

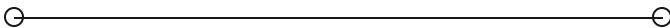


FOR LEASE

Lakeside Center

8100 SOUTHWEST NYBERG ROAD

Tualatin, OR 97062



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$32.00 SF/yr (Full Service)
BUILDING SIZE:	55,721 SF
AVAILABLE SF:	1,323 - 11,615 SF
LOT SIZE:	97,574 SF
YEAR BUILT:	1995
ZONING:	CC
MARKET:	Suburban
SUBMARKET:	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

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	1,323 - 11,615 SF	LEASE RATE:	\$32.00 SF/yr

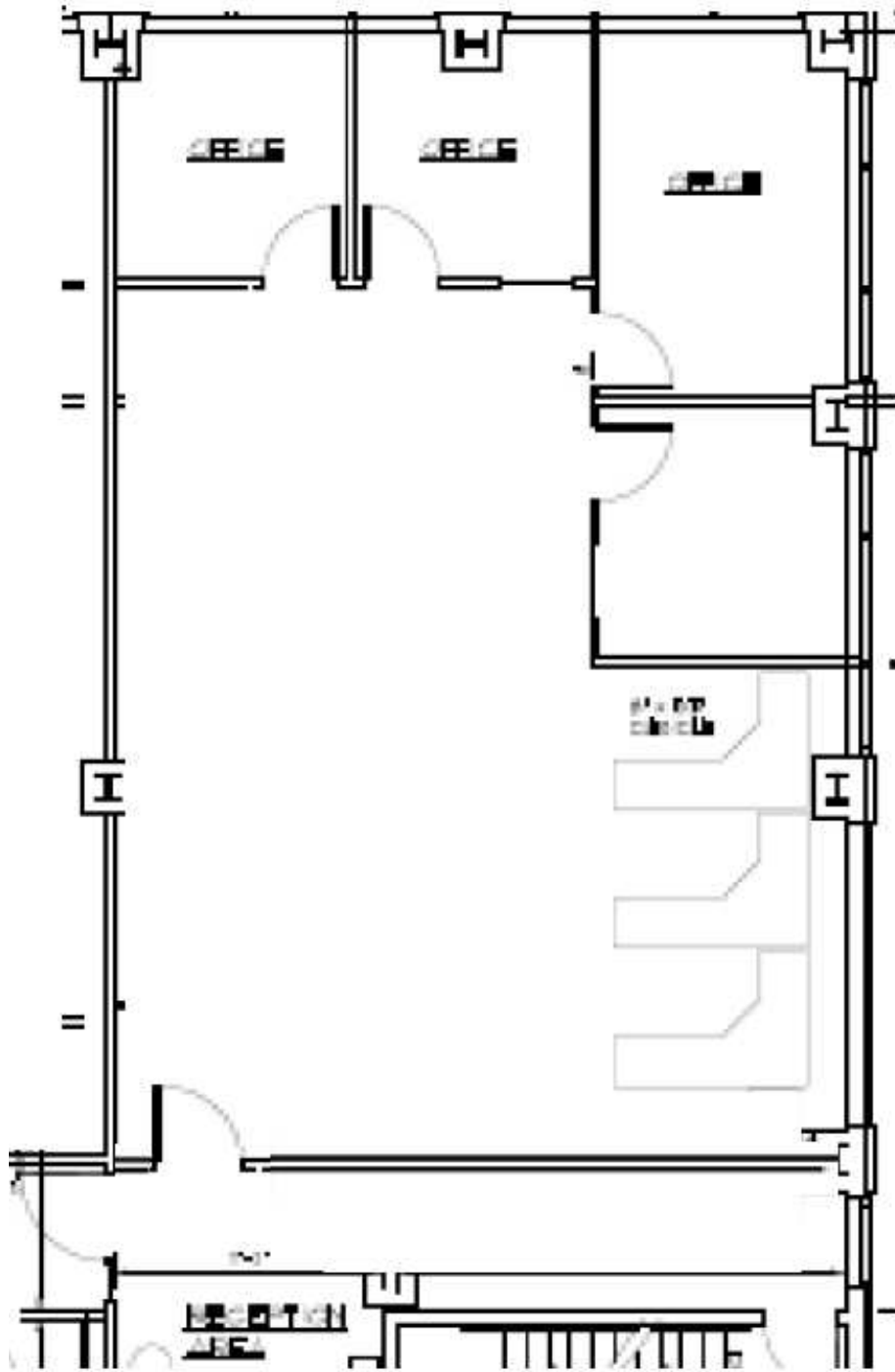
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
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.

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FLOOR PLANS



LSC Ste 210
1,633 rsf

Suite 210: 1,633 RSF Available June 2025.

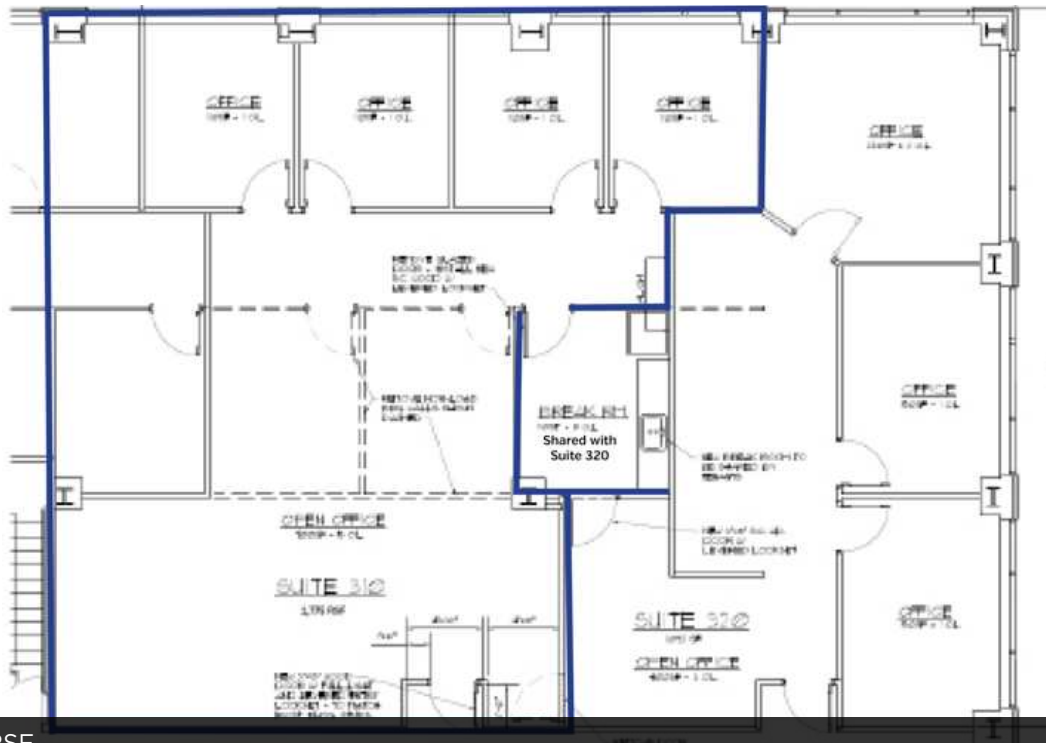
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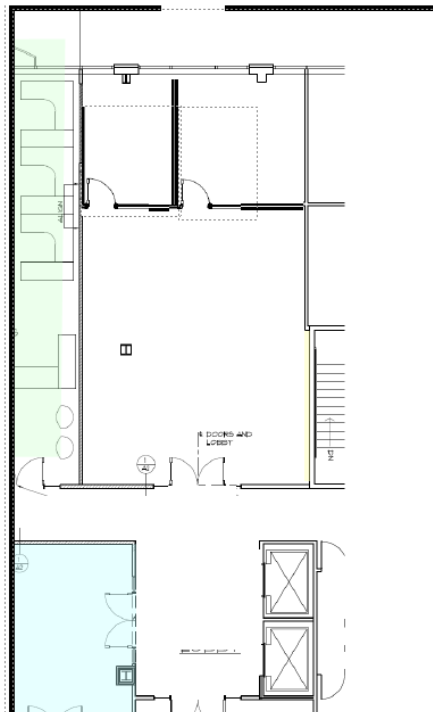
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FLOOR PLANS



Suite 310: 1,1783 RSF



Suite 420: 1,323 RSF

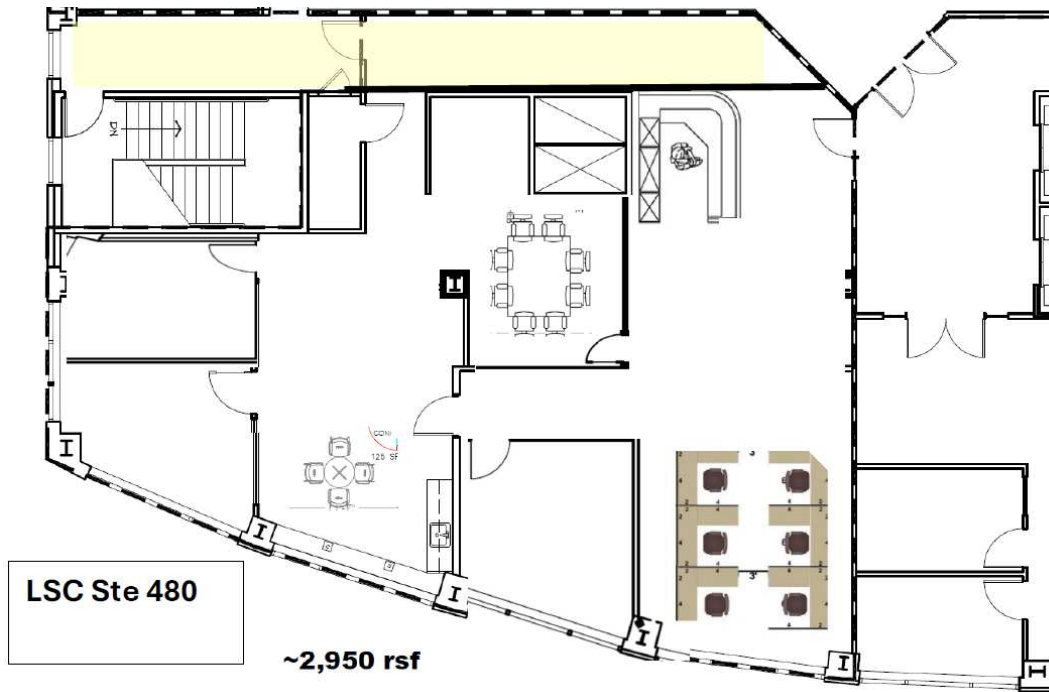
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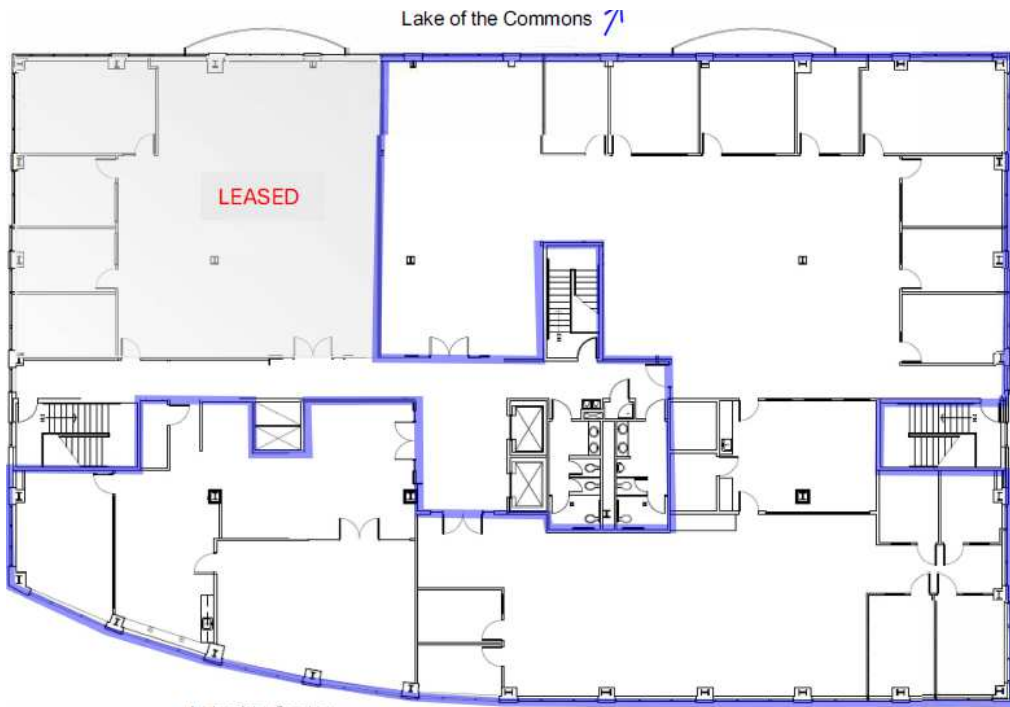
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FLOOR PLANS



Suite 480: 2,870 RSF



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

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ADDITIONAL PHOTOS



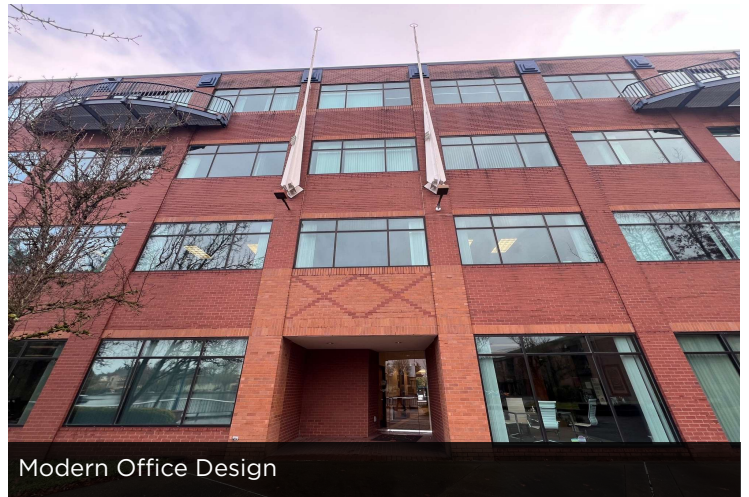
Large On-Site Board Room for Tenants



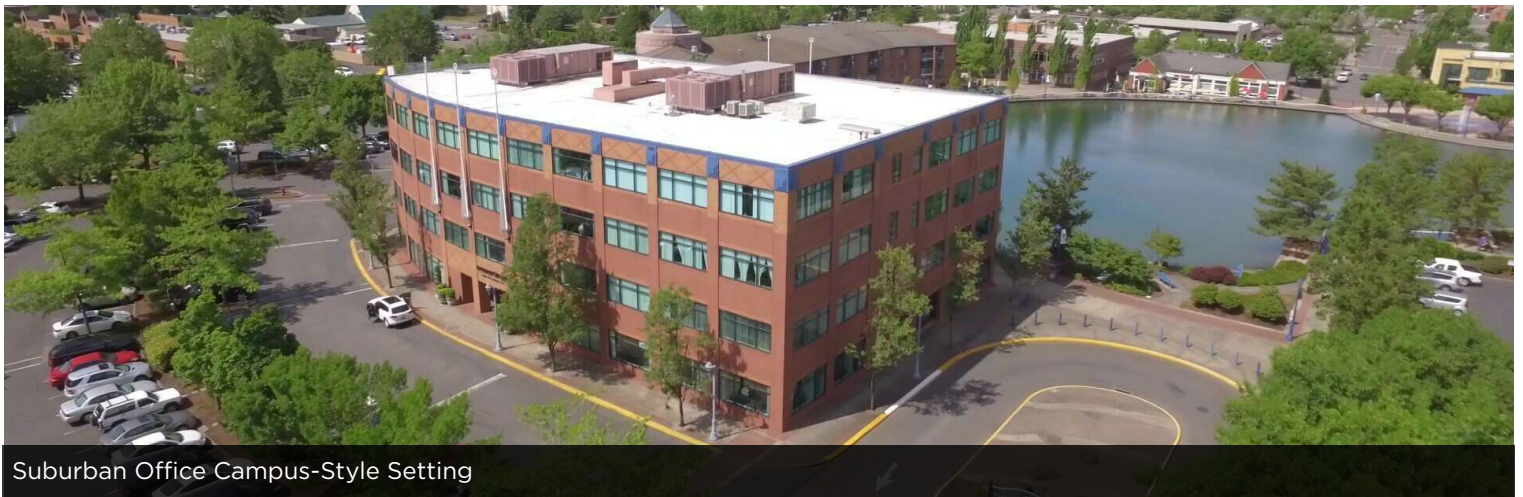
Beautiful Lake Views



Well-Appointed Lobby



Modern Office Design



Suburban Office Campus-Style Setting

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NEARBY AMENITIES



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