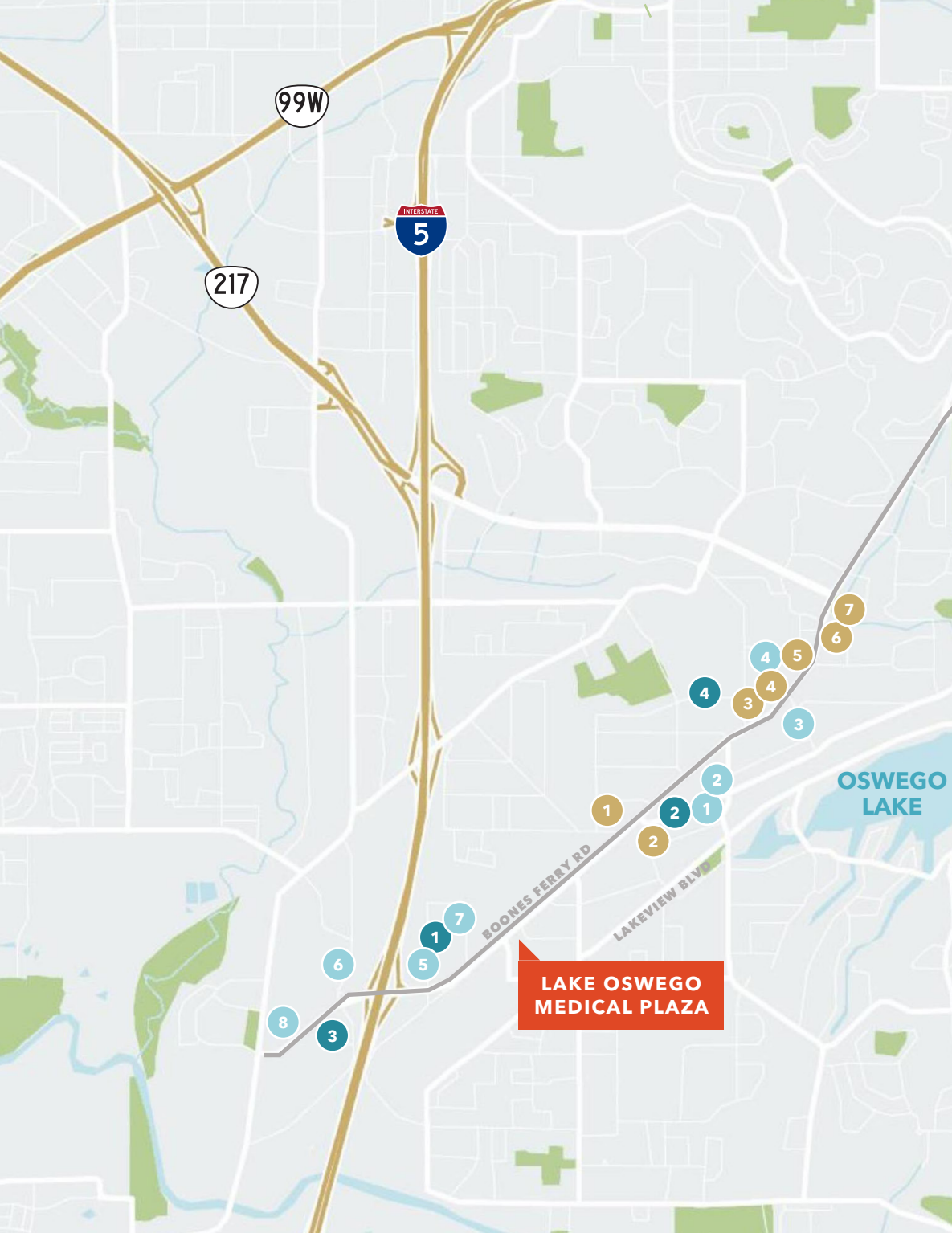




AMENITIES



BANKS

- 1 BANK OF THE WEST
- 2 US BANK
- 3 BANK OF AMERICA
- 4 BANNER BANK
- 5 WELLS FARGO BANK
- 6 PACIFIC NORTHWEST BANK
- 7 FIRST CITIZENS BANK



GROCERY STORES

- 1 SAFEWAY
- 2 ZUPANS MARKET
- 3 WHOLE FOODS
- 4 ALBERTSONS



RESTAURANTS

- 1 JEFE | MEXICAN RESTAURANT
- 2 LA PROVENCE BOULANGERIE & PATISSERIE
- 3 GUBANC'S RESTAURANT
- 4 RICCARDO'S RISTORANTE
- 5 STARBUCKS
- 6 NATIVE FOODS CAFE
- 7 CAFE YUMMI!
- 8 KOI FUSION

LAKE OSWEGO
MEDICAL PLAZA

Medical Office Space for Lease



For more information, contact

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17704 JEAN WAY, LAKE OSWEGO, OR 97035





MEDICAL / DENTAL
PRACTICE OPPORTUNITY



96-100% HEALTH
INSURANCE COVERAGE



AVERAGE HOUSEHOLD
INCOME \$127,469



1 MINUTE
TO I-5



SIGNAGE
OPPORTUNITIES



WALKING DISTANCE TO
RESTAURANTS & SHOPPING



HEALTHY TENANT
IMPROVEMENT ALLOWANCE
FOR LONG-TERM MEDICAL
USER

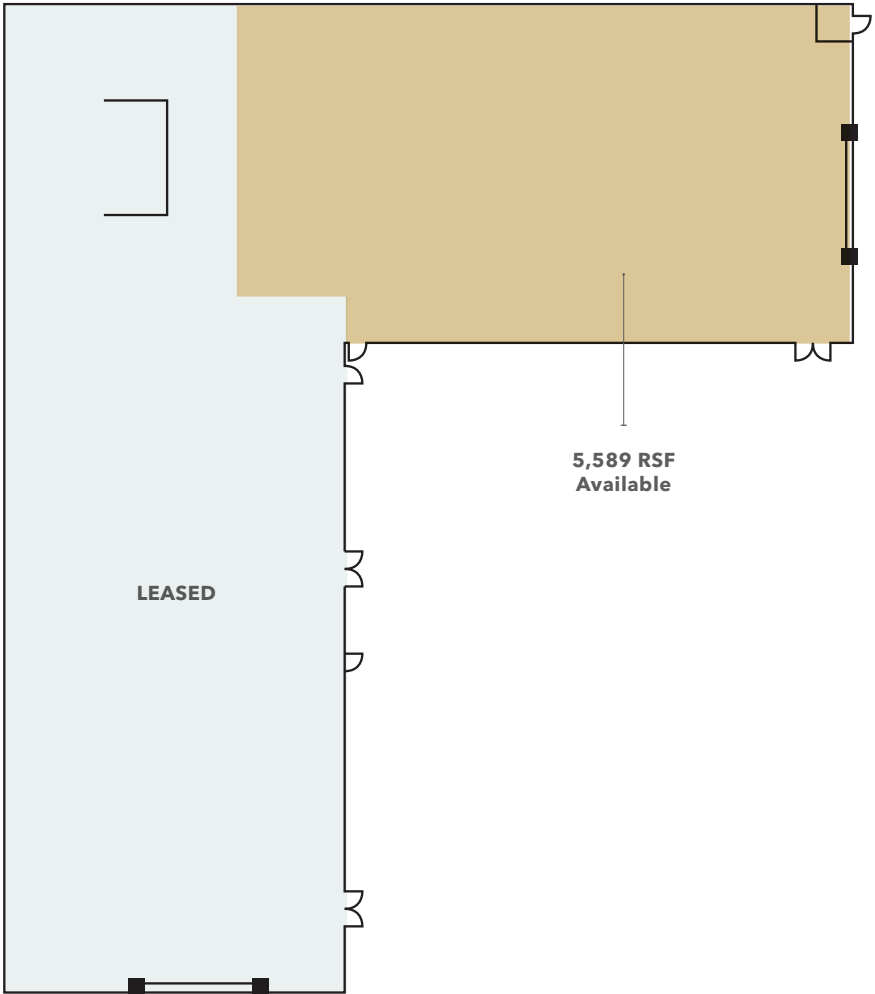


CLOSE PROXIMITY
TO MAJOR HOSPITALS

BUILDING DESCRIPTION

Rental Rate	\$26.00/RSF/yr, NNN
Address	17704 Jean Way, Lake Oswego, OR 97035
Building RSF	±15,744 RSF
Year Built	2003
Parking Ratio	4.5/1,000 (70 parking spaces)
Ownership	Harp Medical Plaza, LLC

FLOOR PLAN



FIRST FLOOR

5,589 RSF

Second generation medical build-out (former medical timeshare facility)

Abundant natural light

Ample parking

Landlord will provide a healthy tenant improvement allowance to long-term medical user



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