

— FOR SUBLEASE —

PRIME OFFICE SPACE

Historic Willamette Main Street, West Linn, Oregon



FOR SUBLEASE!

1969 Willamette Falls Drive,
Suite 100
West Linn, OR

- Approximately 1,814 sq.ft.
- Sublease to August 31, 2026
(longer term possible)

SPACE FEATURES

- Two Entries – Street Front and Main Lobby
- Five Private Offices
- Conference Room w/Glass Doors
- Large Kitchen/Breakroom (open gathering area)

BUILDING AMENITIES

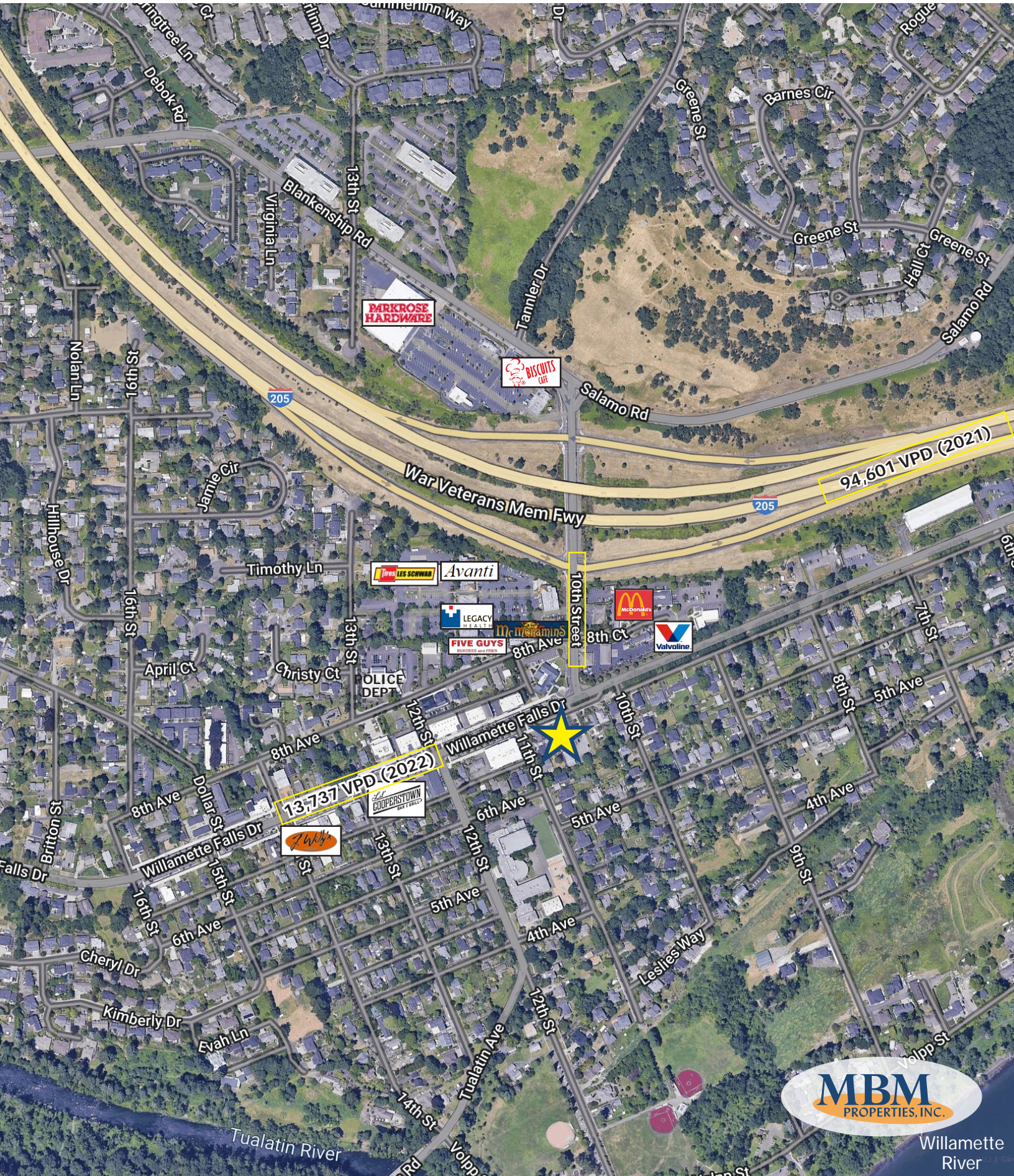
- Beautiful Lobby/Reception
- Modern, Class "A" finishes – 2021 construction
- Off-street parking

Tenant Relocating – Please Do Not Disturb

Mert Meeker • 503.227.7271 • mert@mbmproperties.com

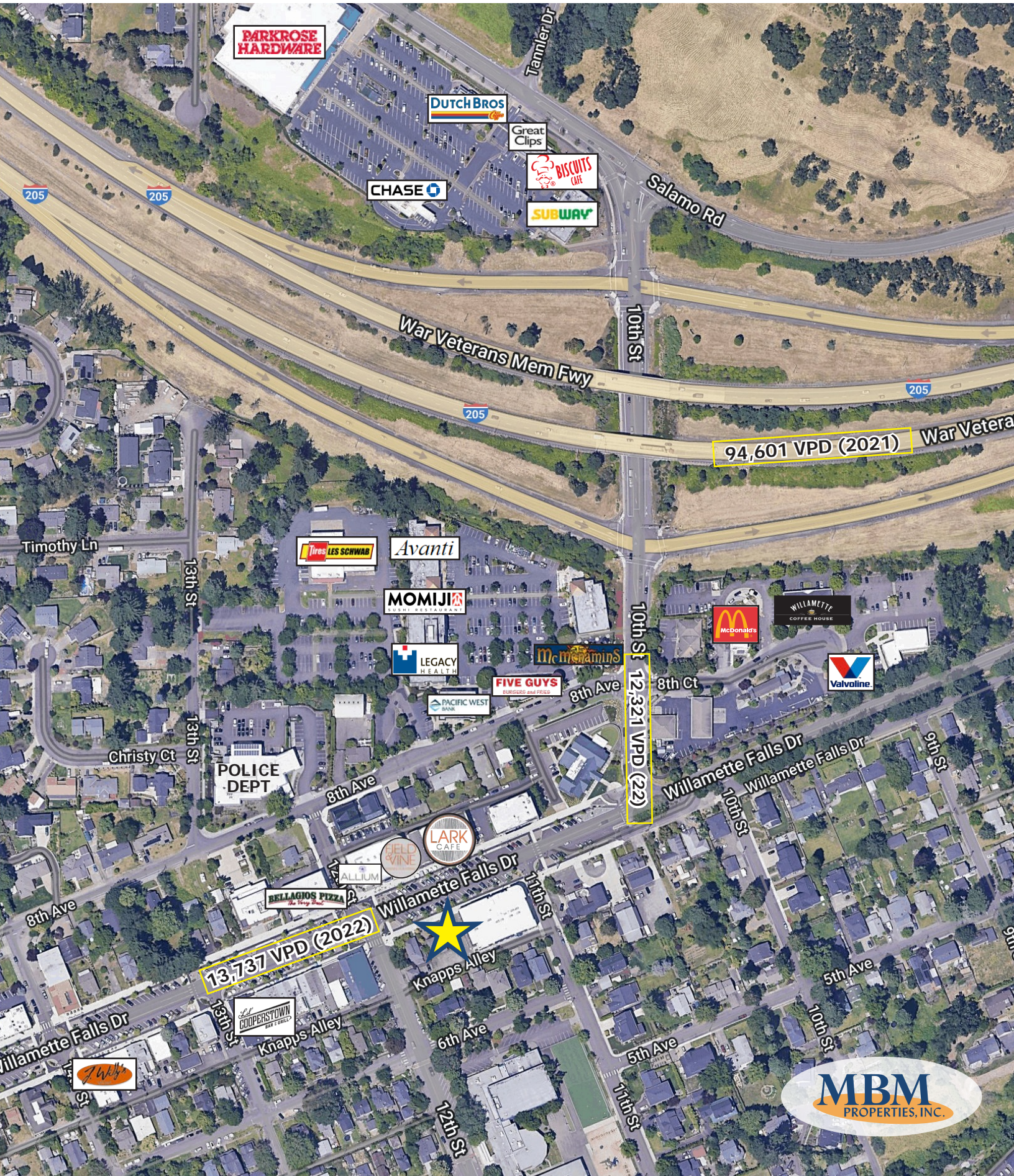


Aerial • Prime Office Space



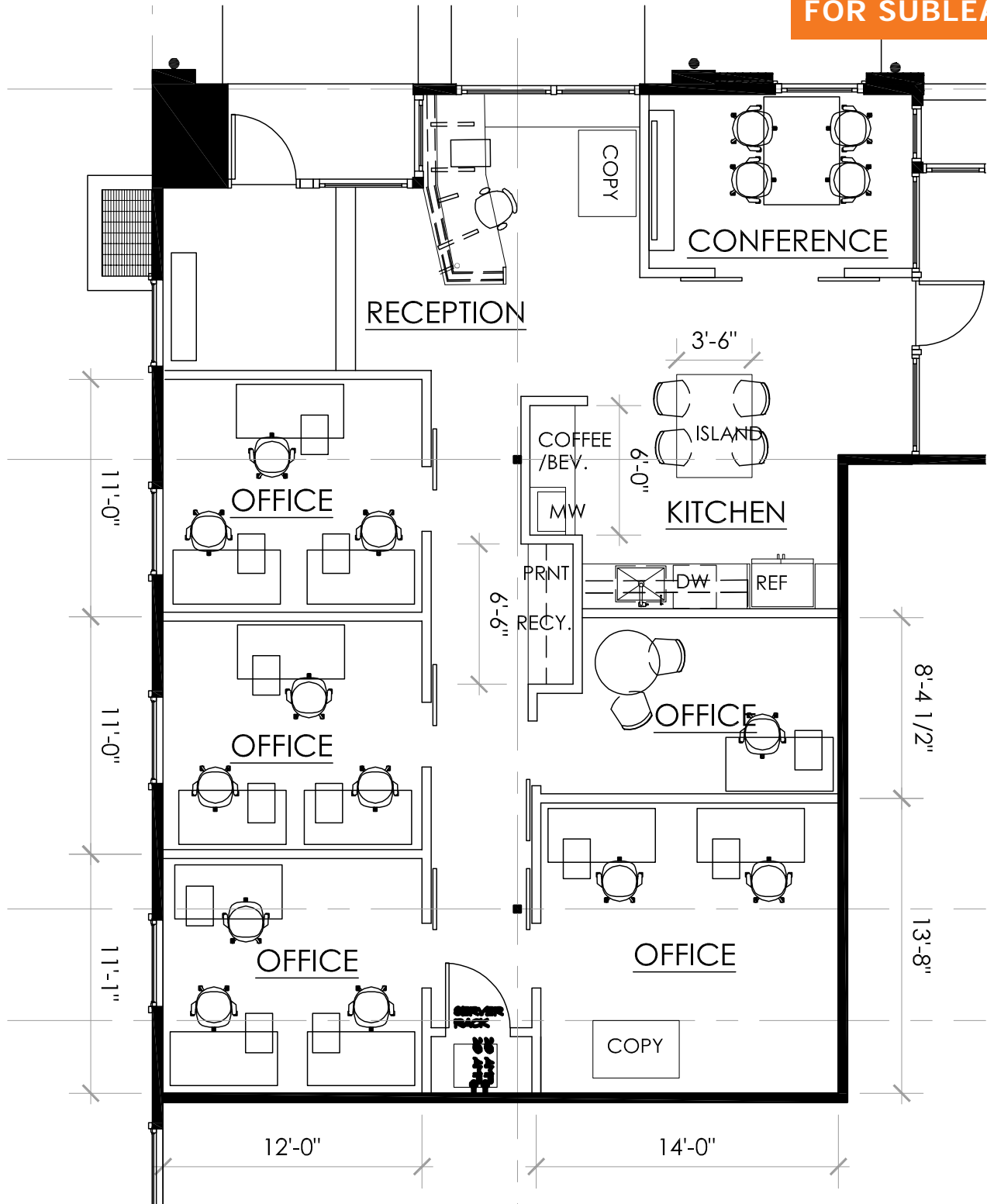
Willamette River

Aerial | Close-In • Prime Office Space



Floor Plan • Prime Office Space

APPROXIMATELY
1,814 sq. ft.
AVAILABLE
FOR SUBLEASE



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

Interior Images • Prime Office Space

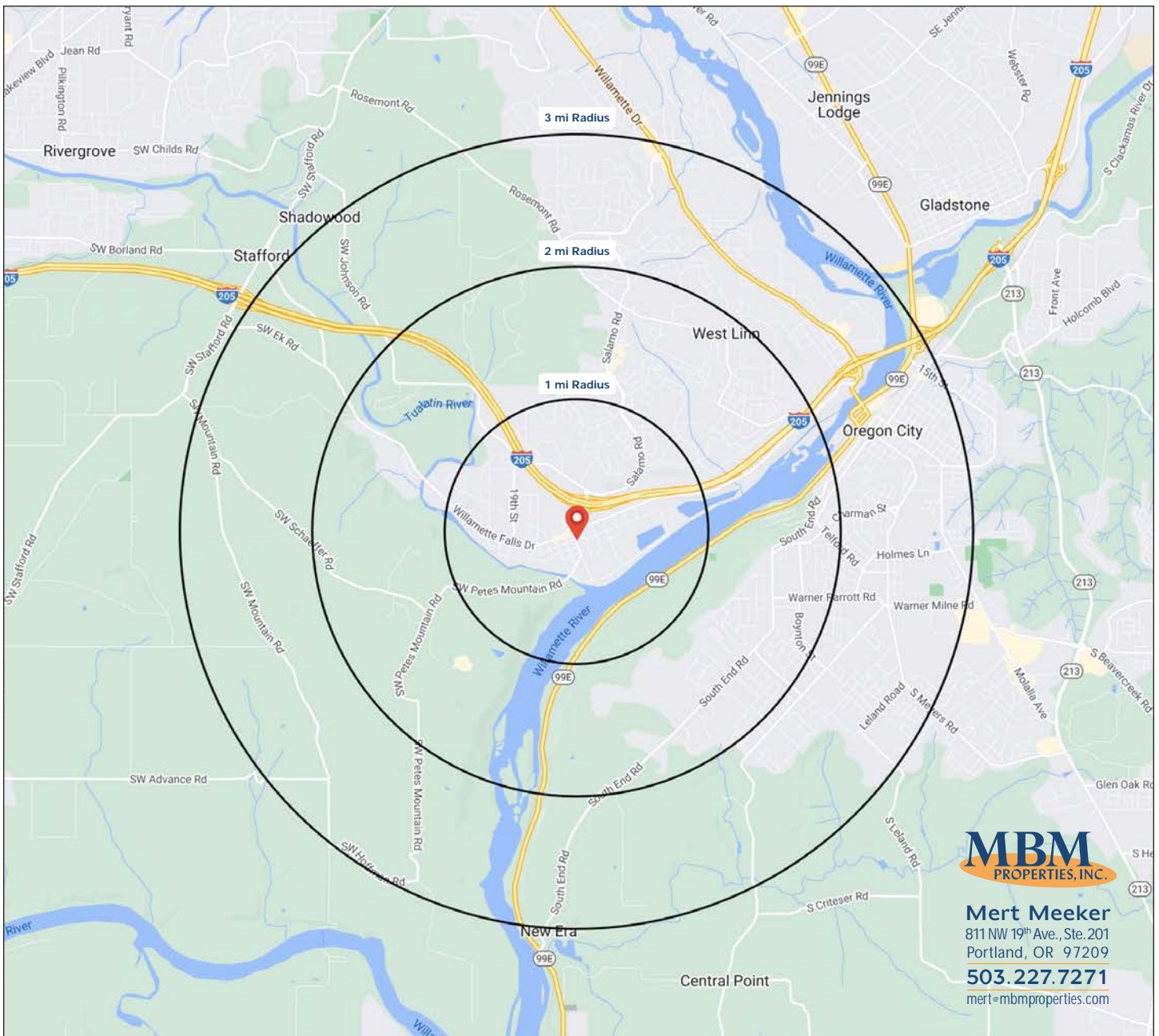


MBM
PROPERTIES, INC.

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Demographics • Prime Office Space

	1 MILE	2 MILE	3 MILE
Population	7,277	23,401	49,145
Households	2,752	8,661	18,531
Average Household Income	\$169,998	\$180,714	\$166,258
Per Capita Income	\$64,415	\$66,976	\$62,836
Total Number of Businesses	564	1,142	2,655
Total Number of Employees	2,631	5,651	13,565
<i>Source: Sites USA (2023)</i>			



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