

# WINDERMERE COMMERCIAL

---

## EXCLUSIVE OFFERING



OFFICE | RETAIL | SERVICE SPACE'S

**5201 SW Westgate Drive | Portland, Oregon 97221**

150—2,500 SQ. FT. AVAILABLE | \$16.00 RSF/YR/FULL SERVICE

---

Vinny Small  
Commercial Broker  
503.515.7746  
VinnySmall@windermere.com

Craig Gilbert  
Principal Broker  
503.313.8282  
CGilbert@windermere.com

---

Portland Office | 2105 NE 39th Ave., Suite 220  
Portland, OR 97212  
Office: 503/249.1706

# 5201 SW WESTGATE DR.



## Property Information:

Address: 5201 SW Westgate Drive  
Portland, Oregon 97221

Building Size: 41,150 Square feet.

Lease Rate: \$16.00 RSF/Yr/Full Service.

## Suite's Available:

- 220—2,500 sf
- 222—150 sf.
- 225—250 sf. \$350.00 Monthly/Full Service

Vinny Small  
503.515.7746  
VinnySmall@windermere.com

Craig Gilbert  
503.313.8282  
CGilbert@windermere.com

# 5201 SW WESTGATE DR.

---



**ADDRESS:** 5201 SW Westgate Dr, Suite 220, Portland, OR

**SPACE AVAILABLE:** 2,250 Square Feet.

**LEASE RATE:** \$16.00 RSF/Year/Full Service

**FEATURES:**

- Corner suite.
- 4 large privates.
- Large open bullpen.
- Conference room w/wet bar.
- Utility room.

---

Vinny Small  
503.515.7746  
VinnySmall@windermere.com

Craig Gilbert  
503.313.8282  
CGilbert@windermere.com



# 5201 SW WESTGATE DR.

---



## NEIGHBORHOOD

The Sylvan Highland's area is just west of downtown Portland right off the Sunset Highway and near the Oregon Zoo and Hoyt Arboretum trails.

Easy access to MAX Light Rail, Scholls Ferry Rd. Hwy. 26 and Skyline Blvd.

---

## NEIGHBORING/NEARBY BUSINESSES

### *BUSINESSES:*

Nelson Brown Equities, Sylvan Orthodontics, Pacific Custom Home Packages, Oregon Insurance—Mark Strauss, Cube Management, Pacific NW Pilates, International Longshoremen's, Leonard Adams Insurance, Peterson Structural Engineer's, Vanguard Cleaning Systems, Spirit One Internet Service's, This Fit, Oregon Adult Soccer Assoc., Mindful Insight.

~

### *RESTAURANTS:*

Sylvan Zoo House, Subway, Starbucks, Pizzicato Pizza,

~

### *RETAILERS:*

Plaid Pantry, Portland Rental Service's, Premiere Transportation/Wine Tours, 76 Station, Trimac Panel Products, Chevron, Sylvan Cleaners.

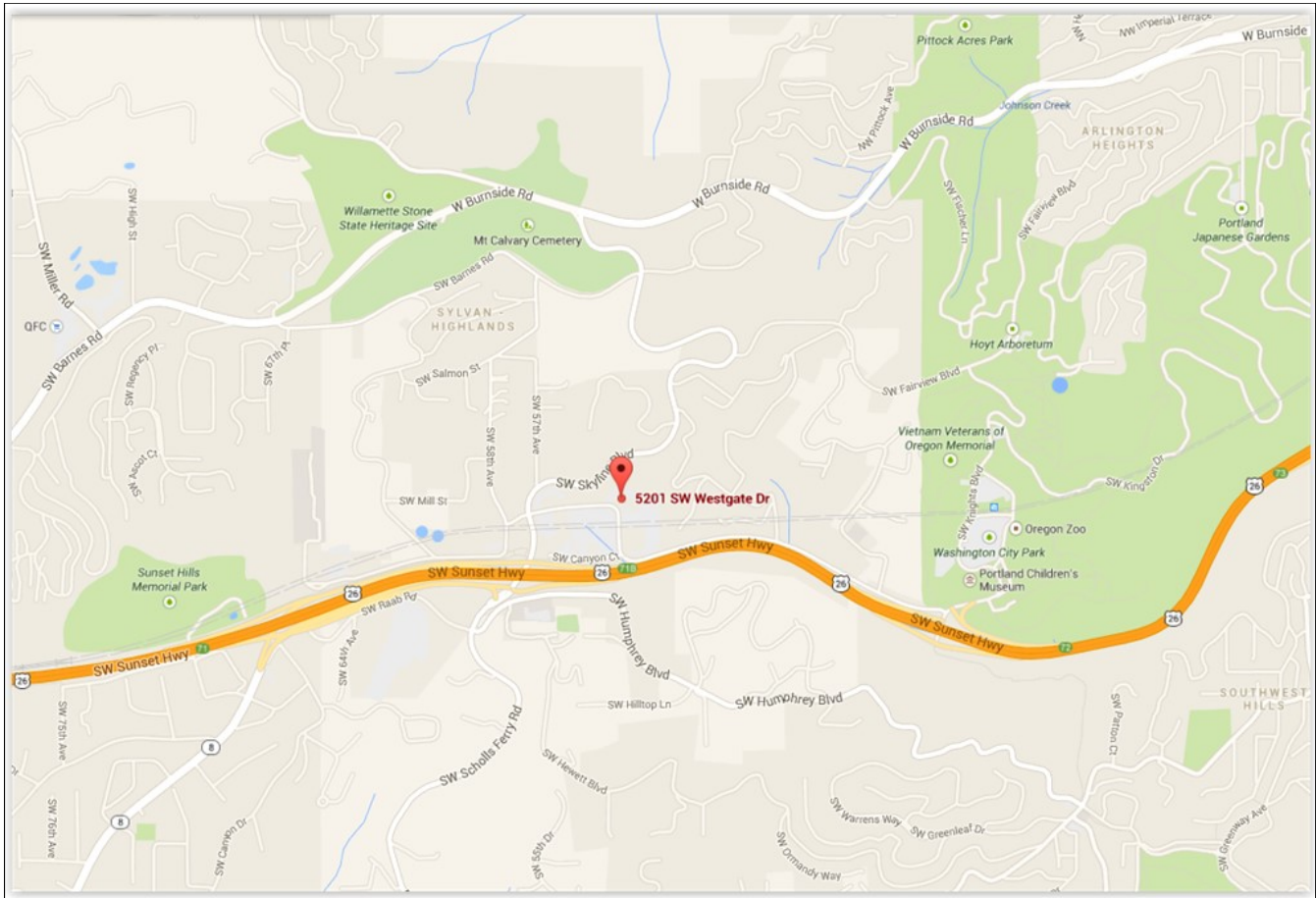


---

Vinny Small  
503.515.7746  
VinnySmall@windermere.com

Craig Gilbert  
503.313.8282  
CGilbert@windermere.com

# 5201 SW WESTGATE DR.



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2013 Total Population:	4,426	113,466	320,280
2013 Median Age:	43 Yrs	39 Yrs	36 Yrs
2013 Total Households:	2,065	56,43	144,966
2013 Average HH Income:	\$108,027	\$79,710	\$75,673

Vinny Small  
503.515.7746  
VinnySmall@windermere.com

Craig Gilbert  
503.313.8282  
CGilbert@windermere.com