

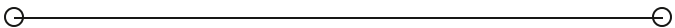


**FOR LEASE**

# Lakeside Center

**8100 SOUTHWEST NYBERG ROAD**

Tualatin, OR 97062





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$32.00 SF/yr (Full Service)
<b>BUILDING SIZE:</b>	55,721 SF
<b>AVAILABLE SF:</b>	1,300 - 11,615 SF
<b>LOT SIZE:</b>	97,574 SF
<b>YEAR BUILT:</b>	1995
<b>ZONING:</b>	CC
<b>MARKET:</b>	Suburban
<b>SUBMARKET:</b>	Tualatin

## PROPERTY OVERVIEW

Located along beautiful Lake Commons, Lakeside Center offers premium Class A office space for lease with many amenities including a large on site conference room for Tenants use, and a parking ratio of 4/1000. Restaurants and shopping options are nearby as well as many outdoor gathering options.

## PROPERTY HIGHLIGHTS

- Premium Class A Office Space
- Large Board/Conference Room
- Excellent property management
- Abundant Parking at 4/1000 parking ratio
- Lake Views & Walkable to restaurants & shops

### STACY LOONEY

O: 503.459.4387

stacy.looney@svn.com

OR #940200076

## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,300 - 11,615 SF	<b>LEASE RATE:</b>	\$32.00 SF/yr

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
Suite 100	1,300 SF	Full Service	\$32.00 SF/yr	Available with 30 days notice.
Suite 210	1,633 SF	Full Service	\$32.00 SF/yr	Available June 2025.
Suite 310	1,783 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 420	1,323 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 480	2,870 SF	Full Service	\$32.00 SF/yr	Available immediately.
Suite 420, 450 & 480	11,615 SF	Full Service	\$32.00 SF/yr	Available within 60-90 days.

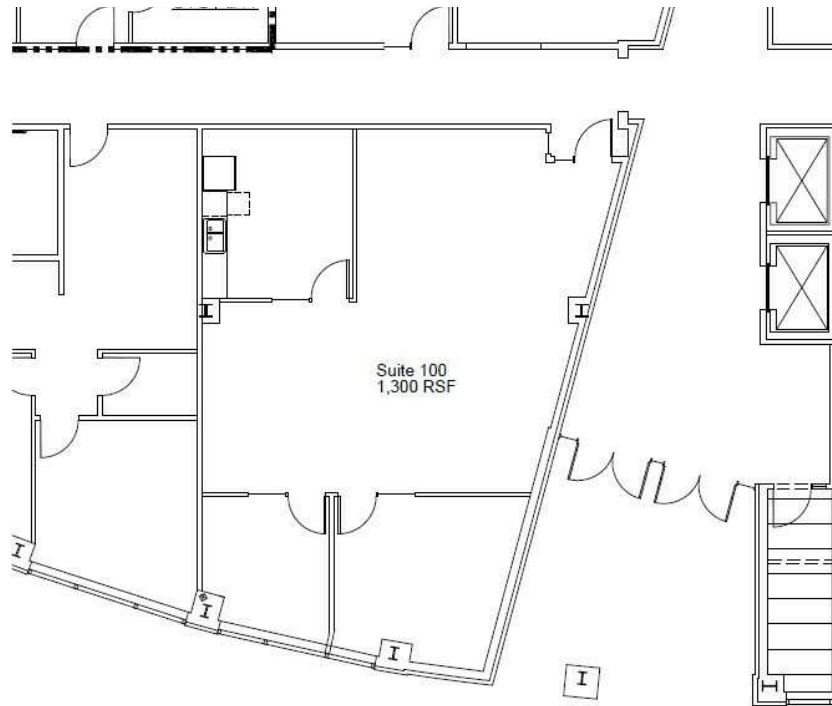
#### STACY LOONEY

O: 503.459.4387

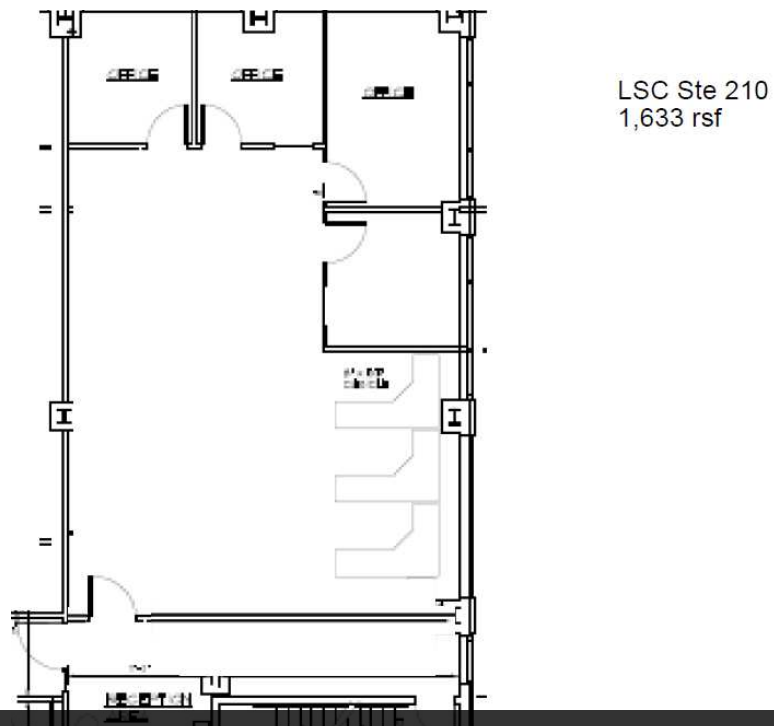
stacy.looney@svn.com

OR #940200076

# FLOOR PLANS



Suite 100: 1,300 RSF (Available with 30 days notice)



Suite 210: 1,633 RSF (Available June 2025)

## STACY LOONEY

O: 503.459.4387

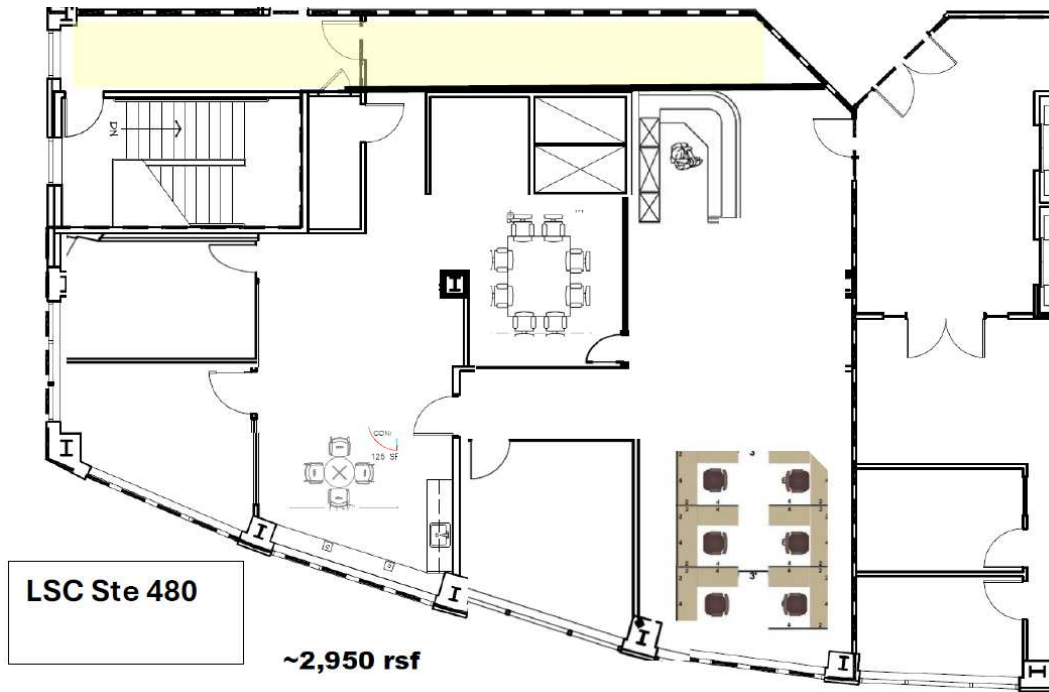
stacy.looney@svn.com

OR #940200076

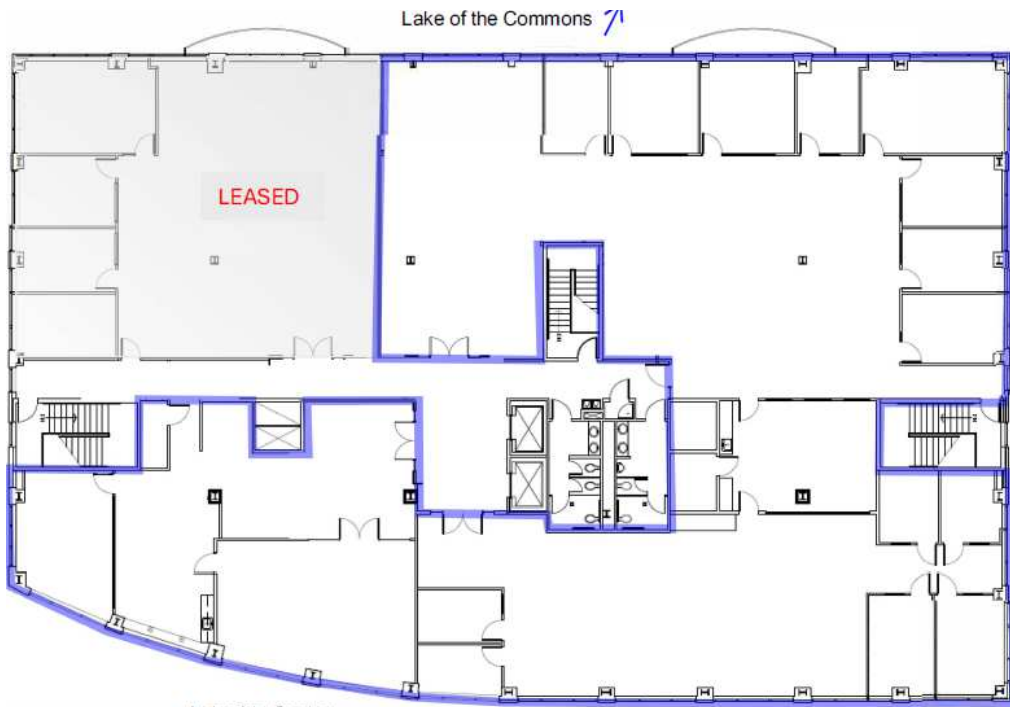




# FLOOR PLANS



Suite 480: 2,870 RSF



Suite 420, 450 & 480: 11,615 RSF

Lakeside Center  
Suite 420, 450 & 480  
11,615 rentable square feet

## STACY LOONEY

O: 503.459.4387

stacy.looney@svn.com

OR #940200076

## ADDITIONAL PHOTOS



Large On-Site Board Room for Tenants



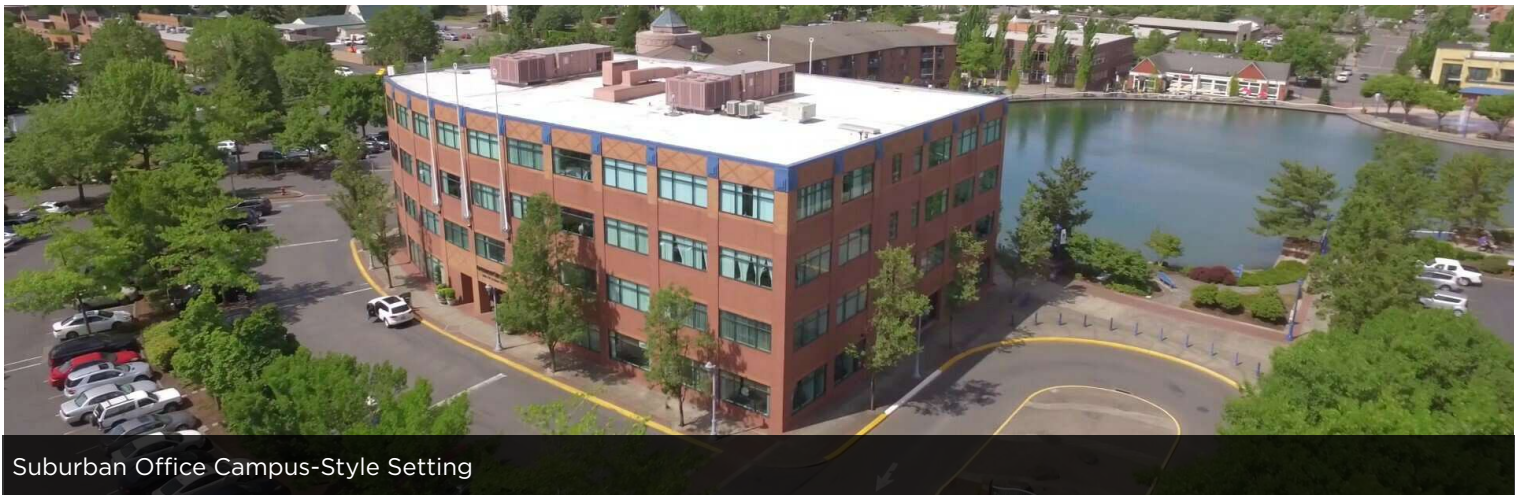
Beautiful Lake Views



Well-Appointed Lobby



Modern Office Design



Suburban Office Campus-Style Setting

### STACY LOONEY

O: 503.459.4387

stacy.looney@svn.com

OR #940200076



# NEARBY AMENITIES



## STACY LOONEY

O: 503.459.4387

stacy.looney@svn.com

OR #940200076