

WILLAMETTE 205 CORPORATE CENTER

1800 & 1830 Blankenship Road | West Linn, OR 97068

FOR LEASE



CLASS A OFFICE SPACE FOR LEASE

BUILDING 1800 - \$28.50 PSF, FS

FIRST FLOOR

- Suite A128: ± 865 SF
- Suite A140: ± 1,350 SF
- Suite A197: ± 1,049 SF
- Suite A129: ± 766 SF
 - Sublease \$1,930/month
 - Expiration Oct 31, 2025

SECOND FLOOR

- Suite A200: ± 9,500 SF

THIRD FLOOR

- Suite A325: ± 2,968 SF
- Suite A300: ± 1,128 SF

BUILDING 1830 - \$28.50 PSF, FS

FIRST FLOOR

- Suite B100: ± 3,783 SF



07.12.2024

For more information or a property tour, please contact:

TIM PFEIFFER

503.225.8455

TimP@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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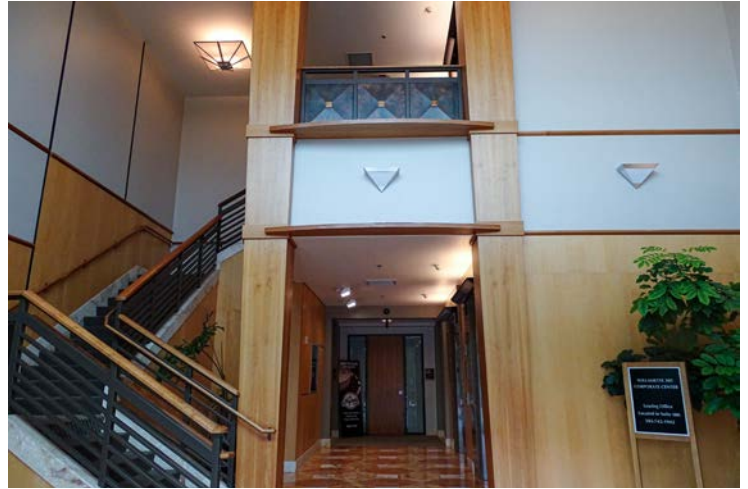
PROPERTY FEATURES

DETAILS

Contemporary design, marble, granite, mahogany, and glass furnishings. The Willamette 205 Corporate Center also features a steel exterior within a smart building with state of the art energy control systems, and high speed internet access with fiber optic cabling throughout the building.

FEATURES

- Approximately ± 105,000 SF Class A office building completed in 1999
- Views of Willamette River Valley
- Access to shared conference room with technologically advanced video conferencing and voice-over IP capabilities with kitchen amenities next door
- Approximately 4 / 1,000 parking ratio
- Attractive black and glass exterior, beautiful interior lobby
- State-of-the-art heating, cooling, electrical, security and fire protection services
- Easy access to I-205 and I-5



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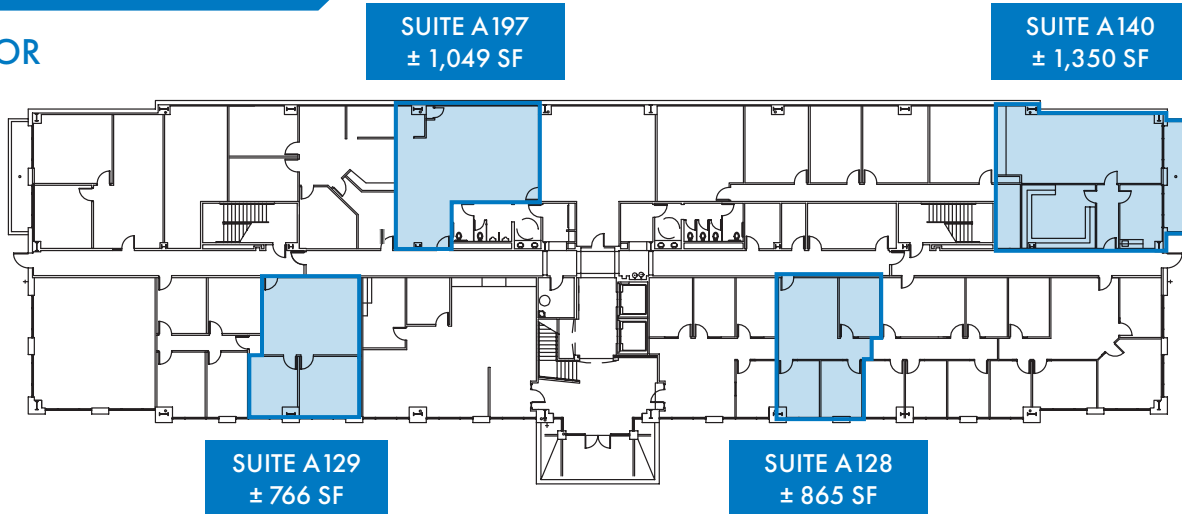
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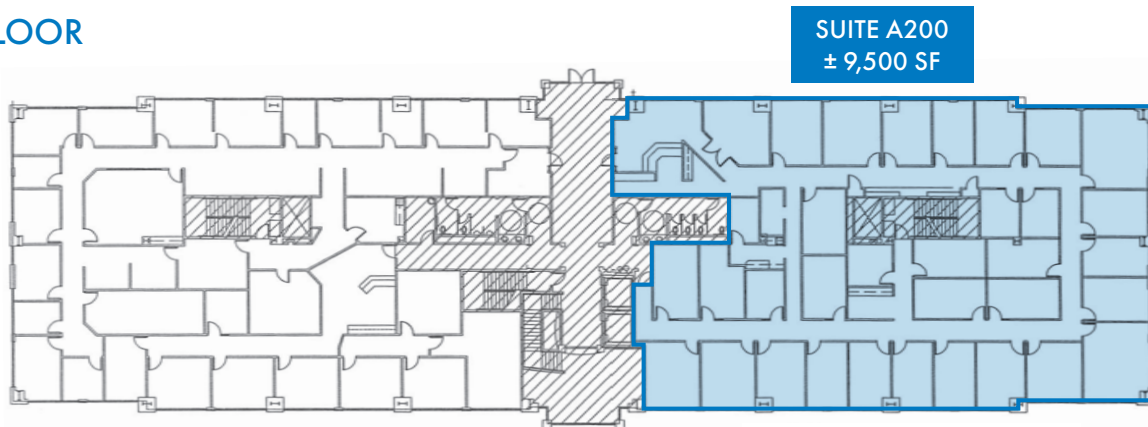
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FLOOR PLANS - BUILDING 1800

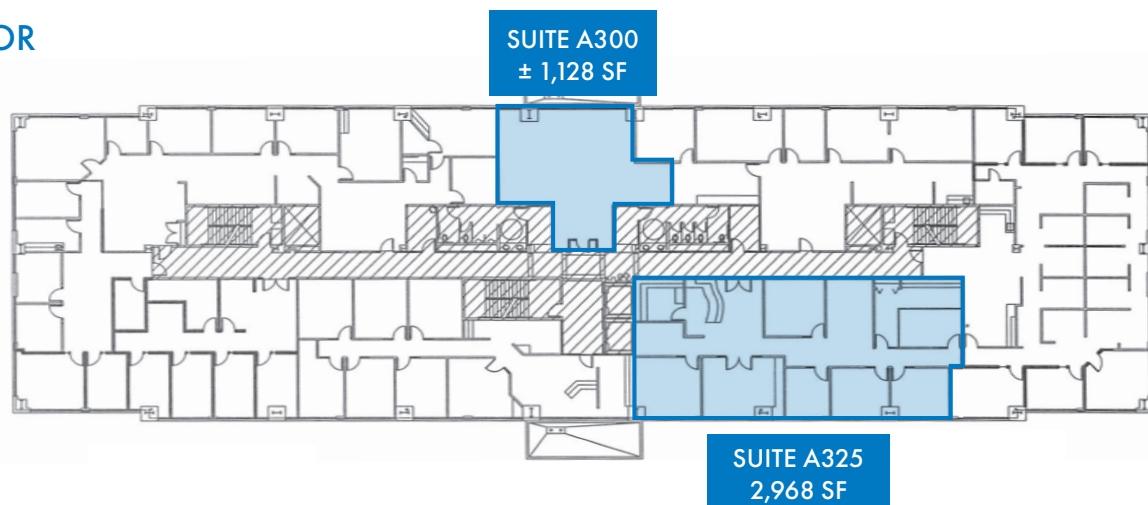
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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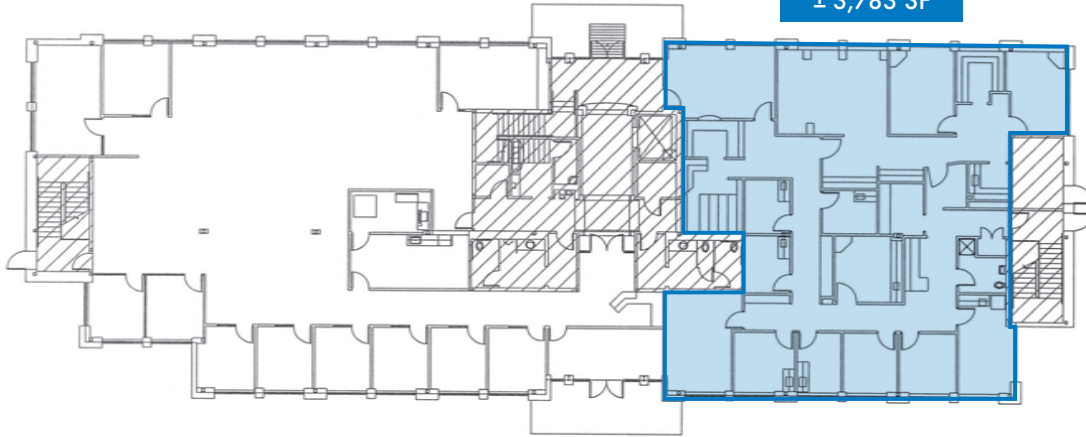
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FLOOR PLANS - BUILDING 1830

FIRST FLOOR

SUITE B100
± 3,783 SF



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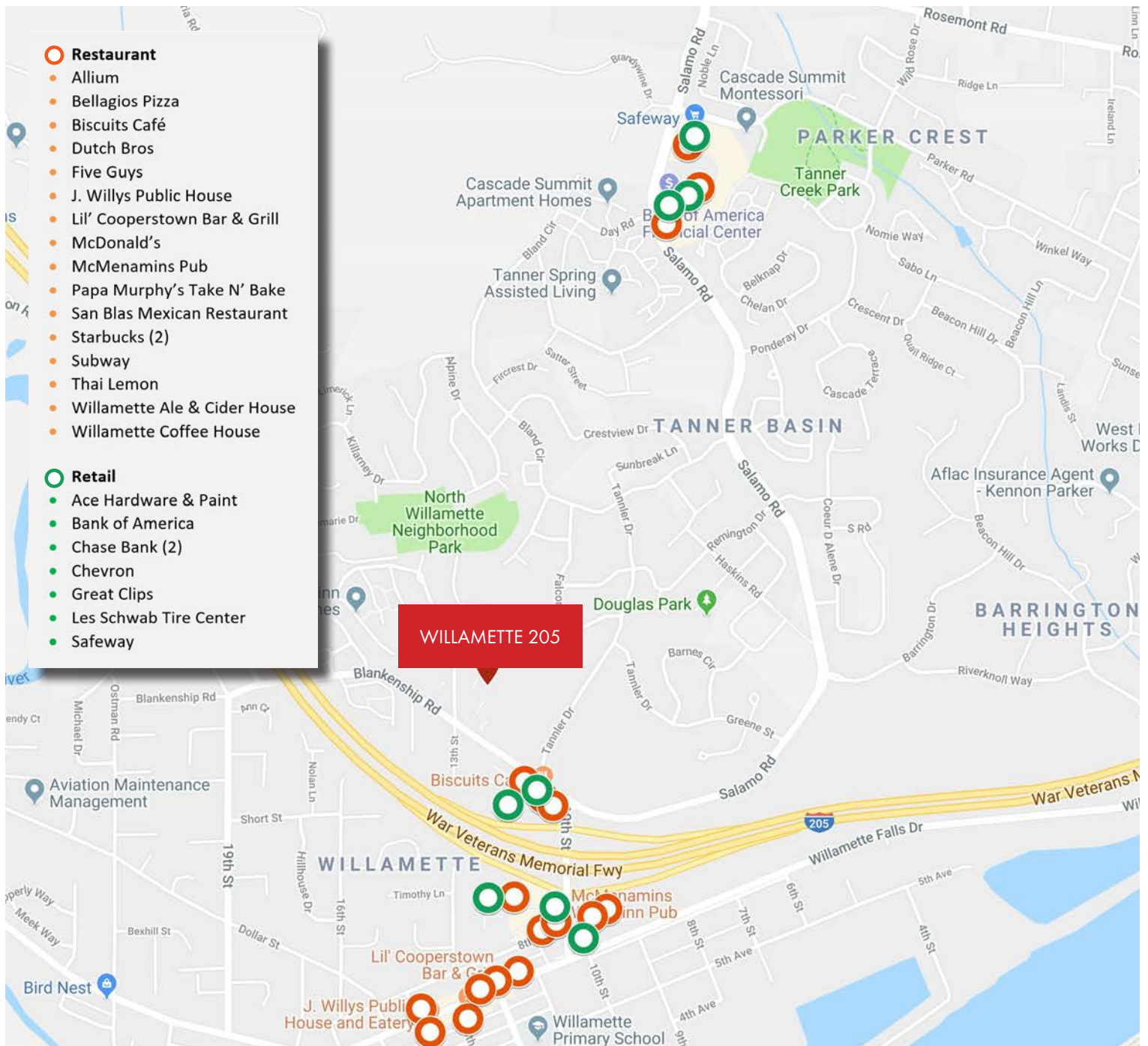
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RETAIL MAP



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AREA INFORMATION

WEST LINN

*The city of hills,
trees and rivers*

Bordered by the Willamette and Tualatin Rivers, West Linn provides the ideal place to live, work and play. The city has been ranked as one of the 'Best Places to Live' by CNN and Money Magazine three times.



WEST LINN DEMOGRAPHICS

Median Household Income:	\$100,188
Per Capita Income:	\$49,122
Median Home Value:	\$433,300
Housing Units:	≈26,000
Total Number of Businesses	5,284*

*5-mile radius

WHY CHOOSE CLACKAMAS COUNTY?



No Business Tax

City of Portland - 2.2% of net income
Multnomah County - 1.45% of net income.



No Sales Tax

Washington State and Clark County combined sales tax 8.40%.



Competitive Rates

CBD office rates continue to rise; averaging \$32.21/sf as of July, 2019.



Central Location

Conveniently situated on I-205 & I-5 routes providing access to major metro areas



Skilled Workforce

Large labor force of 213,177, 56.2% of West Linn residents age 25+ have a Bachelor's degree or higher

MAJOR REGIONAL EMPLOYERS

- Tanner Springs
- Safeway
- West Linn Paper Co.
- Elton Enterprise
- SmithKline Beecham
- Laidlaw Int.
- Zupan's Markets
- Clackamas County
- Oregon Golf Club
- Netbiz
- Parr Lumber
- USPS

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