

— FOR SALE —

# "SIGNATURE" CLASS A OFFICE BUILDING

12,900 SF OWNER/USER OPPORTUNITY

15400 Boones Ferry Road | Lake Oswego, OR



---

Mert Meeker • 503.227.7271 • [mert@mbmproperties.com](mailto:mert@mbmproperties.com)





# Property Overview • 15400 Boones Ferry Rd | Lake Oswego, OR

BUILDING SIZE: 12,900 sq. ft. approx. (two-story)

LAND AREA: 31,875 sq. ft. (0.73 acres)

YEAR BUILT: 1999 / Renovated 2013

PARKING: 41 stalls

ZONING: OC/R-3 - Office Campus,  
City of Lake Oswego

PRICE: \$6,450,000

- Excellent opportunity to own/occupy a "Signature" Class A Office Building in Lake Oswego (Clackamas County)
- Convenient access via Kruse Way to I-5 and Hwy. 217
- Signalized access directly into property
- Amenities include numerous restaurants and retailers in the immediate area



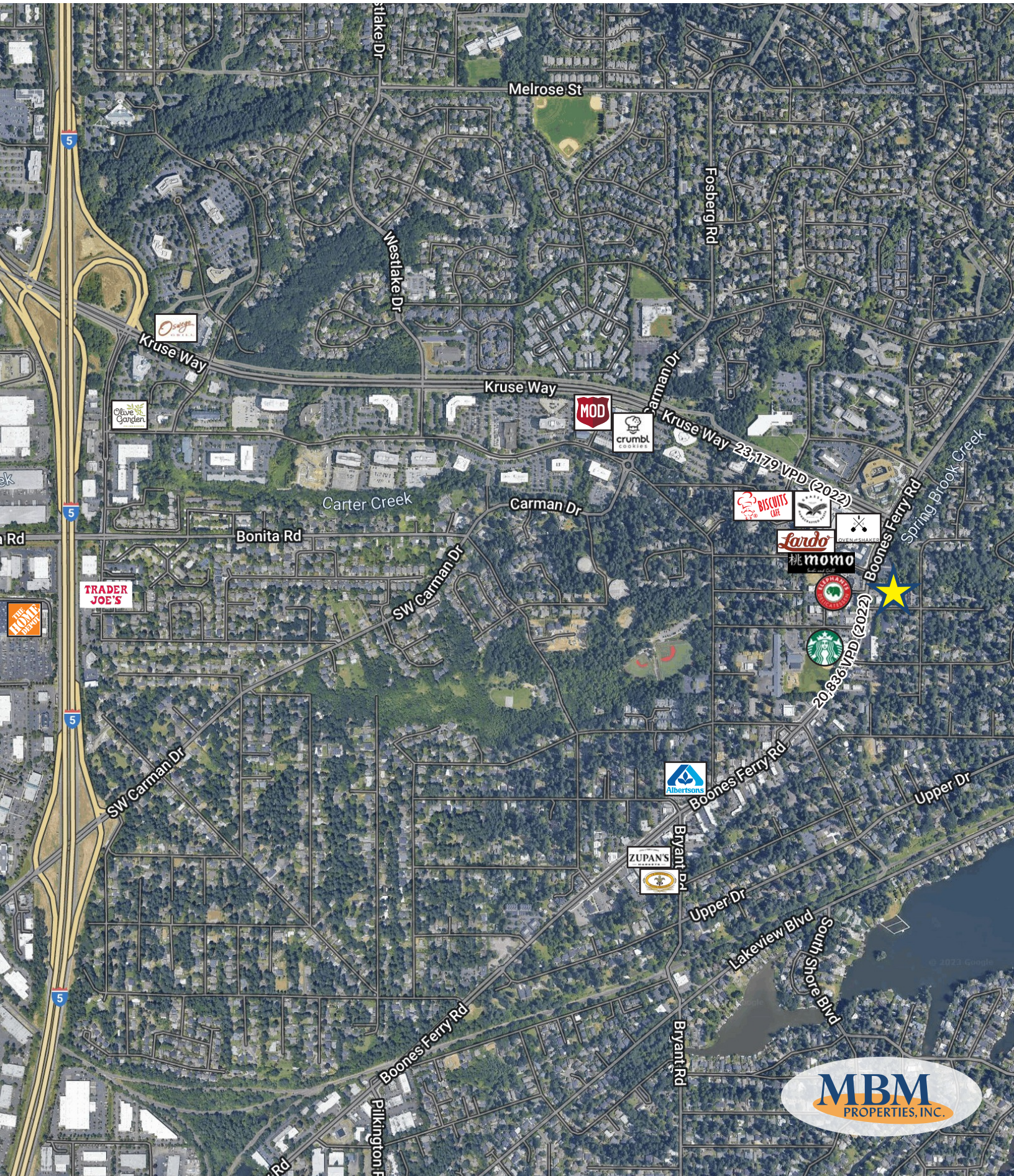
Mert Meeker • 503.227.7271 • [mert@mbmproperties.com](mailto:mert@mbmproperties.com)



The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective buyer should field verify all information prior to entering into a purchase agreement.



# Aerial • 15400 Boones Ferry Rd | Lake Oswego, OR





# Close-In Aerial • 15400 Boones Ferry Rd | Lake Oswego, OR



Kruse Way

Boones Ferry Rd

23,179 VPD (2022)

20,836 VPD (2022)

Spring Brook Creek

Mercantile Dr

← SITE

Red Cedar Way







Mert Meeker • 503.227.7271 • [mert@mbmproperties.com](mailto:mert@mbmproperties.com)



# Main Floor Plan • 15400 Boones Ferry Rd | Lake Oswego, OR



Mert Meeker • 503.227.7271 • [mert@mbmproperties.com](mailto:mert@mbmproperties.com)



The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective buyer should field verify all information prior to entering into a purchase agreement. Measurements are approximate.

# Second Floor Plan • 15400 Boones Ferry Rd | Lake Oswego, OR



Mert Meeker • 503.227.7271 • [mert@mbmproperties.com](mailto:mert@mbmproperties.com)



The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective buyer should field verify all information prior to entering into a purchase agreement. Measurements are approximate.



# Building Features • 15400 Boones Ferry Rd | Lake Oswego, OR



- Variety of private offices, open work spaces, large conference room, two kitchen/staff areas, copier/workroom, two restrooms on each floor
- Elevator served
- Two-story glass lobby/reception area
- HVAC – new RTU (in process)
- Monument and exterior signage



Mert Meeker • 503.227.7271 • [mert@mbmproperties.com](mailto:mert@mbmproperties.com)



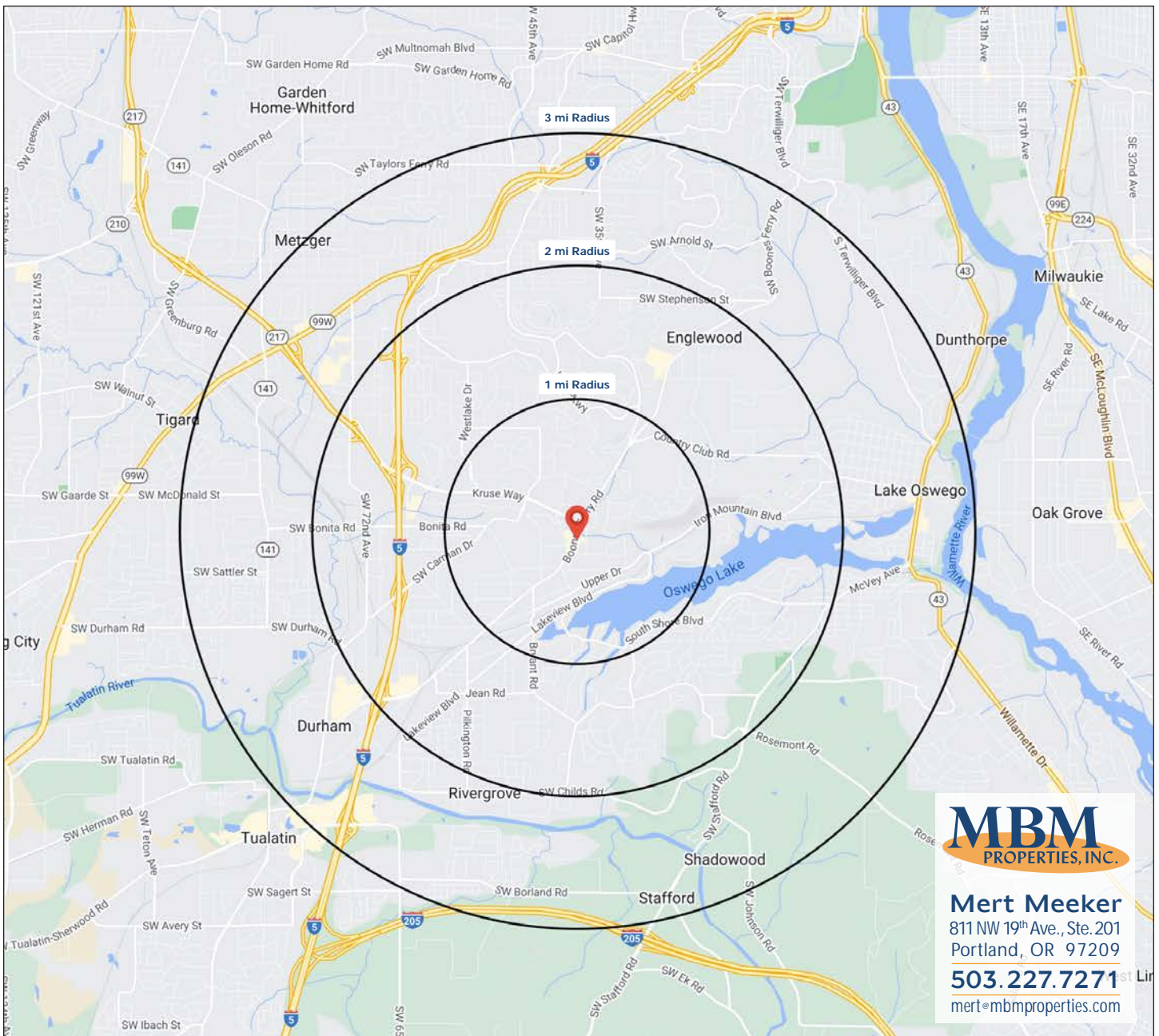
The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective buyer should field verify all information prior to entering into a purchase agreement.



# Demographics • 15400 Boones Ferry Rd | Lake Oswego, OR

	1 MILE	2 MILE	3 MILE
Population	11,769	39,569	86,087
Households	5,049	16,586	36,314
Average Household Income	\$198,951	\$208,072	\$185,662
Per Capita Income	\$85,554	\$87,292	\$78,372
Total Number of Businesses	1,412	4,433	8,621
Total Number of Employees	9,929	35,930	65,934

Source: Sites USA (2024)



**MBM**  
PROPERTIES, INC.

**Mert Meeker**  
811 NW 19<sup>th</sup> Ave., Ste. 201  
Portland, OR 97209  
**503.227.7271**  
mert@mbmproperties.com