

FOR SALE OR LEASE

URBAN
WORKS

AVAILABLE NOW

BUILDING | 3,448 SF

LOT SIZE | 30,225 SF



OFFICE BUILDING WITH PARKING

2350 WILLAMETTE FALLS DR | WEST LINN, OR

CHARLOTTE LARSON | 503.228.3165 | clarson@urbanworksrealestate.com
urbanworksrealestate.com

WEST LINN OFFICE SPACE



Conference Room

Address

2350 Willamette Falls Dr

Area

West Linn

Building Size

3,448 SF

Lot Size

30,225 SF

Uses

Turn-key Office

Property Features

- 10 private offices with windows
- Kitchenette
- Signature conference room
- Reception area
- Off street parking
- Excellent West Linn location

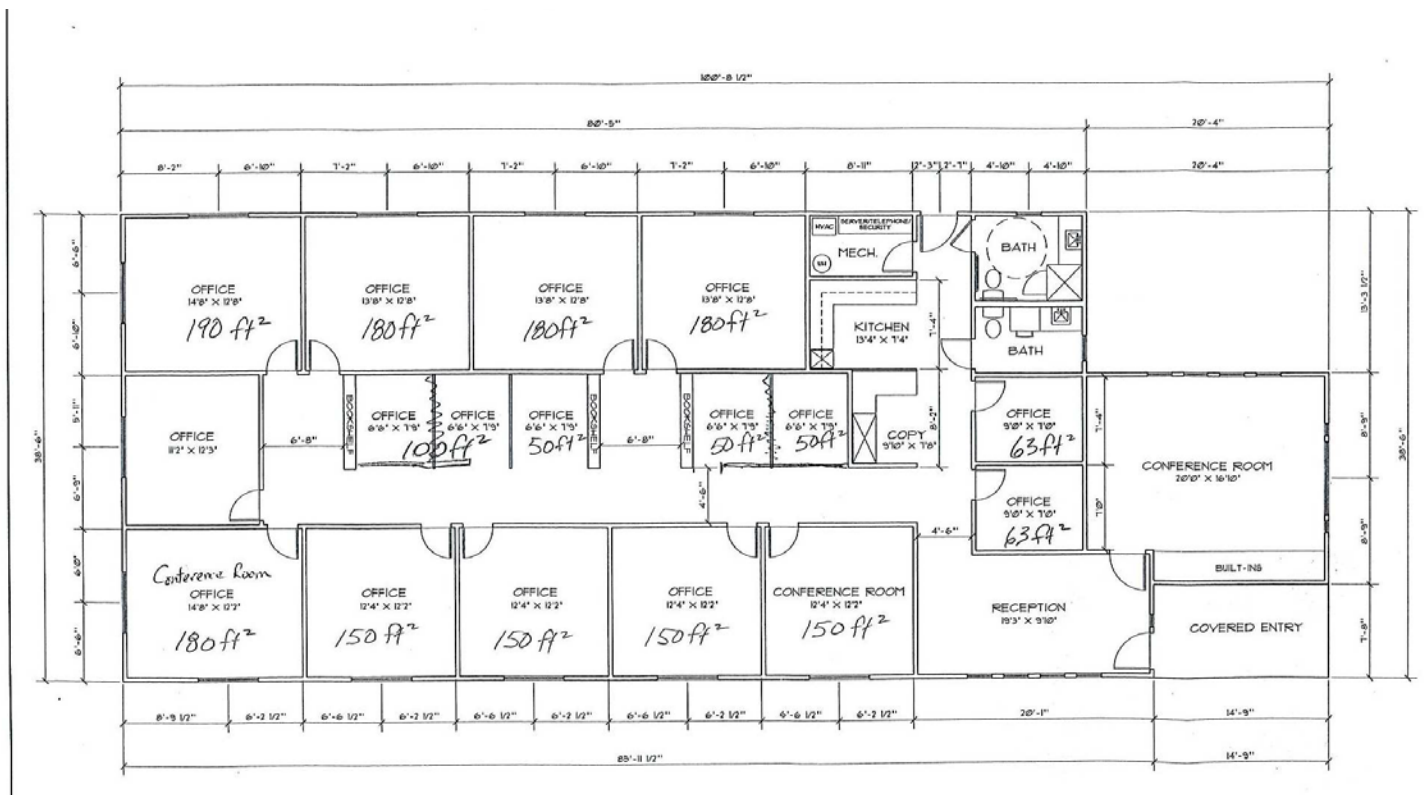


Reception Area



Private Office

SITE PLAN



NEIGHBORHOOD



| Demographics | ½ Mile | 1 Mile | 3 Miles |
|-------------------------|-----------|-----------|-----------|
| 2023 Population | 1,508 | 8,307 | 55,992 |
| Total Employees | 1,010 | 2,763 | 15,906 |
| Total Businesses | 230 | 593 | 2,947 |
| Median Household Income | \$155,470 | \$148,865 | \$120,709 |
| Median Age | 38.6 | 39.8 | 40.5 |
| Any College | 81.3% | 86.2% | 78.5% |



Historic Willamette Main Street



Allium Bistro



Lark Cafe

