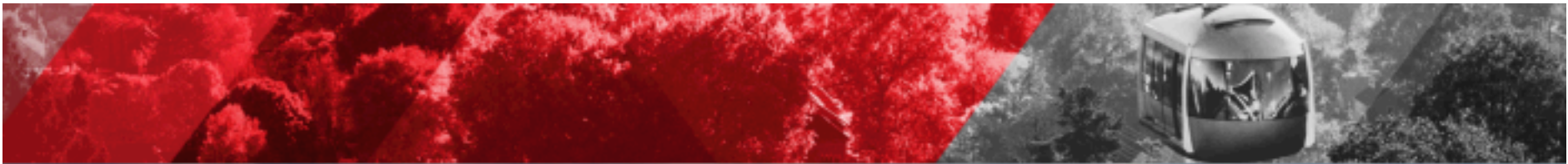
Features:

- Walking distance to Downtown Lake Oswego
- Located one block from Oregon Route 43
- Good Access to I-5 and I-205

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± 17 MIN / 9 MI.

DOWNTOWN PORTLAND



± 29 MIN / 19 MI.

PDX INTERNATIONAL AIRPORT

MT. RAINIER NATIONAL PARK

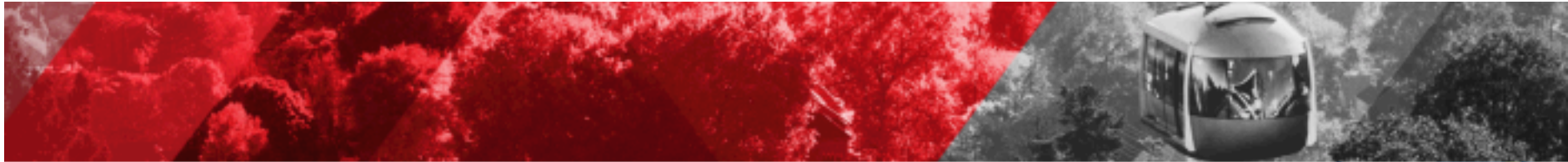


* This map was prepared for assessment purposes only. Map not to scale.



221
FOOTHILLS ROAD





INVESTMENT HIGHLIGHTS

LAKESIDE LOCATION WITH SUPERIOR AMENITIES AND DEMOGRAPHICS

- The property sits just northeast of Lake Oswego, beside Foothills Park along the Willamette River, providing a beautiful and vibrant setting for which the community is known. Conveniently located within walking distance to Downtown Lake Oswego, there are numerous shops, restaurants, marketplaces and parks.
- Located just one block from Oregon Route-43, the property has easy access to the cities of Oregon City and Portland as well as connectivity to the I-5 and I-205 Freeways.
- Lake Oswego is primarily residential with excellent demographics and this property is among the rare commercial development sites within the community providing light industrial use, self-storage and outside storage on nearly 1 full acre.
- Greater Portland's appeal, relative to other West Coast markets, is its lower costs of living and doing business. This is reflected in its industrial vacancy which, at 5.4% in 3Q24, is among the tightest on the West Coast.

